



## Legislation Text

---

**File #:** 1182-2021, **Version:** 1

---

**Background:** This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with MKSK Inc. to provide professional services associated with the parkland design for the Case Road Park Project. The contract amount is \$217,419.00, with a contingency of \$18,406.00, for a total of \$235,825.00 being authorized by this ordinance.

In 2018, Recreation and Parks acquired the former Ohio State University Agriculture Extension Sheep Farm at 2425 West Case Road. For several years, the Department had identified the 58 acre site as a key potential community park space, as the parcel is one of the largest remaining undeveloped open spaces in the entire Northwest Community. At the same time, the surrounding neighborhoods have played an active role by providing support for the city's investment to buy the site and develop a signature green space for a highly underserved area for greenspace. The property is surrounded by high density housing, with over 1,000 households within a 10 minute walk. The Carriage Place Community Center is also within 200 yards of the parkland.

This contract will complete the Master Planning Phase and preliminary design of this project. This phase will engage the surrounding neighborhoods to determine preferred layouts and amenities, obtain a detailed site inventory, develop preliminary engineering and cost estimates, and select priority construction items to open the park to the public. In early 2022, upon successful completion of this Master Plan and the selection of the first phase of improvements design, the department will request a contract modification to create final contract documents for construction. Improvements under consideration for this new park development project include, but are not limited to, athletic fields, walking paths, play space, community shelter(s), parking areas, natural areas, tree preservation, and walking path connections to surrounding neighborhoods.

### **Vendor Bid/Proposal Submissions (ODI designation status):**

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on January 25, 2021 and received by the Recreation and Parks Department on February 16, 2020. Proposals were received from the following firms:

Latus Studio (MAJ)  
MKSK Inc. (MAJ)  
Implement LLC (MAJ)  
GPD Group (MAJ)  
POD Design (MAJ)  
Mannik Smith Group (MAJ)

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

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

### **Principal Parties:**

MKSK Inc., Inc.

462 Ludlow Alley, Columbus, OH 43215  
Brian Kinzelman, (614) 621-2796  
Contract Compliance Number, Tax ID: 028341, 83-2731940  
November 24, 2022

**Emergency Justification:** Emergency action is requested due to the timeframe required to engage the public, perform the necessary site inventory, and complete the conceptual design by the end of 2021. Also, the environmental survey of the property needs to be completed and submitted for permitting review in July of 2021.

**Benefits to the Public:** Case Road Park will be one of the major greenspaces for the entire Northwest region of Columbus. The scale of the park will accommodate a wide range of passive and active recreation for all ages. It will be easily accessible to over 1,000 households nearby. The park will be designed to maximize walking and biking access, taking advantage of the close proximity of Carriage Place Community Center.

**Community Input/Issues:** Since 2017, the local communities have been extensively engaged with Recreation and Parks in the acquisition and development of this greenspace. The department has engaged with the Northwest Civic Association, Ohio State University, Don Scott Airport, nearby civic groups, and residents surrounding the parkland.

**Area(s) Affected:** Northwest (34)

**Master Plan Relation:** This project supports the department's Master Plan by providing quality recreational parks and trails while adding easy connectivity for Columbus residents of all ages.

**Fiscal Impact:** \$235,825.00 is budgeted and available from within the 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 MKSK Inc. to provide professional services associated with the park land design for the Case Road Park Project; to authorize the transfer of \$235,825.00 within the Recreation and Parks Voted Bond Fund, to authorize the expenditure of \$235,825.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$235,825.00)

**WHEREAS,** it is necessary to authorize the Director of the Recreation and Parks to enter into contract with MKSK Inc. to provide professional services associated with the park land design for the Case Road Park Project; and

**WHEREAS,** it is necessary to authorize the transfer of \$235,825.00 within the Recreation and Parks Voted Bond Fund 7702; and

**WHEREAS,** it is necessary to authorize the expenditure of \$235,825.00 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 contract with MKSK Inc. to provide professional services associated with the park land design for the Case Road Park Project due to the timeframe required to engage the public, perform the necessary site inventory, and complete the conceptual design by the end of 2021, 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 MKSK Inc. to provide professional services associated with the park land design for the Case Road Park 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 \$235,825.00 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 2020 Capital Improvements Budget Ordinance 2521-2020 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; P510128-100000; Facility Repositioning (Voted Carryover) / \$125,440 / (\$125,440) / \$0

Fund 7702; P512002-100000; Blueways Development (Voted Carryover) / \$122,120 / (\$110,385) / \$11,735

Fund 7702; P512003-100000; West Case Park Development (Voted Carryover) / \$0 / \$235,825 / \$235,825

**SECTION 7.** For the purpose stated in Section 1, the expenditure of \$235,825.00 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.