

Letters of Interest for Development Partner: Takoma Park Recreation Center

HCD#2017-03-21

22 May 2017



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Sara Anne Daines, Director
Housing and Community Development Department
City of Takoma Park
7500 Maple Avenue
Takoma Park, Maryland 20912

22 May 2017

**Re: Solicitation of Letters of Interest for Development Partner:
Takoma Park Recreation Center
HCD#2017-03-21**

Ms. Daines:

Montgomery Housing Partnership ("MHP") is pleased to submit this response to the above referenced Solicitation of Letters of Interest. Redevelopment of the Takoma Park Recreation Center is an opportunity for the City of Takoma Park to provide a much-improved center for recreation and community activities, as well as to advance the goals of the Takoma Langley Crossroads Sector Plan by including a second use at this location. MHP is uniquely well-qualified to assist the City in this effort as we have a broad range of development skills, experience with public/private partnerships, and a track record of working collaboratively with local governments and community organizations to create successful projects that meet the needs of a range of stakeholders. MHP also has extensive experience with financing mechanisms that will likely be needed to bring this project to fruition.

If selected, we will be working with Grimm + Parker Architects (G+P) in the planning and design of the project, including community outreach and engagement. G+P has extensive experience in the design of recreation centers, having designed 25+ recreation centers, 10+ in Montgomery County alone. As community architects, G+P's philosophy is to engage stakeholders, living their mission statement: Creating Together: Meaningful Architecture + Client Success. Like MHP, they understand the importance of engaging the community with a process that is completely transparent.

Significantly, both firms have extensive experience in Takoma Park. MHP, as the owner of nine Takoma Park rental apartment communities with 442 apartments, has a vested interest in enhancing the quality of life for Takoma Park residents and improving the City's recreational and community resources. G+P was the architect for both Takoma Park Middle School and Takoma Park Elementary School.

Artie Harris will serve as MHP's primary contact for questions about this submission. His contact information is: Artie Harris, Vice President of Real Estate, MHP, 12200 Tech Road, Suite 250, Silver Spring, MD 20904, 301.812.4112, aharris@mhpartners.org.

We appreciate the opportunity to submit this Letter of Interest and accompanying qualifications package. We would be pleased to provide you with additional information and answer any questions.

Very truly yours,
MONTGOMERY HOUSING PARTNERSHIP



Robert H. Goldman
President



Artie L. Harris
Vice President of Real Estate

Team Qualifications + Experience



Contact:

Artie Harris, LEED AP, VP of Real Estate
MHP

12200 Tech Road, Suite 250

Silver Spring, MD 20904

301.812.41120 | aharris@mhpartners.org



Education

Valparaiso University, BS Engineering

Stanford University, MBA



Education

Davidson College, BA

George Washington University, MBA

Firm Overview: Montgomery Housing Partnership

A 501(c) (3) founded in 1989, Montgomery Housing Partnership's (MHP) mission is to preserve and expand affordable housing in Montgomery County. MHP, a private non-profit, accomplishes its mission by housing people, empowering families, and strengthening neighborhoods. This holistic approach to housing includes building, acquiring, rehabilitating, and managing quality affordable housing; developing and implementing Community Life (resident services) programs; and collaborating with concerned citizens and businesses, public officials, and community organizations to build strong, vital neighborhoods.

MHP's property portfolio consists of over 1,700 units, ranging from garden style apartments to high rises. Within that portfolio, 75% of the units are for families earning 60% or less of area median income (AMI), 6% are set-aside for families earning between 60% and 80% of AMI, and 19% are market rate. MHP owns 422 apartments in 9 communities in the City of Takoma Park.

More information about MHP can be found at: <http://www.mhpartners.org/>

Key Personnel:

Artie Harris, LEED AP, Vice President of Real Estate

Artie has over twenty-five years of experience in real estate development. He has been with MHP since 2009 where he directs a staff of four professionals. Development projects he has worked on include mixed-use, multi-family housing, retail, commercial high-rise and industrial projects. His experience includes land and building acquisitions, site entitlements (both new construction and rehab), senior and general occupancy multi-family housing, and both tax credit and conventionally financed projects. He was a Vice President at Bozzuto Development prior to joining MHP. He is a resident of Takoma Park.

Select Projects:

- Bonifant Apartments, Silver Spring
- 7610 Maple Avenue, Takoma Park
- Edinburgh House, Takoma Park
- Olney Springs, Olney
- Metro Pointe and The Flats at Wheaton Station, Wheaton (with Bozzuto)
- The Whitney @ Bethesda Theatre, Bethesda (with Bozzuto)

Don Hague, Project Analyst

Don has twenty-nine years of real estate development experience in the Washington, DC region. He has been responsible for industrial, office, multifamily and land development projects including mixed use. Prior to joining MHP in 2016, he was in charge of all ground up new development for Home Properties, a publicly traded real estate investment trust. Before then, he was a vice president with Kettler. His multifamily experience includes affordable housing projects with LIHTC financing as well as market rate communities.

Select Projects:

- Eleven55 Ripley Street, Silver Spring (with Home Properties)
- 1200 East West Highway, Silver Spring (also with Home)
- The Fields of Silver Spring, Forest Glen (LIHTC/mixed-income project with Kettler)
- Midtown Bethesda North, Rockville (with Kettler)

Team Qualifications + Experience



Education

University of Pennsylvania, BA
University of Illinois – Chicago, MA
Urban Planning
Chicago - Kent College of Law, JD

Stephanie Roodman, Senior Project Manager/Legal Counsel

During her eleven years at MHP, Stephanie has had project management responsibilities for a broad range of projects, both new construction and renovation/rehab projects. Prior to joining MHP, she worked for three years at a law firm specializing in HOPE VI redevelopment and affordable housing loan funds and eight years as in-house counsel to the Illinois Housing Development Authority.

