



Legislation Text

File #: 3020-2022, **Version:** 1

Background: This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with DLZ Ohio to provide architectural and engineering services for the Kilbourne Run Sports Park Improvements Project. The contract amount is \$577,109.00, with a contingency of \$100,000.00, for a total of \$677,109.00 being authorized by this ordinance.

Kilbourne Run Sports Park, located at 4625 Westerville Road, is a soccer-specific facility that stretches over 62 acres. 35 of these acres are dedicated to athletic field 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. Over 81,000 residents live within a 10 minute drive from the park.

Columbus Recreation and Parks acquired the soccer complex in 2014 and acquired an adjacent seven acre parcel with frontage along Westerville Road in 2017. The sports park has become one of the Columbus' busiest soccer facilities with over 38,000 youth and adult participants on average per year. While some improvements have been completed, the sports park remains mostly in its original layout. This project is seeking to renovate this park into one of the most premier sports parks in the region. Columbus Recreation and Parks is proposing to redesign Kilbourne Run Sports Park to deliver highly maintained prime fields and facilities that will increase access to soccer and other field sports for the Columbus community. These improvements will also position Columbus and this location as a destination for regional tournaments.

The Department has identified preliminary programming to aid in park design. Preliminary programming shows the updated park will conceptually feature a playground, natural turf fields, synthetic turf fields, mini-pitches, open-air shelters, and a championship field with spectator amenities, such as locker rooms and large capacity type seating. The Department envisions a future for the existing vacant structure, such as a maintenance facility or building space for programming oriented towards the sports park. More effort will be needed during a master planning stage, or Stage 1, to identify the building's purpose. Additionally, current pedestrian routes, vehicle access routes, and parking may need to be redesigned to accommodate additional park user volume, promoting safe, efficient, and controlled access to the park. Utility improvements will also be added to the park, including items such as lighting for fields, lighting for parking lots, electrical hook-ups for food trucks, and restrooms. Though a final construction estimate will be created as part of the project, the total construction budget for this project is expected to be approximately \$16 to \$18 million. It is the intent that the improved Kilbourne Run Sports Park is open by spring of 2025.

DLZ Ohio was selected through a competitive proposal review process to perform architectural and engineering services for this project. This contract covers Stage 1 master planning and preliminary engineering services. There will be a planned contract modification for this contract tentatively in 2023 to cover Stage 2 detailed design and construction administration services.

Vendor Bid/Proposal Submissions (ODI designation status):

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on August 30, 2022 and received by the Recreation and Parks Department on September 27, 2022. Proposals were received from the following companies:

BBCO Design (MBE)
Designing Local (WBE)
Meyers+Associates (MAJ)

DLZ Ohio (MBE)

Of note, professional services contracts are quality based selections and not based on price. Costs were not requested nor where they part of this evaluation.

In accordance with City Code, a selection team evaluated the proposals and recommended DLZ Ohio be selected to perform the work. The firm was chosen based on their referenced projects, experience, qualifications, availability, timeline, and project approach.

Principal Parties:

DLZ Ohio, Inc.
6121 Huntley Road
Columbus, Ohio 43229
Bob Kirkley, (614) 888-0040, bkirkley@dlz.com
Contract Compliance Number, Tax ID: 004939, 31-1268980
Contract Compliance Expiration Date: October 24, 2024

Emergency Justification: Emergency action is requested to ensure the consultant team is provided enough time to have plans ready to bid for construction by fall of 2023 as it is the intent of the Recreation and Parks Department that the improved Kilbourne Run Sports Park be open for use by spring of 2025.

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

Community Input/Issues: Input for this improvement project was primarily gathered through the Columbus Community Sports Park feasibility study conducted by Conventions, Sports and Leisure International (CSL) and managed by the Columbus Recreation and Parks Department in summer of 2021. Input was also gathered from internal Columbus Recreation and Parks Department 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 helping to update sports related parks, expanding amenities to appeal to a more diversified audience, and updating five neighborhood parks per year.

Fiscal Impact: \$677,109.00 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 DLZ Ohio to provide architectural and engineering services for the Kilbourne Run Sports Park Improvements Project; to authorize the expenditure of \$677,109.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$677,109.00)

WHEREAS, it is necessary to authorize the Director of the Recreation and Parks to enter into contract with DLZ Ohio to provide architectural and engineering services for the Kilbourne Run Sports Park Improvements Project; and

WHEREAS, it is necessary to authorize the expenditure of \$677,109.00 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 of Recreation and Parks to enter into contract with DLZ Ohio to ensure

the consultant team is provided enough time to have plans ready to bid for construction by fall of 2023 as it is the intent of the Recreation and Parks Department that the improved Kilbourne Run Sports Park be open for use by spring of 2025;
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 DLZ Ohio to provide architectural and engineering services for the Kilbourne Run Sports Park Improvements 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. For the purpose stated in Section 1, the expenditure of \$677,109.00 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 7712 in object class 06 Capital Outlay per the accounting codes in the attachments to this ordinance.

SECTION 6. 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.