



## Legislation Text

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**File #:** 0722-2024, **Version:** 1

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**Background:** This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with Smoot Construction Company of Ohio for the Hoover Amenities Project. The contract amount is \$3,000,000.00 being authorized by this ordinance.

The Hoover Amenities project is located at three distinct locations around the Hoover Reservoir. The fishing pier and boat launch ramp project aspects can be found near the intersection of Sunbury Road and Walnut Street at 7940 South Sunbury Road. The mudflats boardwalk is located at the north end of the reservoir and is located off of Front Street near Galena, Ohio. At both of these locations there are existing facilities that will require demolition and removal. The fishing pier will be newly installed infrastructure.

The Recreation and Parks Department proposes to deliver this project using a Construction Manager at Risk contract. This delivery method will save the project money and time compared to traditional project delivery methods in this labor short market. CMAR is a “best value” selection in lieu of a “low bid” selection associated with traditional project deliveries. During a “best value” selection, a vendor’s qualifications are evaluated and weighted as part of a total score. Costs, including project overhead, profit, and contingencies are evaluated, weighted, and scored. The vendor with the highest combined score represents the “best value.” During this selection process, Smoot Construction Company of Ohio represented the “best value.”

This contract will allow for procurement of long lead time materials such as boardwalk piers, pre-manufactured concrete planks, and railings. Plans are currently eighty percent complete and materials are ready to be procured. Procuring these materials early reduces the duration of the construction schedule, saving overhead costs for the project which translates into significant project savings to the city.

The scope of the work shall include complete construction services starting with planning confirmation, design review, and completion of construction. This project will be constructed under a Construction Manager at Risk (CMAR) delivery method. The selected CMAR will coordinate work with the project design team. This \$3,000,000 contract is the first of two authorizations that will fund the construction of these amenities. There will be future guaranteed maximum price amendments for this contract provided by the CMAR after completion of design and competitive bidding for construction.

### **Vendor Bid/Proposal Submissions (Office of Diversity and Inclusion designation status):**

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on January 25, 2024 and initial responses were received by the Recreation and Parks Department on February 16, 2024. Following the receipt and evaluation of initial proposals and qualifications by the Construction Manager at Risk (CMAR) selection committee, two vendors were provided a request for technical proposals and costs. Initial proposals were received from the following vendors:

Smoot Construction Company of Ohio (MBE)  
The Ruhlin Company (MAJ)  
Robertson Construction (MAJ)  
The Righter Company (MAJ)

After initial proposals were evaluated by the committee, Smoot Construction Company of Ohio and The Ruhlin Company

were the vendors selected to submit technical proposals for review. The selection team recommend Smooth Construction of Ohio to perform the work. The firm was chosen based on their referenced projects, experience, qualifications, availability, timeline, project approach, and proposed fees. Smoot Construction Company of Ohio and all proposed subcontractors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

As part of their proposal, Smoot Construction Company of Ohio has proposed the following vendors to fulfill the Office of Diversity and Inclusion project goal:  
Keller Group (WBE)

Certification of the MBE's and WBE's being proposed are in good standing at the time the bid is being awarded.

**Principal Parties:**

Smoot Construction Company of Ohio  
1907 Leonard Avenue  
Columbus, Ohio 43219  
Greg Palmer, (614) 253-9000  
Contract Compliance Number: 004871  
Contract Compliance Expiration Date: March 6, 2026

**Emergency Justification:** Emergency action is requested so that construction can keep on schedule, allowing for the boat ramp to be open for the public by April 2025 for the boating season and to avoid escalation of construction material costs due to supply chain issues.

**Benefits to the Public:** The reservoirs provide countless recreational opportunities to several hundred thousand Columbus residents per year for activities that include birding, hiking, boating, kayaking, canoeing, fishing, and more. The three amenities included in this project will provide additional opportunities to experience the reservoir and will also promote improved participant accessibility.

**Community Input/Issues:** Multiple concerned citizens have reached out to the Accessibility Office for the City of Columbus. Their complaint was that Recreation and Parks does not allow fishing from any of the dock walkways due to accessibility issues for those individuals utilizing the boat ramps and marinas for boating.

**Area(s) Affected:** Citywide (99)

**Master Plan Relation:** This project will support the Recreation and Parks Master Plan by making upgrades to needed infrastructure.

**Fiscal Impact:** \$3,000,000.00 is budgeted and available from within the Recreation and Parks Voted Bond Fund 7702 to meet the financial obligations of this contract.