Select Projects:

- Bonifant Apartments, Silver Spring
- Halpine Hamlet, Rockville
- Crossroads at Flower Apartments, Takoma Park
- Sligo View, Takoma Park
- Olney Springs, Olney



Education

University of Maryland, BS Social
Urbanism
University of Maryland, MA Urban
Planning

Ilana Branda, Policy & Neighborhood Development Manager

Ilana heads up MHP's Neighborhoods Department which includes three staff members and AmeriCorps VISTA members. She has over 10 years' experience in urban planning and community development. Ilana has spearheaded MHP's initiatives in North Wheaton, a lower-income area, and has guided the community through a comprehensive community visioning process and helped residents choose two initial improvement projects. She is also responsible for legislative and lobbying initiatives on the local and state levels.

Selected Projects:

- North Wheaton Community Visioning
- Purple Line Community Agreement
- Long Branch Business League and Public Art Program
- State of Maryland bond funding for a community center at Halpine Hamlet, Rockville

Firm Overview: Grimm + Parker Architects



Grimm + Parker Architects (G+P) is a diverse group of over 100 talented, dedicated designers committed to community architecture. We have three studios located throughout the region: Calverton, MD; Tysons, VA; and Charlottesville, VA. We have been successful in building our practice by "doing good deeds" for our clients, our communities and ourselves.

A design leader in the mid-Atlantic region for over four decades, we are experts in smart growth strategies and walkable urban design principles. We have designed award-winning communities and recreational centers and are currently collaborating with our clients on several LEED-ND, Earthcraft and Green Communities developments. We strive to create environments that promote a healthy and sustainable lifestyle for residents and the larger community. G+P has the expertise to design complex mixed-use neighborhoods and all varieties of building typologies. Our projects have ranged from new, walkable communities in a suburban context to downtown urban infill. We are committed to building communities where people can live and thrive, with buildings that reflect the people and communities they serve. Our teams provide leadership and service to our clients through a collaborative process that produces superior results.

More information about G+P can be found at: <http://www.grimmandparker.com/>

Contact:

Logan Schutz AIA, Partner
Grimm + Parker Architects
11720 Beltsville Drive, Suite 600
Calverton, MD 20705
301.595.1000 | lschutz@gparch.com

Team Qualifications + Experience

Key Personnel:

Logan Schutz AIA, Principal, Residential + Urban Design

Logan has a thorough and diverse background in performing all phases of design and construction for more than 40 years, which includes the completion of over 200 projects during his career. He has extensive experience with local agencies, Federal Tax Credit, HUD 202, HUD S221 D4, HUD Hope IV, DHCD, and DCHFA. His diverse experience includes mixed-used, commercial, single-family and multi-family housing.

Select projects:

- Upper Rock, Montgomery County
- The Alaire at Twinbrook Station, Montgomery County
- Victory Crossing, Montgomery County
- Randolph Village, Montgomery County
- SeVerna + SeVerna on K, Washington, DC
- Studio 3807, Prince George's County
- The Artisan, Prince George's County
- Capitol Vista, Washington, DC



Education

University of Maryland, Bachelor of Architecture

Registrations

MD License #3491
DC License #ARC101039
VA License #0401015221
PA License #RA405067

Rick Morrison AIA, Principal, Civic + Cultural Design

Rick's team leadership has resulted in award-winning projects that have been consistently built on time and within budget. Rick incorporates over 38 years of experience in the design and construction of civic + cultural facilities, which includes more than 8 recreational centers in Montgomery County. As a longtime leader in energy efficient and environmentally sensitive buildings, he is dedicated to sustainable principles, and is an advocate for sustainable and high performance design.

Select projects:

- Nancy H. Dacek Recreation Center, Montgomery County
- Wheaton Library + Community Recreation Center, Montgomery County
- White Oak Recreation Center, Montgomery County
- Ross Boddy Recreation Center, Montgomery County
- Mid County Recreation Center, Montgomery County
- Rockville Library, Montgomery County



Education

Kent State University, Bachelor of Architecture

Registrations

MD License #8250

Relevant Experience: Public Private Partnerships + Working Collaboratively with the City

“This project is a terrific example of local government and the private sector working together in a way that leverages the strengths of both to bring about creative solutions for our residents. The seniors who call The Bonifant home will benefit not just from the affordable rent but also from all the great amenities right outside their door.”

Nancy Floreen, Montgomery County Council
President

The MHP led team brings decades of experience in the issues relevant to this project. An overview, including representative project experience, is included below.

Structuring of Proposed Public Private Partnership

There is usually considerable flexibility in structuring public private partnerships. This allows the opportunity for all parties involved to work together to create a structure that allows a project to proceed, while at the same time aligning, as much as possible, with the needs and objectives of each participant.

It is not possible to come up with a definitive description of the structure of a public private partnership for the redevelopment of the recreation center until the full scope of the project is determined. However, there are several parameters that will, in all likelihood, enter into the structuring of a public private partnership for this site. These include:

- Terms under which the land is transferred from Montgomery County Parks and Recreation to Takoma Park
- Scope and cost of new Recreation Center
- What is the most feasible co-located use in addition to the recreation center and what are the economics of this additional use? Is it able to generate “excess cash”, i.e. cash above and beyond the needs of the additional use, which could be used to offset the cost of the recreation center?
- Funding sources for both projects and their terms
- Ownership/security interest requirements inherent in the funding sources

The team is experienced in navigating these sensitive issues, reaching a resolution for the mutual benefit of both the public and private sector parties. MHP has a strong track record of public-private partnerships with local jurisdictions, particularly Montgomery County, where they have been successful in getting projects fully funded and delivered.

