



Legislation Text

File #: 0101-2023, **Version:** 1

Background: This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with Elford for the Fran Ryan Center Project. The contract amount being authorized by this ordinance is \$5,000,000.00.

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 department has previously entered into contract with Pizzuti Companies and Moody Nolan architectural firm in to complete the design of the center and to aid the Recreation and Parks Department in its delivery. During this time extensive community outreach and input has taken place. The plans for this facility are nearly complete. Of note, this project has had some name changes. It was formerly known as the Community Creative Campus and later became known as the Broad Street Arts and Senior Campus. Finally, the facility and project is now officially known as the Fran Ryan Center. The new building's designation honors former councilmember Fran Ryan, a City of Columbus Hall of Fame member and champion for Columbus' older adult community.

The Recreation and Parks Department proposes to deliver this project using a Construction Manager at Risk (CMAR) Contract. This delivery method will save the project money and time compared to a traditional delivery in this labor short market. We are proposing to be able to begin procurement of long lead time materials such as HVAC equipment, electrical equipment, and roofing. With procurement able to begin, materials can be ready by the time they are needed for construction. Plans are currently 80 percent complete and materials are ready to be procured. Procuring these materials early reduces the duration of the construction schedule, saving overhead costs to the project which translates into significant project savings.

CMAR is a "best value" selection in lieu of a "low bid" selection associated with traditional 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, Elford represented the "best value".

This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with Elford as the Construction Manager at Risk (CMAR) for the construction of the Fran Ryan Center. The contract amount is \$5,000,000.00, which includes a proposed \$21,476.00 in preconstruction stage professional services and \$1,679,969.00 in construction stage compensation. The balance of this contract, in the amount of \$3,298,555.00, will be utilized for procurement by the CMAR for long lead time construction materials.

This \$5,000,000.00 fee is the first of two authorizations that will ultimately fund the construction of this facility. With a Construction Manager at Risk (CMAR) contract and complete construction plans, the Columbus Recreation and Parks Department will negotiate a Guaranteed Maximum Price (GMP) for the project delivery. This \$5,000,000.00 authorization is part of that total GMP, which our CMAR cannot exceed. As mentioned above, once that GMP is determined, we will be requesting a modification to this contract for its remainder. The anticipated budget for

construction is anticipated to be approximately \$26,000,000.00. The remaining contract value, after this authorization, is anticipated to be approximately \$21,000,000.00.

Vendor Bid/Proposal Submissions (ODI designation status):

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on October 10, 2022 and initial responses were received by the Recreation and Parks Department on November 8, 2022. 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. These proposals were requested on December 6, 2022 and were received on December 16, 2022. Initial proposals were received from the following vendors:

Elford, Inc. (MAJ)
Ruscilli Construction Company, LLC (MAJ)
Smoot Construction (MBE)
Robertson Construction (MAJ)
Setterlin Building Company (MAJ)
Marker, Inc. (MAJ)

After the initial proposals were evaluated by the committee, Elford, 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 Elford 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:

Elford, Inc.
1220 Dublin Road
Columbus, Ohio 43215
Brandt Quinn, (614) 800-5126
Contract Compliance Number, Tax ID: 006059, 31-4371060
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 formally housed at the Golden Hobby Shop and Martin Janis facilities. Several of these programs have been re-housed at 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 large 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 greenspace 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 greenspace.

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: \$5,000,000.00 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 Elford, Inc. for the Fran Ryan Center Project; to authorize the transfer of \$3,000,000.00 within the Recreation and Parks Voted Bond Fund, to authorize the amendment of the 2022 Capital Improvements Budget; to authorize the expenditure of \$5,000,000.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$5,000,000.00)

WHEREAS, it is necessary to authorize the Director of the Recreation and Parks to enter into contract with Elford for the Fran Ryan Center Project; and

WHEREAS, it is necessary to authorize the transfer of \$3,000,000.00 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 \$5,000,000.00 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 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 enter into contract with Elford, Inc. for the Fran Ryan Center 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 \$3,000,000.00 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 / Change / Amended

Fund 7712 / P512004-100000 / Community Sports Park (Voted Carryover) / \$3,396,706 / (\$3,000,000) / \$396,706

Fund 7712 / P512005-100001 / Fran Ryan Center (Voted Carryover) / \$2,000,000 / \$3,000,000 / \$5,000,000

SECTION 7. For the purpose stated in Section 1, the expenditure of \$5,000,000.00 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.