To authorize the Director of Recreation and Parks to enter into contract with Smoot Construction Company of Ohio for the Hoover Amenities Project; to authorize the transfer of \$3,000,000.00 within the Recreation and Parks Voted Bond Fund; to authorize the amendment of the 2023 Capital Improvements Budget; to authorize the expenditure of \$3,000,000.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$3,000,000.00)

**WHEREAS,** it is necessary to authorize the Director of Recreation and Parks to enter into contract with Smoot Construction Company of Ohio for the Hoover Amenities Project; and

**WHEREAS,** it is necessary to authorize the transfer of \$3,000,000.00 within the Recreation and Parks Voted Bond Fund

7702; and

**WHEREAS**, it is necessary to authorize the amendment of the 2023 Capital Improvements Budget Ordinance 1711-2023 in order to provide sufficient budget authority for this and future projects; and

**WHEREAS**, it is necessary to authorize the expenditure of \$3,000,000.00 from the Recreation and Parks Voted Bond Fund 7702; and

**WHEREAS**, an emergency exists in the usual daily operations of the Recreation and Parks Department in that it is immediately necessary to authorize the Director to enter into contract with Smoot Construction Company of Ohio so that construction can keep on schedule, allowing for the boat ramp to be open for the public by April 2025 for the boating season and to avoid escalation of construction material costs due to supply chain issues, all for the immediate preservation of the public health, peace, property, and safety; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Director of Recreation and Parks be and is hereby authorized to enter into contract with Smoot Construction Company of Ohio for the Hoover Amenities Project.

**SECTION 2.** That the funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

**SECTION 3.** That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this ordinance.

**SECTION 4.** That the City Auditor is hereby authorized to transfer the unencumbered balance in a project account to the unallocated balance account within the same fund upon receipt of certification by the Director of the Department administering said project that the project has been completed and the monies are no longer required for said project.

**SECTION 5.** That the transfer of \$3,000,000.00 or so much thereof as may be needed, is hereby authorized between projects within the Recreation and Parks Bond Fund 7702 per the account codes in the attachment to this ordinance.

**SECTION 6.** That the 2023 Capital Improvements Budget Ordinance 1711-2023 is hereby amended as follows in order to provide sufficient budget authority for this ordinance and future projects.

Fund / Project / Project Name / Current Revised Authority / Current Remaining Authority / Change / Amended Revised Authority / Amended Remaining Authority

Fund 7702 / P511008-100000 / Roof Improvements (Voted Carryover) / \$1,100,000 / \$1,100,000 / \$14,907 / \$1,114,907 / \$1,114,907 (to match cash)

Fund 7702 / P510020-100000 / Park Improvements (Voted Carryover) / \$392,850 / \$392,850 / (\$392,849) / \$1 / \$1  
Fund 7702 / P511000-100000 / Renovation - Misc. (Voted Carryover) / \$2,308,695 / \$1,358,695 / (\$1,358,695) / \$950,000 / \$0

Fund 7702 / P511002-100000 / Facility Assessment Implementation (Voted Carryover) / \$1,105,967 / \$106,537 / (\$106,537) / \$999,430 / \$0

Fund 7702 / P511008-100000 / Roof Improvements (Voted Carryover) / \$1,114,907 / \$1,114,907 / (\$113,626) / \$1,001,281 / \$1,001,281

Fund 7702 / P511013-100000 / Safe Playgrounds (Voted Carryover) / \$748,451 / \$748,451 / (\$748,451) / \$0 / \$0

Fund 7702 / P511051-100000 / Bridge Conditions Assessment Implementation (Voted Carryover) / \$534,220 / \$209,220 / (\$209,220) / \$325,000 / \$0

Fund 7702 / P512017-100000 / John Burroughs Park Improvements (Voted Carryover) / \$70,622 / \$70,622 / (\$70,622) /

\$0 / \$0

Fund 7702 / P511018-202201 / Hoover Reservoir Amenities 2022 (Voted Carryover) / \$840,416 / \$1 / \$3,000,000 / \$3,840,416 / \$3,000,001

**SECTION 7.** That for the purpose stated in Section 1, the expenditure of \$3,000,000.00 or so much thereof as may be necessary to pay the cost thereof, be and is hereby authorized from the Recreation and Parks Voted Bond Fund 7702 in object class 06 Capital Outlay per the accounting codes in the attachments to this ordinance.

**SECTION 8.** That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.