Advancing the Goals of the Sector Plan while Providing Enhanced Recreational Programming

We believe that a well-crafted development plan for this site could leverage this publicly-owned parcel with a high quality, integrated public/private development that would advance several of the goals of the Takoma Langley Crossroads Sector Plan. In order to achieve this objective, it will be key, at the project’s initial stages, to engage with a broad range of stakeholders to identify, as completely as possible, their relevant needs and wants. Similarly, it will also be necessary to examine thoroughly the possibilities and constraints inherent in the location and size of the property. These factors will be important in determining what can be achieved in the way of redevelopment from the standpoint of the actual building or buildings and their uses.

It should be noted that a new recreation center, as a stand-alone project, would meet several of the recommendations from the Sector Plan cited on Page 4 of the Solicitation of Letters of Interest. But a new recreation center, on its own, would not address the other economic development and affordable housing recommendations from the Sector Plan.

On a very preliminary basis it would seem that, of the three co-located additional development possibilities (office, retail and affordable housing) retail and office may prospectively be less likely uses than housing. The site may not be attractive to retailers because so much retail already exists at Takoma Langley Park Crossroads, and retailers prefer to be in close proximity to each other where there is a “critical mass” of shoppers and potential customers. Office uses, particularly for smaller businesses, could be a possible use although there would need to be a thorough assessment of the likely demand in this area for small office suites in order to be sure this use would be financially feasible. Providing affordable housing, which is the fifth recommendation cited in the Solicitation of Letters of Interest, would seem to be more feasible than the other uses, at least on a preliminary basis, because of the strong demand and need for quality affordable housing in the region. New affordable housing, in combination with the new recreation center, would advance the goals of the Sector Plan.

All of these thoughts are very preliminary in nature. As noted, the early stages of the project would be used to vet a full range of development options and, with community input, come up with the most complete solution possible.

Recreation & Wellness Centers

Relevant Experience: Recreation & Wellness Centers + Community Engagement

“Grimm + Parker has worked directly with the Montgomery County Department of Recreation for more than 20 years...The firm’s staff have been exceptional listeners. They understand Recreation’s needs and are able to translate program information into physical resources with great success.”

Jeffrey Bourne, Division Chief, Montgomery County Department of Recreation



G+P has a 45-year history working with regional governments designing more than 25 successful Recreation + Wellness Centers, which include more than 10 in Montgomery County. We are sensitive to issues common to these types of facilities including staffing, supervision, security, use by diverse groups, life-cycle costs, maintenance, and zoning the building for acoustic separation.

We value working with clients to develop Recreation + Wellness centers that not only foster a sense of community but also help lower health care costs, increase productivity, foster joy, and aid in living a prolonged life. Grimm + Parker prides itself in creating centers that help provide a balance of mind, body, and spirit for people and the neighborhoods in which they live.

We have experience in designing a wide range of recreation and wellness spaces including: fitness centers, wellness rooms, aquatics, gymnasiums, multi-purpose spaces, classrooms, art and music rooms, senior centers, and administrative suites.

Select recent projects include:

- Nancy H. Dacek Community Recreation Center
- Wheaton Community Recreation Center + Library
- Ross Boddy Community Recreation Center
- White Oak Community Recreation Center
- Mid County Community Recreation Center
- East County Community Recreation Center
- Cub Run Aquatic + Recreation Center
- Warrenton Aquatic + Recreation Center
- Laurel Community Center
- Aquatic + Wellness Center at College of Southern Maryland
- Aquatic + Wellness Center at Garrett College

Community Engagement

Both firms have extensive experience working with resident groups, community members, and public agencies to help them carry out development projects, neighborhood projects and physical improvements. Practically every project they do, whether new development or renovation/rehabilitation involves multiple stakeholders and community members.

MHP’s new development projects have involved multi-year entitlements (rezoning and plan approval) plus approval of plans and designs and the negotiation of easements, rights of access and development/land use agreements. Renovation projects involve, at a minimum, the residents of the community but often bring in other stakeholders and public agencies depending on the extent of the renovations. Projects conducted by MHP’s Neighborhoods Revitalization Department can be months or years in duration, and lead to improved neighborhoods and capacity building among residents and groups for further community improvements.

Examples of MHP’s relevant activities include the following:

- The Bonifant senior apartments, highlighted in our Project Experience, for which we held focus groups with local seniors about the design and worked with community groups, public agencies and others to get the project plan approved.
- The Olney Springs project in Olney, Maryland. Olney Springs was a 35-acre County-owned parcel that MHP was able to rezone as a 114-unit for sale, mixed-income development. The community was originally opposed to the idea, however MHP was able to work with the community and come up with a mutually agreeable development plan that allowed the property to be rezoned and the project to be constructed.
- Community listening and visioning sessions in the North Wheaton neighborhood to help residents develop a plan to improve the area with particular emphasis on neighbor-to-neighbor issues (parking, trash disposal), County services (policing) and neighborhood-County relations. MHP is currently managing the implementation of projects

Relevant Experience: Community Engagement + Preliminary Workplan



to address these issues.

