



Legislation Text

File #: 1801-2023, **Version:** 1

Background: This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with CK Construction Group for the Kilbourne Run Sports Park Improvements Project. The contract amount being authorized by this ordinance is \$29,475.00.

Kilbourne Run Sports Park, located at 4625 Westerville Road, is a soccer specific facility that stretches over 62 acres with 35 of those acres dedicated to athletic space. The park currently contains 16 fields of various sizes, gravel parking lots, an existing shelter, a two story vacant commercial building, as well as, a building used for concessions and storage. Recreation and Parks is updating Kilbourne Run Sports Park to include prime fields and facilities that will increase access to soccer and other field sports for the Columbus Community. This will position Columbus as a destination for regional tournaments. The Recreation and Parks Department previously entered into contract with DLZ Ohio to complete design services and to aid the Department in project delivery. Design will continue through early summer of 2024 and it is the intent that the improved Kilbourne Run Sports Park is open in the spring of 2025.

The Recreation and Parks Department proposes to deliver this project using a Construction Manager at Risk (CMAR) Contract. This delivery method will save the City money and time compared to a traditional delivery in this labor short market. We are proposing to begin the pre-construction services part of the contract to help the Department identify the best value materials and designs to deliver the project on schedule and on budget.

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, CK Construction Group represented the “best value”.

This \$29,475.00 fee is the first of two authorizations that will ultimately fund the construction of this facility. Recreation and Parks will negotiate a Guaranteed Maximum Price (GMP) for the project delivery once the CMAR is under construction and construction plans are in final design. The future request will include total GMP authorization, which our CMAR cannot exceed. The anticipated budget for construction is estimated to be approximately 18 million dollars. The Recreation and Parks Department is currently pursuing a construction start date in 2024 and hopes to open the park to the public in the spring of 2025.

Vendor Bid/Proposal Submissions (ODI designation status):

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on April 7, 2023 and initial responses were received by the Recreation and Parks Department on May 11, 2023. Following the receipt and evaluation of initial proposals and qualifications by the Construction Manager at Risk (CMAR) selection committee, three vendors were provided a request for technical proposals and costs. Initial proposals were received from the following vendors:

CK Construction Group (MAJ)
Elford (MAJ)
Ruhlin Company (MAJ)
Ruscilli Construction (MAJ)
Setterlin Building (MAJ)
Smoot Construction (MBE)

After the initial proposals were evaluated by the committee, CK Construction Group, Ruscilli Construction Company, and Smoot Construction were the vendors that the subsequent technical proposals were requested from. In accordance with City Code, a selection team evaluated the proposals and recommended CK Construction Group be selected to perform the work. The firm was chosen based on their referenced projects, experience, qualifications, availability, timeline, project approach, and proposed fees.

Principal Parties:

CK Construction Group
6245 Westerville Road
Westerville, Ohio 43081
James Negron, (614) 901-8844
Contract Compliance Number: 006875
Contract Compliance Expiration Date: September 9, 2023

Emergency Justification: Emergency action is requested in order to keep the project on schedule, allowing the park to open to the public in the spring of 2025 and to avoid escalation of construction materials costs due to supply chain issues.

Benefits to the Public: This project benefits the public by significantly enhancing the soccer amenities and outdoor sports programs the City can offer to the public. Additionally, these improvements set the City of Columbus up to be a major destination for soccer programs and tournaments for all levels of play.

Community Input/Issues: Input for this project was primarily gathered through the Columbus Community Sports Park feasibility study conducted by Conventions, Sports, and Leisure International (CSL) and managed by the Recreation and Parks Department in the summer of 2021. Input was also received by internal Recreation and Parks stakeholders and the Mayor's Office.

Area(s) Affected: Northland (35)

Master Plan Relation: This project will support the Recreation and Parks Master Plan by addressing the need to update five neighborhood parks per year and updating sports related parks to keep them in line with the revenue that they produce.

Fiscal Impact: \$29,475.00 is budgeted and available from within the Recreation and Parks Voted Bond Fund 7712 to meet the financial obligations of this contract.

To authorize the Director of Recreation and Parks to enter into contract with CK Construction Group for the Kilbourne Run Sports Park Improvements Project; to authorize the transfer of \$29,475.00 within the Recreation and Parks Voted Bond Fund, to authorize the amendment of the 2022 Capital Improvements Budget; to authorize the expenditure of \$29,475.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$29,475.00)

WHEREAS, it is necessary to authorize the Director of the Recreation and Parks to enter into contract with CK Construction Group for the Kilbourne Run Sports Park Improvement Project; and

WHEREAS, it is necessary to authorize the transfer of \$29,475.00 within the Recreation and Parks Voted Bond Fund 7712; and

WHEREAS, it is necessary to authorize the amendment of the 2022 Capital Improvements Budget Ordinance 1896-2022 in order to provide sufficient budget authority for this and future projects; and

WHEREAS, it is necessary to authorize the expenditure of \$29,475.00 from the Recreation and Parks Voted Bond Fund

7712; 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 CK Construction Group in order to keep the project on schedule, allowing the park to open to the public in the spring of 2025 and to avoid escalation of construction materials costs due to supply chain issues, 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 CK Construction Group for the Kilbourne Run Sports Park Improvement 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 \$29,475.00 or so much thereof as may be needed, is hereby authorized between projects within the Recreation and Parks Bond Fund 7712 per the account codes in the attachment to this ordinance.

SECTION 6. That the 2022 Capital Improvements Budget Ordinance 1896-2022 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 7712 / P512000-100000 / New Development - Misc. (Voted 2019 SIT Supported) / \$1,300,000 / \$1,300,000 / (\$29,475) / \$1,270,525 / \$1,270,525

Fund 7712 / P512004-202201 / Kilbourne Run Sports Park (Voted 2019 SIT Supported) / \$0 / \$0 / \$29,475 / \$29,475 / \$29,475

SECTION 7. For the purpose stated in Section 1, the expenditure of \$29,475.00 or so much thereof as may be necessary to pay the cost thereof, be and is hereby authorized from the Recreation and Parks and Voted Bond Fund 7712 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.