



Legislation Text

File #: 1806-2023, **Version:** 1

Background: This ordinance authorizes the Director of the Recreation and Parks Department to modify the existing contracts with Moody Nolan and Elford, Inc., for the Fran Ryan Center Project. The modification amounts being authorized by this ordinance are \$190,270.00 for the Moody Nolan contract and \$23,436,743.00 for the Elford contract. The total amount being authorized by this ordinance is \$23,627,013.00.

This project's mission is to support the ability of the Recreation and Parks Department to meet the needs of Columbus residents by creating facilities that are stimulating, providing support for the arts and creative community, as well as providing important park space for the Olde Towne East Community. This four acre site, formerly the Douglas School and located at 51 South Douglass Street, was purchased in 2020. With the procurement of this property, the Recreation and Parks Department acquired a unique opportunity to develop an innovative senior-focused community center and park. This will allow the department to offer expanded and more efficient space for new programs, services, and recreational opportunities for the surrounding community. This space will also be senior-centric and support the programming that took place at the former Golden Hobby Shop and Martin Janis Center.

The Recreation and Parks Department is delivering this project using a Construction Manager at Risk (CMAR) delivery method. By modifying these contracts, Moody Nolan and Elford will be able to progress to the next phase of the Construction Manager at Risk format to build this facility. The previous ordinances allowed for the design phase and pre-construction phase of the project to be completed. It also initiated the procurement of long lead time materials, including HVAC equipment, electrical equipment, and structural steel. This portion of the project will proceed with additional professional services needed and full construction of the new facility.

Principal Parties:

Moody Nolan, Inc.
300 Spruce Street, Suite 300
Columbus, Ohio 43215
Jonathan Moody, (614) 461-4664
Contract Compliance Number: 004920
Contract Compliance Expiration Date: March 15, 2024

Elford, Inc.
1220 Dublin Road
Columbus, Ohio 43215
Brandt Quinn, (614) 800-5126
Contract Compliance Number: 006059
Contract Compliance Expiration Date: January 31, 2024

Emergency Justification: Emergency action is requested as this new facility is intended to serve the senior creative programs formerly housed at the Golden Hobby Shop and Martin Janis facilities. Several of these programs have been re-housed at the Thompson Community Center and the Center of Performing Arts. As a result, there are programs that no longer have a space to serve our residents. In addition to the ongoing programming space needs, keeping this project on its current established schedule is critical to managing this project's costs.

Benefits to the Public: The Fran Ryan Center and surrounding park will offer extensive programming opportunities for the community and will also be a significant green-space for the Old Towne East Neighborhood. This new building will

be used to house programming that no longer has space at the former Golden Hobby Shop and Martin Janis sites.

Community Input/Issues: A survey and targeted community outreach meetings have taken place. City staff visited Olde Towne East Neighborhood Association and Near East Commission meetings to discuss the project. Staff also held public meetings to discuss initial findings of the survey results. Hard copies of the survey were distributed and picked up in places of public gatherings. Components of the project website, including the survey, were available in the Somali and Spanish languages. All of this public feedback will shape what programs and amenities will be included within the building and on the surrounding green-space.

A website has been created to keep the public informed of the project's progress and can be found at the following web address: <https://columbusrecparks.com/connect/about/capital-improvement-projects/fran-ryan-center/>

Area(s) Affected: Near East (56)

Master Plan Relation: This project will support the Recreation and Parks Master Plan by addressing the need to provide space for programs that are both senior and arts focused.

Fiscal Impact: The expenditure of \$1,767,230.00 was legislated for the design phase of the Fran Ryan Center Project, previously known as the Community Creative Campus and Park Design Project, by Ordinance 2037-2021. This ordinance will provide funding that will modify the previously authorized amount by \$190,270.00. This amount (\$190,270.00) is budgeted and available in the Recreation and Parks Voted Bond Fund 7702 to meet the financial obligations of this contract modification. The aggregate total amount authorized, including this modification, is \$1,957,500.00.

The expenditure of \$5,000,000.00 was legislated for the construction phase of the Fran Ryan Center Project by Ordinance No. 0101-2023. This ordinance will provide funding that will modify the previously authorized amount by \$23,436,743.00. This modified amount (\$23,436,743.00) is budgeted and available in the Recreation and Parks Voted Bond Fund 7702 to meet the financial obligations of this contract modification. The aggregate total amount authorized, including this modification, is \$28,436,743.00.

To authorize the Director of Recreation and Parks to modify existing contracts with Moody Nolan and Elford, Inc., for the Fran Ryan Center Project; to authorize the transfer of \$1,827,013.00 within the Recreation and Parks Voted Bond Fund, to authorize an amendment of the 2022 Capital Improvements Budget; to authorize the expenditure of \$23,627,013.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$23,627,013.00)

WHEREAS, it is necessary to authorize the Director of the Recreation and Parks to modify existing contracts with Moody Nolan and Elford for the Fran Ryan Center Project; and

WHEREAS, by modifying these contracts, Moody Nolan, Inc., and Elford Inc., will be able to progress to the next phase of the Construction Manager at Risk format to build this facility. The previous ordinances allowed for the design phase and pre-construction phase of the project to be completed. It also initiated the procurement of long lead time materials, including HVAC equipment, electrical equipment, and structural steel. This portion of the project will proceed with additional professional services needed and full construction of the new facility; and

WHEREAS, it is necessary to authorize the transfer of \$1,827,013.00 within the Recreation and Parks Voted Bond Fund 7702; 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 \$23,627,013.00 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 modify existing contracts with Moody Nolan, Inc., and Elford Inc., as this new facility is intended to serve the senior creative programs formally housed at the Golden Hobby Shop and Martin Janis facilities that no longer have a space to serve our residents and keeping this project on its current established schedule is critical to managing this large project's costs, 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 modify existing contracts with Moody Nolan, Inc., and Elford Inc., for the Fran Ryan Center Project. The modification amounts being authorized by this ordinance are \$190,270.00 for the Moody Nolan contract and \$23,436,743.00 for the Elford construction phase contract. The total amount being authorized by this ordinance is \$23,627,013.00.

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 \$1,827,013.00 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 2022 Capital Improvements Budget Ordinance No. 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 7702 / P512000-100000 / New Development - Misc. (Voted 2022 SIT Supported) / \$3,394,312 / \$3,394,312 / \$6,000 / \$3,400,312 / \$3,400,312 (to match cash)

Fund 7702 / P512026-100000 / Linview Park (Voted Carryover) / \$132,586 / \$132,586 / (\$132,586) / \$0 / \$0

Fund 7702 / P512000-100000 / New Development - Misc. (Voted 2022 SIT Supported) / \$3,400,312 / \$3,400,312 / (\$1,694,427) / \$1,705,885 / \$1,705,885

Fund 7702 / P512005-100001 / Fran Ryan Center (Voted Carryover) / \$5,000,000 / \$0 / \$132,586 / \$5,132,586 / \$132,586

Fund 7702 / P512005-100001 / Fran Ryan Center (Voted 2022 SIT Supported) / \$0 / \$0 / \$1,694,427 / \$1,694,427 / \$1,694,427

SECTION 7. For the purpose stated in Section 1, the expenditure of \$23,627,013.00 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.