- As part of our arts-based placemaking efforts in the Long Branch commercial area, MHP held a community charrette to get resident input into the development of public art. MHP created a visual response tool to allow residents to choose artistic styles and also encouraged the muralist to involve area youth in the actual painting.
- MHP's Neighborhood Revitalization Department staff are deeply engaged in facilitating the Long Branch Business League which functions as a "mini-Chamber of Commerce" for the Long Branch business district.
- After the tragic explosion and fire in August 2016 at the Flower Avenue Apartments in Long Branch, MHP was selected by Montgomery County to assist residents displaced by the fire in obtaining new shelter, belongings, identification and other items. MHP also served as the collection and disbursement agent for the \$820,000 in contributions to the Long Branch Fire Fund.

As a firm that specializes in the design of public buildings, G+P has developed methodologies for successfully managing public interface, including town hall and public meetings. We believe that effective community engagement:

- Builds trust in leadership
- Builds faith in the design process
- Builds a sense of belonging and valued-ness
- Builds pride
- Encourages involvement and investment in the NEXT project
- Builds faith in democratic process
- Builds trust, camaraderie, and solidarity among neighbors
- Facilitates healing and reconciliation of past injustice

G+P's techniques for guiding the process have consistently allowed clients to arrive at a meaningful consensus, even when the issues have been emotional or controversial. We anticipate that part of our work will involve community engagement and consensus building. Our team's approach to your project will include extensive listening to the community to better learn what is important to Takoma Park residents.

We are accustomed to leading community meetings and will help you meaningfully engage all your stakeholders. We have many tools to help understand, document and express a community's needs, ranging from block-play for massing studies, to an electronic polling system with individual hand held remotes for each member of the audience that allows participants to instantaneously see what the attendees feel about posed questions. We can lead sessions for visioning, programming and design input; gathering feedback on preferred outcomes; and ensuring ongoing communication from project kick-off to project delivery.

We work collaboratively, creatively and diligently to understand the existing conditions, establish goals and priorities to verify, refine and reconcile the project criteria, and develop alternative planning strategies to achieve the "best right answer," the one alternative among many that best achieves your objectives. Our process will lead to inspired and cost effective design solutions.

Preliminary Workplan

Our team's experience allows us to build a project-specific, comprehensive, preliminary workplan showing the steps necessary to advance the project from vision to reality. This is shown on the following page.

We have learned it is not helpful to impose a timeline on the process at this stage - every community is different, every project is unique, and effective public-private partnerships take flexibility. A detailed schedule would be negotiated between all partners as the project is clarified.

Preliminary Workplan

PROJECT INITIATION

-  **SELECTION:** City of Takoma Park selects Development Team; kick-off meeting with City; detail scope of work for Phase 1; negotiate Phase 1 partnership agreements, roles and compensation
-  **VISIONING:** Review prior studies; investigate potential other locations, investigate possibility of purchasing/leasing additional land from neighboring condos
-  **PROJECT VIABILITY:** Identify redevelopment approvals needed and potential constraints, e.g. rezoning, traffic, stormwater, parking; begin investigation of capital sources and financial structure
-  **COMMUNITY ENGAGEMENT:** Meetings with key stakeholders, e.g. NH Ave community and residents, Friends of the Rec Center, Montgomery County Parks Dept.
-  **REPORT / CONSULT:** Meet with City to present findings and discuss next steps; support City communications, including website

OUTREACH + CONSULTATION

-  **CONCEPT DEVELOPMENT:** Prepare preliminary concept plans
-  **COMMUNITY ENGAGEMENT:** Community presentation, discuss findings, seek input, mini-charette
-  **REPORT / CONSULT:** Review results with City, decide on preferred direction
-  **COMMUNITY ENGAGEMENT:** Community Meetings, discuss findings, vote on alternatives, present development process
-  **REPORT / CONSULT:** Finalize preferred development approach with City, including concept design and preliminary pro forma, City approval

DESIGN

-  **NEGOTIATION:** Phase 2 kick-off meeting with City; detail scope of work for Phase 2; negotiate Phase 2 partnership agreements, roles and compensation
-  **DESIGN:** Architectural and engineering design; iterative approach of design + review with the City and stakeholders
-  **PRESENTATION:** Progress updates to City and all stakeholders, website updates
-  **PROJECT DEVELOPMENT:** Secure capital sources and financial structuring; work on land entitlements, rezoning, State Highway approval and similar
-  **COMMUNITY ENGAGEMENT:** Meetings with key stakeholders, e.g. NH Ave community and residents, Friends of the Rec Center, Montgomery County Parks Dept.
-  **REPORT / CONSULT:** Final sign off by the City

CONSTRUCTION

KEY

-  Community
-  Task
-  Presentation
-  City

-  **PRESENTATION:** Update to City and all stakeholders, website updates
-  **PREPARATION FOR CONSTRUCTION:** Final sign-off by the City; Obtain permits; close on financing
-  **DEMOLITION -** Demolition of existing facility and associated sitework
-  **CONSTRUCTION -** Construction of Recreation Center and co-located additional uses; certificates of occupancy

PROJECT DELIVERY

-  **GRAND OPENING:** Completion and opening of Recreation Center and co-located additional uses
-  **OPERATION:** Occupancy and management of Recreation Center and co-located additional uses, in compliance with agreed contracts.



