



Legislation Text

File #: 1374-2024, **Version:** 1

Background: This ordinance authorizes the Director of the Recreation and Parks Department to modify the existing contract with CK Construction Group for the Kilbourne Run Sports Park Improvements Project. The modification amount being authorized by this ordinance is \$24,965,238.00.

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 spring of 2024. The work on site is scheduled to begin in spring 2024 and it is the intent that the improved Kilbourne Run Sports Park will open in the spring of 2025.

This is a Construction Manager at Risk (CMAR) Contract. This delivery method will save the project money and time compared to a traditional Design Bid Build delivery. This is the second of three planned modifications for the project's guaranteed maximum price. This modification includes costs for the remainder of the project, including earthwork, utilities, pavement, and structures. It will also include the installation of artificial turf fields, playgrounds, and landscaping.

This modification was foreseen due to the nature of the CMAR contract. The total contract value with this modification is \$30,725,625.00. This includes the original authorization for \$29,475.00 for pre-construction services, a first modification for \$5,730,912.00, and this second modification for construction for \$24,965,238.00 which includes \$400,000.00 of owner contingency. There will also be a third modification that will incorporate the improvements planned in the Right of Way which include drive entrances, a regional basin, and a round-a-bout on State Route 3 and Westerville Woods Drive at the park's entrance.

Principal Parties:

CK Construction Group
6245 Westerville Road
Westerville, Ohio 43081
James Negron, (614) 901-8844
Contract Compliance Number: 006875
Contract Compliance Expiration Date: August 23, 2025

Emergency Justification: Emergency action is requested to keep the project on schedule in order to meet commitments that have been made to residents in opening the new facilities for programming by the spring of 2025.

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 helping to update sports related parks, expanding amenities to appeal to a more diversified audience, and updating five neighborhood parks per year.

Fiscal Impact: The expenditure of \$5,760,387.00 was legislated for the Kilbourne Run Sports Park Improvements Project by Ordinances 1801-2023 and 3061-2023. This ordinance will provide funding that will modify the previously authorized amount by \$24,965,238.00. \$24,965,238.00 is budgeted and available from within the Recreation and Parks Voted Bond Fund 7702 and 7712 to meet the financial obligations of this contract modification. The aggregate total amount authorized, including this modification, is \$30,725,625.00.

To authorize the Director of the Recreation and Parks Department to modify an existing contract with CK Construction Group, Inc. for the Kilbourne Run Sports Park Improvements Project; to authorize the transfer of \$6,665,238.46 within the Recreation and Parks Voted Bond Fund; to authorize the amendment of the 2023 Capital Improvements Budget; to authorize the expenditure of \$24,965,238.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$24,965,238.00)

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

WHEREAS, it is necessary to authorize the transfer of \$6,665,238.46 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 \$24,965,238.00 from the Recreation and Parks Voted Bond Fund 7702 and 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 modify the existing contract with CK Construction Group to keep the project on schedule in order to meet commitments that have been made to residents in opening the new facilities for programming by the spring of 2025, 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 the Recreation and Parks Department be and is hereby authorized to modify an existing contract with CK Construction Group, Inc. for the Kilbourne Run Sports Park Improvement Project. The modification amount being authorized by this ordinance is \$24,965,238.00.

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 \$6,665,238.46 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 / P512004-100000 / Community Sports Park (Voted 2022 SIT Supported) / \$2,465,165 / \$2,465,165 / (\$2,465,165) / \$0 / \$0

Fund 7702 / P512043-100000 / Indoor Aquatics Center (Voted 2022 SIT Supported) / \$5,000,000 / \$5,000,000 / (\$4,200,073) / \$799,927 / \$799,927

Fund 7702 / P512004-202201 / Kilbourne Run Sports Park (Voted 2022 SIT Supported) / \$0 / \$0 / \$6,665,238 / \$6,665,238 / \$6,665,238

SECTION 7. That for the purpose stated in Section 1, the expenditure of \$24,965,238.00 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 and 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.