



Legislation Text

File #: 1610-2022, **Version:** 1

Background: This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with 2K General Company for the construction of the Glenwood and Windsor Pool Replacements Project. The contract amount is \$16,428,000.00, with a contingency of \$1,600,000.00, for a total of \$18,028,000.00 being authorized for this contract by this ordinance. An additional \$100,000.00 is being authorized for interdepartmental inspections and fees for a total of \$18,128,000.00 being authorized by this ordinance.

\$3,000,000.00 of the funding for this project is being provided by the Community Development Block Grant (CDBG) Program and in accordance with the City's U.S. Department of Housing and Urban Development (HUD) 2022 Annual Action Plan as approved by Council. This CDBG funding is contingent on the completion of a successful environmental review and receipt of an Authorization to Utilize Grant Funds issued by HUD which is expected in the near future.

The Windsor Swimming Pool was originally built in 1968 and Glenwood Swimming Pool was originally built in 1973. After serving the City of Columbus for more than fifty years, both facilities need to be replaced to function in an efficient and safe manner. The bathhouse at Windsor, which was built in 2012, will undergo minor improvements and both pools will be improved to be more inclusive to persons with various abilities, meeting the requirements obtained by the public outreach activities which are part of the Columbus Recreation and Parks Aquatics Capital Improvement Plan.

Both pools, in their current configuration, are limited for programming based on their amenities. It is the intent of the design to increase the capacity for programs and to increase attendance at these pools overall. These construction contracts will remove and replace both pools. The Recreation and Parks Department is working hard not to impact the 2023 swimming seasons at both of these locations. With the time required for demolition, construction permits, long lead time on materials, and an anticipated concrete shortage, it is necessary that construction be started as soon as possible.

There was no quorum during the July Recreation and Parks Commission Meeting. Per the present Commissioners this ordinance was requested to be sent thru the legislation approval process in order to avoid a delay with this project. There is August recess for Commission and Council.

Vendor Bid/Proposal Submissions (ODI designation status):

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on May 25, 2022 and received by the Recreation and Parks Department on June 24, 2022. This project was also picked up by various local and regional plan rooms and distributed to their membership. Bids were received from the following companies:

2K General Company (MAJ): \$16,663,000.00
Elford Inc. (MAJ): \$16,773,508.00

After reviewing the bids that were submitted, it was determined that 2K General Company was the lowest and most responsive bidder. 2K General Company and all proposed subcontractors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

Principal Parties:

2K General Company
19 Gruber Street, Building B
Delaware, Ohio 43015

Clayton Morgan, (740) 417-9195
Contract Compliance Number, Tax ID: 005739, 31-1653018
Contract Compliance Expiration Date: June 14, 2024

Emergency Justification: Emergency action is requested so that the contractor can complete all necessary work in order to minimize the impact on the 2023 swim season.

Benefits to the Public: This project will benefit the public by improving two important recreational facilities that have served their respective communities for over 50 years. Improvements to our parks and facilities provide significant benefits to the quality of life in the neighborhoods in which they are located.

Community Input/Issues: As part of the Columbus Recreation and Parks Aquatic Capital Improvement Plan, residents in the service areas of these swimming pools will be engaged through their Associations and Commissions. In addition, a project website has been established with a survey which is intended to gather pertinent information that will lead to a successful design and construction opportunity in the South Linden and Greater Hilltop Neighborhoods (<https://www.surveymonkey.com/r/ACIPSurvey> [<https://urldefense.com/v3/ https://www.surveymonkey.com/r/ACIPSurvey ;!!J-4R7rTSYA!LVRd8p1yRU6L9Mn9X-WXvqTgN1XFL0cyAbbqDyICwPeUQf6dR15ugel6uB-jiShpaVAjBw\\$>](https://urldefense.com/v3/https://www.surveymonkey.com/r/ACIPSurvey;!!J-4R7rTSYA!LVRd8p1yRU6L9Mn9X-WXvqTgN1XFL0cyAbbqDyICwPeUQf6dR15ugel6uB-jiShpaVAjBw$>)). Additional meetings will take place on or around the start of construction.