Firm
MHP
Developers

Size
149 units, plus 6,000 sf retail

Construction Completion
2016

Cost
\$44.8MM

Financing
The complex project financing structure included:

\$15,085,000*	FHA Insured Loan
\$ 3,583,000	State of MD Rental Housing Works Loan
\$13,400,000	Montgomery County DHCA Loan
\$12,507,000	LIHTC Equity
\$ 250,000	Developer Equity
\$22,000,000	<i>State bonds, issued for construction and taken out with a portion of the FHA loan.</i>

Project Description

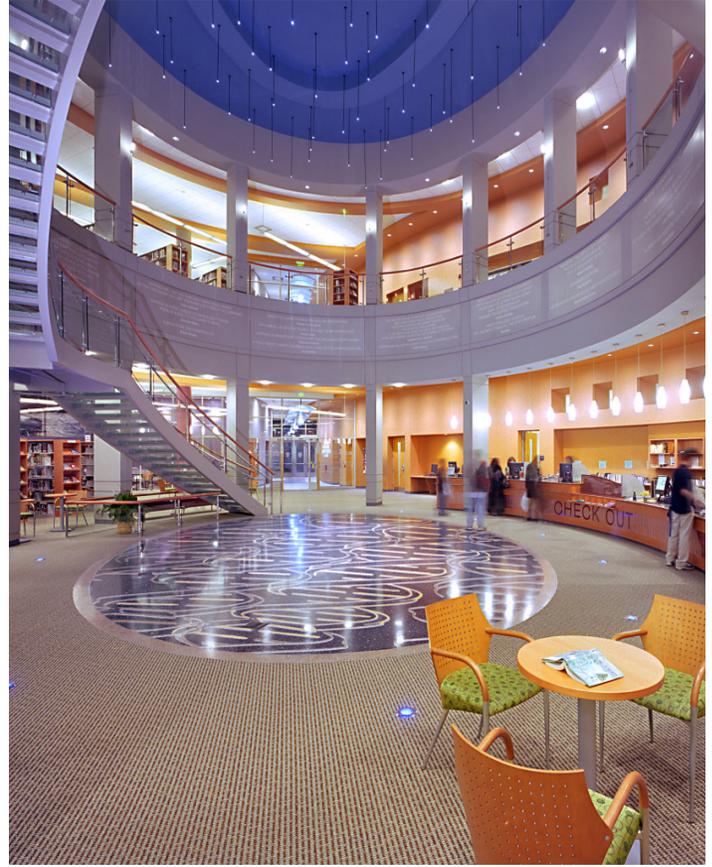
The Bonifant is a mixed-use project with 149 seniors apartments of which 10 are market rate and the rest affordable, and approximately 6,300 square feet of retail space plus resident amenities. The project is a public/private partnership built on land leased from Montgomery County with substantial financial support from Montgomery County and the State of Maryland. Co-locating The Bonifant and the new Silver Spring library was an innovative use of County land that is now a model for future affordable housing projects. It was designed to accommodate the future Purple Line route as well as access to the library for services and book drop-off and pick-up. The Bonifant was designed to LEED Silver standards and was a finalist for the Urban Land Institute (ULI) 2017 Impact Award.

Community Engagement

MHP and its partner, Donohoe Development, did considerable community engagement work throughout the building’s approval and design process. We held focus groups with local seniors about the design and worked with community groups, public agencies and others to refine the project plan and gain approval.

When the project was originally awarded it was conceived as a general occupancy rental building with 40 percent market rate apartments, to be built on top of a new library. After extensive work on design and capital structuring it was determined that the project would not be feasible so the project was reformulated as a separate building with approximately 93% affordable units at household income levels as low as 30% of Area Median Income. The project was subject to a much higher level of scrutiny than a private development project because it involved public land. Additionally, the public/private partnership created a need for more intensive and frequent communication with a larger and broader group of public agency stakeholders than normal.

Prior Experience: Rockville Library, Rockville, MD



Firm

Grimm + Parker Architects
Designers, Architect of Record

Size

100,000 sf

Construction Completion

2006

Cost

\$20.1MM

Project Description

Facing a pedestrian plaza brimming with activity, the 100,000 sf. Rockville Memorial Library stands as a vital mainstay in the community, serving as a beacon even through the economic downturn of 2008/2009 as surrounding businesses closed. Glowing and inviting, the library welcomes all to enter and enjoy with extended opening hours. Street level retail surrounds the Rockville Town Square, creating a constant buzz of life and energy that flows into the library.

Entering the library from the heart of the square, the lobby draws visitors into the dramatic two-story atrium space. This oval-shaped volume visually and physically connects the two public floors of the library. This dramatic space—with its terrazzo floor and “starry night” ceiling—leads visitors up the transparent curving stair to explore the second floor. The two-story atrium organizes and anchors the surrounding spaces and floorplan.

