

# City of Takoma Park

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Barbara B. Matthews, City Manager

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Editor  
The Gazette  
13501 Virginia Manor Road  
Laurel, Maryland 20707

The January 31, 2007 *Gazette* article entitled "Work, repairs on Community Center top \$330K" does not provide a complete or correct overview of the status of the project.

Work review and inspections occurred during construction and after each phase of the Community Center was substantially complete. The project architect developed a list of items requiring repair or completion to be done by the responsible contractor/subcontractor.

The article may have given the mistaken impression that the City will bear the cost of addressing items on this list. By contract, the contractor is responsible for correcting or replacing incomplete or inadequate work. Monies withheld by the City from each payment made to the Phase One contractor (Knott Construction) ensure that there are sufficient funds to complete any repair or replacement work that is required should the contractor not do so.

Some significant tasks to be performed by Knott Construction include replacement of some flooring, work related to the flood control balloon, installation of exterior railings, and providing as built drawings. Contrary to the statement in the article, there are no significant roof issues.

The article also makes reference to items that are the subject of negotiation between the City and Knott Construction, suggesting that they involve pending work. In actuality, these tasks have already been completed. The issue is whether the work that was performed is covered by the existing contract. The City and the contractor are continuing to negotiate the valuation of these tasks as was mentioned in the article.

TRG Construction, the Phase Two contractor, was hired to renovate existing space for recreational facilities and offices. That work was started in October 2005 and was completed on time in June 2006. The City extended the original contract deadline with TRG for installation of an elevator. Because this portion of the project was not completed on schedule, the City will be assessing a monetary penalty as provided for by contract.

The construction of the Takoma Park Community Center has been a complex project, and there remain important issues to be addressed. While the City works to resolve these matters, the Community Center continues to be a wonderful resource, providing great services to the community. I encourage any resident who has questions about it to contact me at (301) 891-7230. I also

encourage all residents to visit the Community Center and see what is available to you.

Sincerely,

Barbara B. Matthews  
City Manager