



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1531-2016, **Version:** 1

This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with R.W. Setterlin Building Company for the construction of the new Wyandot Lodge at the McKnight Outdoor Education Center (formally Indian Village).

Background: The new building will be 5,249 square feet and will be located near the entry. This facility will become the main building to serve the Day Camp and Outdoor Education Programming for the center. It will feature a large activity room as well as two small classrooms. Additionally, the main offices for the Outdoor Education staff will be located in the building. One of the most unique aspects of the project is that has been designed as the first Net-Zero Energy building located in the City of Columbus. This means that over the course of a year, the building will generate as much electricity as it consumes. This will be achieved by a combination of energy efficiency design and on-site generation of electricity through the use of photo-voltaic solar panels. The intent of the building is to create a showcase of net-zero energy design that can be visited by the public and serve as an educational tool of how similar improvements can be achieved at their home. The building will be staffed by the CRPD Outdoor Education Staff and will host a wide variety of educational programing including housing the very popular summer day camp.

The costs for this project will be \$3,059,400.00 with a contingency of \$305,940.00 for a total of \$3,365,340.00.

Bids were advertised through Vendor Services, in accordance with City Code Section 329, on April 25, 2016 and received by the Recreation and Parks Department on May 19, 2016. Bids were received from the following companies:

<u>Company</u>	<u>Amount</u>
RW Setterlin (MAJ)	\$3,059,400
Altman (MAJ)	\$3,150,200
Thomas & Marker (MAJ)	\$3,168,387
Gutknecht (MAJ)	\$3,268,200
Rezod (MAJ)	\$3,385,260
2K General (MAJ)	\$3,548,200

After reviewing the proposals that were submitted, it was determined that RW Setterlin was the lowest and most responsive bidder.

RW Setterlin and all proposed subcontractors have met code requirements with respect to pre-qualification, pursuant to relevant sections of Columbus City Code Chapter 329.

Principal Parties:

R.W. Setterlin Building Company
560 Harmon Avenue, Columbus, OH 43223
Mark Setterlin 614-586-0233
31-0836188
Exp. Date: 10/7/16

Emergency Justification: An emergency is being requested so that site work can begin as soon as the 2016 Day Camp concludes in late August. The intent is to have site work complete and reopened for access prior to the start of the 2017 Day Camp session.

Benefits to the Public: This building will benefit the community by improving the experience of those participating in outdoor education programming and allow for future expansion of programming. It will also benefit the City by providing a tangible example of net-zero energy design.

Community Input Issues: A community meeting was held at the McKnight Outdoor Education Center in October of 2015 and was attended by many neighbors of the center. The project was very well supported by all in attendance.

Area(s) Affected: West Scioto Planning Area (Planning Area 8)

Master Plan Relation: This project will support the mission of the Recreation and Parks Master Plan by expanding offerings and amenities to appeal to a more diversified audience through the nature center and outdoor education, improving areas of the city where nature programs and availability of appropriate properties and infrastructure align, and providing educational programs associated with natural areas.

Fiscal Impact: Funding for this project is budgeted within the 2016 Capital Improvements Budget. \$365,340.00 is budgeted and available in the Recreation and Parks Voted Bond Fund 7702 to meet the obligations of part of this contract. Bonds have yet to be sold for the entire cost of this project. Therefore, it is necessary to certify the required funds in the amount of \$3,000,000.00 against the Special Income Tax Fund 4430. Upon the sale of bonds, this will be reimbursed.

To authorize the Director of Recreation and Parks to enter into contract with R.W. Setterlin Building Company for the construction of the new Wyandot Lodge at the McKnight Outdoor Education Center (formally Indian Village); to authorize and direct the City Auditor to appropriate and transfer \$3,000,000.00 or so much thereof as may be needed between the Special Income Tax Fund, Fund 4430, and the Recreation and Parks Bond Fund, Fund 7702; to authorize the expenditure of \$3,365,340.00 from the Voted Recreation and Parks Bond Fund 7702; and to declare an emergency. (\$3,365,340.00)

WHEREAS, it is necessary to authorize and direct the Director of the Recreation and Parks to enter into contract with R.W. Setterlin Building Company for the construction of the new Wyandot Lodge at the McKnight Outdoor Education Center (formally Indian Village); and

WHEREAS, it is necessary to authorize the transfer of \$3,000,000.00 or so much thereof as may be needed between the Special Income Tax Fund, Fund 4430, and the Recreation and Parks Bond Fund, Fund 7702; and