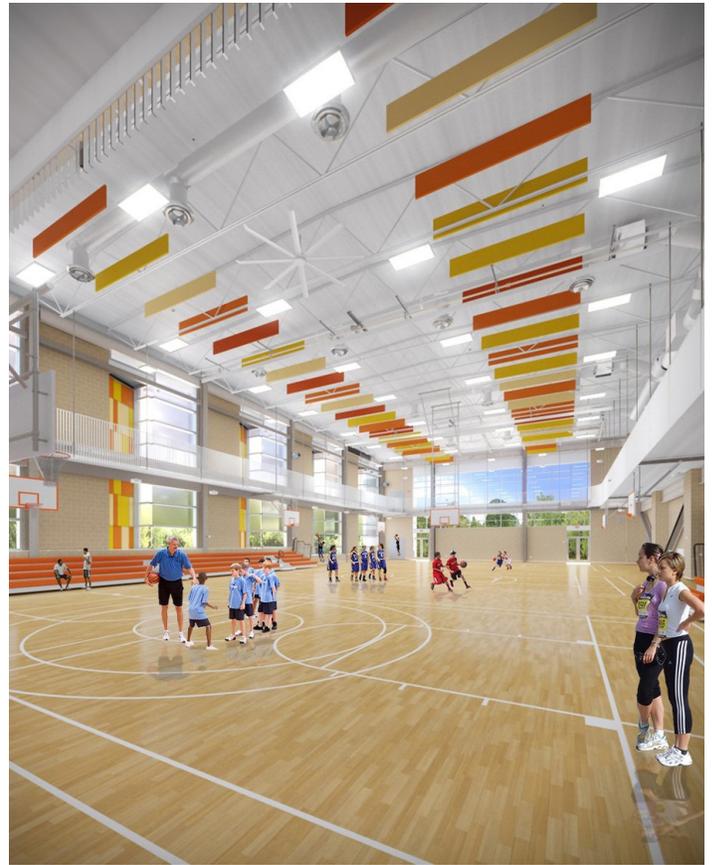
Community Engagement

During the design process for Rockville Library, Grimm + Parker led a series of community engagement meetings over a two year process. During these community engagement sessions, citizens from Rockville shared their hopes, dreams, aspirations and concerns for their new library in the Rockville Town Center. Through a series of interactive design meetings, the community helped shape and develop the design solution for the new 3 story, 100,000 sf mixed use library, retail, and office building.

The project benefitted from community collaboration and input, including local children being included in the design of a mural. The AIA award winning design is the anchor “store” of a new, walkable, urban retail center at the heart of Downtown Rockville, close to the Metro and situated at the center of a new Town Square. A public art competition resulted in a terrazzo atrium floor with a double helix design that celebrates the mapping of the human genome, which took place in Rockville.

Prior Experience:

Wheaton Library + Community Recreation Center, Wheaton, MD



Firm

Grimm + Parker Architects
Designers, Architect of Record

Size

90,000 sf

Construction Completion

2018

Cost

\$42MM

Project Description

The new 90,000 sf Wheaton Library + Community Recreation Center will provide a multi-use facility offering a variety of services in one location on Georgia Avenue. Patrons of all ages – from children to seniors – will enjoy a multipurpose ballfield, a playground area, an outdoor patio, a multi-court gymnasium, exercise and game rooms, arts and activities rooms, a multipurpose social hall, plenty of meeting rooms and integrated computer labs, reading areas and stacks for books, a used book store, classroom spaces for the Gilchrist Center, and both surface and structured parking. A majority of spaces have been combined into shared spaces to integrate all three programs into a lively, programmable, and functional building.

The combined facility is designed to integrate two of the County's most frequently used facilities with the Gilchrist Center for Cultural Diversity (the county's immigrant welcome center). The new design will replace the existing, out-of-date library and recreation center buildings and address numerous physical problems within the existing buildings (like water damage, insufficient technology infrastructure, and the absence of universal design solutions).

Community Engagement

Grimm + Parker and the Montgomery County Department of General Services led an open and interactive community engagement plan for the development of the Wheaton Library and Community Recreation Center. Throughout all phases of the project, the design team actively pursued a dialogue with the future tenants of the building, community groups, and residents through workshops, meetings and presentations. The advice and passion that the citizens of Wheaton brought to this project were invaluable to the design of this facility. With their help, the Wheaton Library and Community Recreation Center will not only be a state of the art facility but also a source of pride for the community.

QUALIFICATION AND CERTIFICATION STATEMENT

NAME OF ENTITY Montgomery Housing Partnership

Business Address: 12200 Tech Road, Suite 250

Telephone Number 301.622.2400

Fax: 301.622.2800

Web Site: www.mhpartners.org

AUTHORIZED REPRESENTATIVE

Name: Artie Harris

Title: Vice President of Real Estate

Telephone Number (office and cell): 301.812.4112 and 301.802.0242

E-Mail: aharris@mhpartners.org

ORGANIZATIONAL STRUCTURE

Identify the legal structure of the entity responding to the Request for Proposals and include requested information with this submission.

- A.1. A corporation incorporated under the laws of the State of Maryland, and in good standing to do business in the State of Maryland.
- A.2. List the name of the corporation and the names and titles of the corporation's directors and officers:
See attached
- B.1. A corporation incorporated under the laws (insert jurisdiction) _____
- B.2. The foreign corporation is registered or qualified and in good standing to do business in the State of Maryland.
- B.3. List the name of the corporation and the names and titles of the corporation's directors and officers:

- C. A sole proprietor doing business under his/her individual name. Individual name: _____
- D. A sole proprietor doing business under a trade or business name (for example, John Doe t/a Doe Masonry). List individual name and the trade or business name: _____
- E. A partnership. List the type of partnership and the names of all general

partners:

___ F.1. A limited liability company organized under the laws of the State of Maryland and authorized and in good standing to do business in the State of Maryland.

___ F.2 List the limited liability company name and the names of all members:

___ G.1 A limited liability company organized under the laws of _____
(insert jurisdiction name).

___ G.2. The foreign limited liability company is authorized and in good standing to do business in the State of Maryland.

___ G.3. List the foreign limited liability company name and the names of all members:

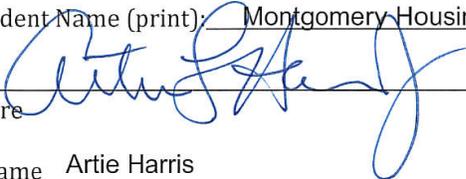
___ H. Other (explain):

CERTIFICATION

The undersigned proposes to furnish and deliver all labor, supplies, material, equipment, or services in accordance with specifications and stipulations contained in the Invitation for Bids or the Request for Proposals for the prices listed on the enclosed Price Proposal Sheet, if any, and/or upon the terms and conditions set forth in the proposal.

