

Introduced by: Councilmember Kostiuk

**CITY OF TAKOMA PARK, MARYLAND**

**RESOLUTION 2020-30**

**AUTHORIZING CITY STAFF AND RRMM LUKMIRE ARCHITECTS  
TO ADVANCE TO THE CONSTRUCTION DOCUMENTATION  
AND BIDDING PHASES OF THE LIBRARY RENOVATION FOR THE CITY OF  
TAKOMA PARK**

- WHEREAS, in FY15, the Takoma Park City Council adopted Ordinance 2015-36, “Authorizing a Contract with the Lukmire Partnership for Continued Concept Design and Potential Detailed Design and Engineering for Library Renovation,” in recognition that the existing Library building was inadequate to meet community needs and Council goals; and
- WHEREAS, in FY16, the Takoma Park City Council adopted Ordinance 2016-34, “Providing for Proceeding to Detailed Design Development Based on the June 2016 Concept Design for Library Renovation;” and
- WHEREAS, in FY17, the Takoma Park City Council adopted Ordinance 2017-27, which authorized the borrowing of \$7 million to be used for renovations to the Takoma Park Library and Community Center, including, but not limited to, Library build-out and renovation, detail design, construction, and relocation of the Takoma Park Library; and
- WHEREAS, RRMM Lukmire Architects submitted a contract to the City on April 16, 2019 to continue work on the design, engineering and construction administration of a replacement Library, at a cost of \$799,835 for professional services; and
- WHEREAS, the schematic design, design development work, independent cost estimate, and additional floodplain analysis, at a cost not to exceed \$300,000, provided specific information on construction cost estimates for Council consideration of next steps on the Library project including continuation as planned or modification of the design and costs; and
- WHEREAS, in Ordinance 2019-26, the Takoma Park City Council authorized this work at a cost not to exceed \$300,000; and
- WHEREAS, additional design work, flood plain study results and cost estimates were presented and discussed at the work sessions of February 26 and March 11, 2020; and

WHEREAS, the flood plain findings were consistent with earlier projections that raising the floor of the building would be sufficient to meet current Montgomery County flood plain requirements without substantial redesign of the site, and the estimated total hard and soft costs of the project are slightly below the \$9.8 million amount of funds available for the project; and

WHEREAS, consistent with Ordinance 2019-26, the Takoma Park City Council adopted Ordinance 2020-8 authorizing use of the balance of the \$799,835 for continued engineering design, permit application preparation, construction document preparation and construction administration; and

WHEREAS, \$800,000 in funds are specified in the FY21 City budget for professional design and engineering services for the Library project; and funding for this contract and the Library project overall is available through the State Infrastructure Loan Program, Maryland Capital Grants, and City Cable Grant funds; and

WHEREAS, the City has committed to move aggressively toward net-zero greenhouse gas emissions citywide by 2035 (Resolution 2020-6 and Resolution 2019-15); and

WHEREAS, City staff completed significant design review, engineering plans review, and staff workshops, with community input and best practices consultation with neighboring libraries during the Design Development Phase of the Library project; and

WHEREAS, information presented at the Council Work Session on December 2, 2020 included options to enhance environmental aspects of the Library project; and

WHEREAS, the plans for a replacement Takoma Park Library meet the goals of race equity, ADA accessibility, and providing library services for children, young adults, immigrants, seniors and others; and, with the environmental refinements discussed at the December 2 Work Session, will meet the environmental goals of the project, all while keeping within a fiscally-responsible budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT the City Manager or her designee and RRMM Lukmire Architects will proceed with construction document preparation, permit application preparation, and competitive bidding for a replacement Library for the City of Takoma Park.

BE IT FURTHER RESOLVED THAT the City Manager or her designee will continue to work with the architect on design modifications related to energy efficiency and green design within the parameters of the proposed design as set forth in the Design Development documents, to achieve LEED Gold or higher within existing fiscal and design constraints, and emphasizing Energy and Atmosphere credits, before closing out the Design Development Phase and advancing to construction document preparation.

BE IT FURTHER RESOLVED THAT after incorporating any final design adjustments to move the building closer to net zero and LEED Platinum design goals to the extent that the budget, site constraints, time constraints, and other design considerations allow, RRMM Architects will prepare construction documents for competitive bidding.

BE IT FURTHER RESOLVED THAT although WSSC infrastructure and utility requirements for this project complicate tree preservation, the City Manager or her designee and the Urban Forest Manager will work with the architect to explore possible options for preserving the mature trees on site and report back to Council on findings and costs, and to develop a landscaping plan that ensures full restoration of the tree canopy, including consideration of larger replacement trees, and adding the creation of an educational green space around the bioretention areas between the new library and Philadelphia Avenue.

BE IT FURTHER RESOLVED THAT City staff will explore cost-free or low-cost options for preserving or relocating the Children's Garden currently located near the Library's mosaic wall, at a location somewhere on or near the Community Center property.

BE IT FURTHER RESOLVED THAT City staff and RRMM Lukmire Architects will provide monthly updates on their progress toward completion of the document preparation, permit preparation, and competitive bidding provided for in this resolution, along with other key outstanding design feature including specifically progress on green building features.

BE IT FURTHER RESOLVED THAT once bids are received, the City Council will further discuss cost considerations as part of the Procurement Phase of the Library project.

Adopted this 9th day of December by a roll-call vote as follows:

AYE:	Stewart, Kovar, Dyballa, Kostiuk, Seamens, Searcy
NAY:	None
ABSTAIN:	Smith
ABSENT:	None