WHEREAS, the city will reimburse the Special Income Tax Fund; and

WHEREAS, this transfer should be considered as a temporary funding method; and

WHEREAS, the aggregated principal amount of obligations which the City will issue to finance this project is presently expected not to exceed \$3,365,340.00; and

WHEREAS, the City anticipates incurring certain Original Expenditures (as defined in Section 1.150-2(c) of the Treasury Regulations (the "Treasury Regulations") promulgated pursuant to the Internal Revenue Code of 1986, as amended) with respect to the project described in this ordinance (the "Project"); now, therefore

WHEREAS, an emergency exists in the usual daily operation of the Recreation and Parks Department in that it is immediately necessary to authorize the Director to enter into said contract so site work may begin as soon as the 2016 Day Camp concludes in late August; **NOW, THEREFORE:**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Director of Recreation and Parks is hereby authorized and directed to enter into contract with R.W. Setterlin Building Company for the construction of the new Wyandot Lodge at the McKnight Outdoor Education Center (formally Indian Village).

SECTION 2. That this ordinance is contingent on passage of Ordinance No. 1550-2016.

SECTION 3. That from the unappropriated monies and from all monies estimated to come into said funds from any and all sources and unappropriated for any other purpose during the fiscal year ending December 31, 2016, the sum of \$3,000,000.00 is appropriated in Fund 4430, Special Income Tax, in Object Class 10 Transfer Out Operating, and in Fund 7702, Recreation and Parks Bond Fund, in Object Class 06 Capital Outlay per the account codes in the attachment to this ordinance.

SECTION 4. That the transfer of \$3,000,000.00 or so much thereof as may be needed, is hereby authorized between the Special Income Tax Fund, Fund 4430, and the Recreation and Parks Bond Fund, Fund 7702, per the account codes in the attachment to this ordinance.

SECTION 5. That the City Auditor is hereby authorized to transfer said funds to the Recreation and Parks Voted Bond Fund 7702, at such time as is deemed necessary by the City Auditor, and to expend said funds, or so much thereof as may be necessary.

SECTION 6. That upon obtaining other funds from the 2016 Bond Sale for the City of Columbus, the City Auditor is hereby authorized and directed to repay the Special Income Tax Fund the amount transferred under Section 4.

SECTION 7. That the City intends that this ordinance constitute an "official intent" for purposes of Section 1.150-2(e) of the Treasury Regulations, and that the City reasonably expects to reimburse itself for certain Original Expenditures incurred with respect to the Project from the proceeds of obligations to be issued by the City in a principal amount currently estimated to be \$3,000,000.00 (the "Obligations").

The City intends to make a reimbursement allocation on its books for the Original Expenditures not later than eighteen months following the later to occur of the date of the Original Expenditure to be reimbursed or the date the Project for which such Original Expenditures were made is "placed in service" within the meaning of Treasury Regulations Section 1.150-2(c). Upon the issuance of the Obligations, the proceeds of such Obligations shall be used to reimburse the fund from which the advance for costs of the Project will be made.

SECTION 8. 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 9. 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 10. 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 11. That the transfer of \$365,340.00 or so much thereof as may be needed, is hereby authorized between projects within Fund 7702 Recreation and Parks Bond Fund per the account codes in the attachment to this ordinance.

SECTION 12. That the 2016 Capital Improvements Budget Ordinance 0960-2016 is hereby amended as follows in order to provide sufficient budget authority for this legislation and future projects.

CURRENT:

Fund 7702; 510035-100000; Facility Renovation - Misc.; \$64,461 (Voted Carryover)

Fund 7702; 510112-100000; Park Acquisition; \$337,680 (Voted Carryover)

Fund 7702; 510118-100000; Wyandot Lodge; \$0 (Voted Carryover)

AMENDED TO:

Fund 7702; 510035-100000; Facility Renovation - Misc.; \$36,801 (Voted Carryover)

Fund 7702; 510112-100000; Park Acquisition; \$0 (Voted Carryover)

Fund 7702; 510118-100000; Wyandot Lodge; \$365,340 (Voted Carryover)

SECTION 13. That for the purpose stated in Section 1, the expenditure of \$3,365,340.00 or so much thereof as may be necessary to pay the cost thereof, be and is hereby authorized from the Voted Recreation and Parks Bond Fund 7702 in object class 06 Capital Outlay per the accounting codes in the attachment.

SECTION 14. 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 10 days after passage if the Mayor neither approves nor vetoes the same.