The undersigned certifies that this bid/proposal is made without any previous understanding, agreement or connection with any person, firm, or corporation submitting a bid or proposal for the same labor, supplies, material, equipment, or services and is, in all respects fair and without collusion or fraud. The undersigned further certifies that he/she is authorized to sign for the Respondent.

Respondent Name (print): Montgomery Housing Partnership

By:  5/18/17
Signature Date

Print Name Artie Harris

Title: Vice President of Real Estate

Montgomery Housing Partnership

Letter of Interest for Development Partner for Takoma Park Recreation Center
Attachment to Form A: Qualification and Certification Statement Question A.2

List of Officers and Directors

Officers

Robert A. Goldman, President
Jill E. Goodrich, Vice President of Operations
Artie L. Harris, Vice President of Real Estate
Mark Meier, Chief Financial Officer
Ilana Branda, Policy and Neighborhood Development Manager
Sulema Middleton Stewart, Director of Community Life Programs
Eva Dillon, Director of Advancement

Directors

Michael A. Schlegel, Chair
Evan Glass, Vice Chair
Mary Sokolowski, Treasurer
Paola Moyer, Secretary
Cynthia Bar
John Clarke
Madiaw Diop
Lucille Freeman
Emmanuel Jean-Philippe
Linda Kelly
Arminda Lima-Williams
Lisa Rother
Wayne Sherwood
Richard Smith

CITY OF TAKOMA PARK, MARYLAND
CERTIFICATION OF NON-INVOLVEMENT IN THE
NUCLEAR WEAPONS INDUSTRY

KNOW ALL PERSONS BY THESE PRESENTS:

Pursuant to the requirements of Chapter 14.04 of the Takoma Park Code, the Takoma Park Nuclear Free Zone Act, the undersigned person, firm, corporation, limited liability company or entity hereby certifies that he/she/it is not knowingly or intentionally a nuclear weapons producer.

Note: The following definitions apply to this certification per Section 14.04.090:

“Nuclear weapons producer” is any person, firm, corporation, facility, parent or subsidiary thereof or agency of the federal government engaged in the production of nuclear weapons or its components.

“Production of nuclear weapons” includes the knowing or intentional research, design, development, testing, manufacture, evaluation, maintenance, storage, transportation or disposal of nuclear weapons or their components.

“Nuclear weapon” is any device the sole purpose of which is the destruction of human life and property by an explosion resulting from the energy released by a fission or fusion reaction involving atomic nuclei.

“Component of a nuclear weapon” is any device, radioactive substance or nonradioactive substance designed knowingly and intentionally to contribute to the operation, launch, guidance, delivery or detonation of a nuclear weapon.

IN WITNESS WHEREOF, the undersigned has signed this Certification this ____ day of _____, 20__.

Contractor Name: Montgomery Housing Partnership
By: [Signature] (SEAL)
Signature
Artie Harris, Vice President of Real Estate
Print Name & Title

State of Maryland, County of Montgomery:

Subscribed and sworn to before me this 10th day of May, 2017.

[Signature]
Notary Public

My commission expires: Aug. 14, 19



LIVING WAGE REQUIREMENTS CERTIFICATION
(Takoma Park Code, section 7.08.200.B)

Business Name: Montgomery Housing Partnership
 Address: 12200 Tech Road, Suite 250
 City, State, Zip Code: Silver Spring, MD 20904
 Phone Number: 301.622.2400 Fax Number: 301.622.2800
 E-Mail: aharris@mhpartners.org

Please specify the contact name and information of the individual designated by your business to monitor your compliance with the City's living wage requirements, unless exempt under Section 7.08.190 (see item B below):

Contact Name: Artie Harris
 Title: Vice President of Real Estate
 Phone Number: 301.812.4112 Fax Number: 301.622.2800
 E-Mail: aharris@mhpartners.org

CHECK ALL APPROPRIATE LINES BELOW THAT APPLY IN THE EVENT THAT YOU ARE AWARDED THE CONTRACT AND BECOME A CONTRACTOR.

A. Living Wage Requirements Compliance

This Contractor as a "covered employer" will comply with the requirements of the City of Takoma Park Living Wage Law (*Takoma Park Code*, Section 7.08.180 *et. seq.*, amended by Ordinance No. 2013-26). Contractor and its subcontractors will pay all employees who are not exempt from the wage requirements and who perform measurable work for the City related to any contract for services with the City, the living wage requirements in effect at the time of the City contract. The bid price submitted under this procurement solicitation includes sufficient funds to meet the living wage requirements.

B. Exemption Status (if applicable)

This Contractor is exempt from the living wage requirements because it is:

- The total value of the contract for services (based on the bid or proposal being submitted under this procurement solicitation) is less than \$20,000.00.
- A public entity.
- A nonprofit organization that has qualified for an exemption from federal income taxes under Section 501c(3) of the Internal Revenue Code.
- A contract procured through an emergency procurement, sole source procurement, or cooperative procurement.
- A contract for electricity, telephone, cable television, water, sewer or similar service delivered by a regulated public utility.