Area(s) Affected: East Columbus (50), Greater Hilltop (53)

Master Plan Relation: This project supports the Columbus Recreation and Parks Department’s Master Plan by improving existing aquatics facilities and helping to ensure that facilities remain safe and user friendly.

Fiscal Impact: \$18,128,000.00 is budgeted and available from within the CDBG Fund 2248 and 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 2K General Company for construction of the Glenwood and Windsor Pool Replacements Project; to authorize the appropriation of \$3,000,000.00 within the CDBG Fund in accordance with the City’s U.S. Department of Housing and Urban Development (HUD) 2022 Annual Action Plan as approved by Council; to authorize the transfer of \$3,685,515.00 within the Recreation and Parks Voted Bond Fund, to authorize the amendment of the 2021 Capital Improvements Budget; to authorize the expenditure of \$18,128,000.00 from the CDBG Fund and Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$18,128,000.00)

WHEREAS, it is necessary to authorize the Director of the Recreation and Parks to enter into contract with 2K General Company for construction of the Glenwood and Windsor Pool Replacements Project; and

WHEREAS, it is necessary to authorize the appropriation of \$3,000,000.00 within the CDBG Fund 2248 and in accordance with the City’s U.S. Department of Housing and Urban Development (HUD) 2022 Annual Action Plan as approved by Council; and

WHEREAS, it is necessary to authorize the transfer of \$3,685,515.00 within the Recreation and Parks Voted Bond Fund 7702; and

WHEREAS, it is necessary to authorize the amendment of the 2021 Capital Improvements Budget Ordinance 2707-2021 in order to provide sufficient budget authority for this and future projects; and

WHEREAS, it is necessary to authorize the expenditure of \$18,128,000.00 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 this contract so that the contractor can complete all necessary work in order to minimize the impact on the 2023 swim season, all for the preservation of the public health, peace, property, safety, and welfare and, **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 2K General Company for construction of the Glenwood and Windsor Pool Replacements 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 appropriation of \$3,000,000.00 is authorized within the CDBG Fund 2248 per the accounting codes in the attachment to this ordinance and in accordance with the City's U.S. Department of Housing and Urban Development (HUD) 2022 Annual Action Plan as approved by Council. This CDBG funding is contingent on the completion of a successful environmental review and receipt of an Authorization to Utilize Grant Funds issued by HUD.

SECTION 6. That the transfer of \$3,685,515.00 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 7. That the 2021 Capital Improvements Budget Ordinance 2707-2021 is hereby amended as follows in order to provide sufficient budget authority for this ordinance and future projects.

Fund / Project / Project Name / Current / Change / Amended

Fund 7702 / P510124-100000; Davis Center Renovation (Voted Carryover); \$586,720 / (\$586,720) / \$0

Fund 7702 / P511002-100000; Facility Assessment Implementation (Voted Carryover); \$1,064,984 / (\$1,064,984) / \$1,064,984

Fund 7702 / P511002-100000; Facility Assessment Implementation (SIT Supported); \$4,005,300 / (\$1,067,312) / \$2,937,988

Fund 7702 / P515002-100000; North Bank Pavilion Patio Improvements (Voted Carryover); \$966,500 / (\$966,500) / \$0

Fund 7702 / P511019-100000; Glenwood and Windsor Pools (Voted Carryover); \$0 / \$2,618,204 / \$2,618,204

Fund 7702 / P511019-100000; Glenwood and Windsor Pools (SIT Supported); \$11,442,485 / \$1,067,312 / \$12,509,797

SECTION 8. That the expenditure of \$18,128,000.00 or so much thereof as may be necessary to pay the cost thereof, be and is hereby authorized from the CDBG Fund 2248 and Voted Recreation and Parks Bond Fund 7702 in object class 06 Capital Outlay per the accounting codes in the attachment to this ordinance.

SECTION 9. 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.