- _____ A contract for the purchase or lease of goods, equipment or vehicles.
- _____ A contractor who is prohibited from complying with the City's living wage requirements by the terms of an applicable federal or state program, contract, or grant requirement. **(Must specify the law and/or furnish a copy of the contract or grant.)**

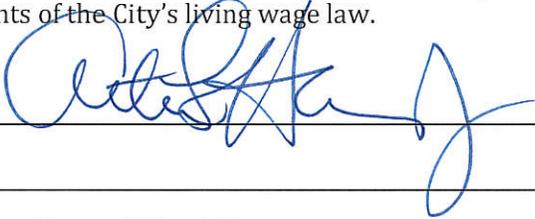
C. Living Wage Requirements Reduction.

_____ This Contractor provides health insurance to the employees who will provide services to the City under the City contract and it desires to reduce its hourly rate paid under the living wage requirements by an amount equal to, or less than, the per employee hourly cost of the employer's share of the health insurance premium. This Contractor certifies that the per employee hourly cost of the employer's share of the premium for that health insurance is \$__.

(Must submit supporting documentation showing the employee labor category of all employee(s) who will perform measurable work under the City contract, the hourly wage the Contractor pays for that employee labor category, the name of the health insurance provider and plan name, and the employer's share of the monthly health insurance premium.)

Contractor Certification and Signature

Contractor submits this certification in accordance with *Takoma Park Code* section 7.08.200.B. Contractor certifies, under penalties of perjury, that all of the statements and representations made in this Living Wage Requirements Certification are true and correct. Contractor and any of its subcontractors that perform services under the resultant contract with the City of Takoma Park will comply with all applicable requirements of the City's living wage law.

Authorized corporate, partner, member or proprietor signature: _____ 

Print name: Artie Harris

Title of authorized person: Vice President of Real Estate

Date: 5/18/17

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Metropolitan Washington Council of Governments

Rider Clause

USE OF CONTRACT(S) BY MEMBERS COMPRISING THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS PURCHASING OFFICERS COMMITTEE.

- A. If authorized by the Bidder(s), resultant contract(s) will be extended to any or all of the listed members as designated by the Bidder to purchase at contract prices in accordance with contract terms.
- B. Any member utilizing such contracts) will place its own order(s) directly with the successful Contractor. There shall be no obligation on the part of any participating member to utilize the contract(s).
- C. A negative reply will not adversely affect consideration of our bid/proposal.
- D. It is the awarded vendor's responsibility to notify the members shown below of the availability of the Contract(s).
- E. Each participating jurisdiction has the option of executing a separate contract with-the awardee. Contracts entered into with a participating jurisdiction may contain general terms and conditions unique to that jurisdiction including, by way of illustration and not limitation, clauses covering minority participation, non-discrimination, indemnification, naming the jurisdiction as an additional insured under any required Comprehensive General Liability policies, and venue. If, when preparing such a contract, the general terms and conditions of a-jurisdiction are unacceptable to the awardee, the awardee may withdraw its extension of the award to that jurisdiction
- F. The issuing jurisdiction shall not be held liable for any costs or damages, incurred by another jurisdiction as a result of any award extended to that jurisdiction by the awardee.

In pricing section of contract:

BIDDER'S AUTHORIZATION TO EXTEND CONTRACT:

<u>YES</u>	<u>NO</u>	<u>JURISDICTION</u>
<u>—</u>	<u>X</u>	Alexandria, Virginia
<u>—</u>	<u>X</u>	Alexandria Public Schools
<u>—</u>	<u>X</u>	Arlington County, Virginia
<u>—</u>	<u>X</u>	Arlington County Public Schools
<u>—</u>	<u>X</u>	Bowie, Maryland
<u>—</u>	<u>X</u>	College Park, Maryland
<u>—</u>	<u>X</u>	Culpepper County, Virginia
<u>—</u>	<u>X</u>	District of Columbia
<u>—</u>	<u>X</u>	District of Columbia Public Schools
<u>—</u>	<u>X</u>	District of Columbia Water & Sewer Authority
<u>—</u>	<u>X</u>	Fairfax, Virginia
<u>—</u>	<u>X</u>	Fairfax County, Virginia
<u>—</u>	<u>X</u>	Fairfax County Water Authority
<u>—</u>	<u>X</u>	Falls Church, Virginia
<u>—</u>	<u>X</u>	Fauquier County Schools & Government, Virginia

Certifications

—	<u>X</u>	Frederick County, Maryland
—	<u>X</u>	Frederick County Public Schools
—	<u>X</u>	Gaithersburg, Maryland
—	<u>X</u>	Greenbelt, Maryland
—	<u>X</u>	Herndon, Virginia
—	<u>X</u>	Loudoun County, Virginia
—	<u>X</u>	Manassas, Virginia
—	<u>X</u>	Maryland-National Capital Park & Planning Commission
—	<u>X</u>	Metropolitan Washington Airports Authority
—	<u>X</u>	Metropolitan Washington Council of Governments
—	<u>X</u>	Montgomery College
—	<u>X</u>	Montgomery County, Maryland
—	<u>X</u>	Montgomery County Public Schools
—	<u>X</u>	Prince George's County, Maryland
—	<u>X</u>	Prince George's County Public Schools
—	<u>X</u>	Prince William County, Virginia
—	<u>X</u>	Prince William County Public Schools
—	<u>X</u>	Prince William County Service Authority
—	<u>X</u>	Rockville, Maryland
—	<u>X</u>	Stafford County, Virginia
<u>X</u>	—	Takoma Park, Maryland
—	<u>X</u>	Vienna, Virginia
—	<u>X</u>	Washington Metropolitan Area Transit Authority
—	<u>X</u>	Washington Suburban Sanitary Commission