



City of Columbus

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

Legislation Text

File #: 0754-2019, Version: 1

This ordinance is to authorize the Director of the Recreation and Parks Department to enter into contract with Elford, Inc. for the construction of a new clubhouse at the Champions Golf Course.

Background: This project will be for the construction of a 10,265 SF clubhouse at the Champions Golf Course. The facility will include a 300 person event room, a 1,000 SF commercial grade kitchen, pro shop, dining area, and outdoor patio space. This building will replace an outdated concession stand housed in the barn that originally served as the course's starter hut and is not large enough to support golf outings. The new clubhouse will help increase revenue for the course as well as provide opportunities for the course to host large events and rentals all while maintaining existing activities for Golf and Tennis.

Total cost for the project will not exceed \$5,698,410.00

Bids were advertised through Vendor Services, in accordance with City Code Section 329 on February 1, 2019 and were received by the Recreation and Parks Department on February 26, 2019.

<u>Company</u>	<u>Status</u>	<u>Amount</u>
Elford Inc.,	MAJ	\$5,298,410.00
Gutknecht Construction Co.	MAJ	\$5,745,000.00
R.W. Setterlin Building Company	MAJ	\$5,896,800.00
Roberts Service Group	MAJ	\$6,895,031.00

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

Elford, Inc. and all proposed subcontractors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

Principal Parties:

Elford, Inc.
1220 Dublin Road
Columbus, OH 43215
D.J. Fett, (614) 545-3130
CCN: 31-4371060
Contract Compliance Expiration Date: 10/25/2019

Emergency Justification: This legislation will need to be emergency in order to allow work to begin in mid-April for a completion in March of 2020, prior to the 2020 Champions for Play event.

Benefits to the Public: This project will provide a new facility at an existing City property to allow it to better serve current visitors and also encourage greater use by the community.

Community Input/Issues: This project was partially initiated due to the request of visitors to the existing property for improved facilities. The features of the new facility will allow for a better user experience for both current and future visitors.

Area(s) Affected: Northeast (41)

Master Plan Relation: This project will support the mission of the Recreation and Parks Master Plan by expanding revenue-producing amenities and by maximizing the use of existing recreational facilities for enhanced programming and offerings.

Fiscal Impact: \$4,044,214.99 is budgeted and available in the Recreation and Parks Voted Bond Fund 7712 to meet the obligations of part of this contract. The remaining funds will not be available to Recreation and Parks until the proceeds of the bond sale are available later this year. Therefore, it is necessary to certify the required funds, in the amount of \$1,654,195.01, against the Special Income Tax Fund 4430. Upon the sale of bonds, this will be reimbursed. An amendment to the 2018 Capital Improvement Budget is required to establish budget authority for the project.

To authorize the Director of Recreation and Parks to enter into contract with Elford, Inc. for the construction of a new clubhouse at the Champions Golf Course; to authorize the transfer of \$1,654,195.01 between the Special Income Tax and the Recreation and Parks Bond Funds; to amend the 2019 Capital Improvements Budget Ordinance 1010-2018; to authorize the expenditure of \$5,698,410.00 from the Recreation and Parks Bond Fund; and to declare an emergency.

WHEREAS, it is necessary to authorize and direct the Director of Recreation and Parks to enter into contract with Elford, Inc. for the construction of a new clubhouse at the Champions Golf Course; 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 construction of the project described in this ordinance (the construction of a new clubhouse at the Champions Golf Course); and

WHEREAS, it is necessary to authorize the transfer of \$1,654,195.01 between the Special Income Tax Fund, Fund 4430, and the Recreation and Parks Bond Fund, Fund 7712; and

WHEREAS, it is necessary to authorize that the 2018 Capital Improvements Budget Ordinance 1010-2018 be amended in order to provide sufficient budget authority for this legislation and future projects; and

WHEREAS, it is necessary to authorize the expenditure of \$5,698,410.00 from the Voted Recreation and Parks Bond Fund 7712; and

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 contract with Elford, Inc. in order to allow work to begin in mid-April for a completion in March of 2020, thereby preserving the public health, safety, and welfare; **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 to enter into contract with Elford, Inc. for the construction of a new clubhouse at the Champions Golf Course.

SECTION 2. 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, 2019, the sum of \$1,654,195.01 is appropriated in Fund 4430, Special Income Tax, in Object Class 10 Transfer Out Operating, and in Fund 7712, Recreation and Parks Bond Fund, in Object Class 06 Capital Outlay per the account codes in the attachment to this ordinance.

SECTION 3. That the transfer of \$1,654,195.01 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 7712, per the account codes in the attachment to this ordinance.

SECTION 4. That the City Auditor is hereby authorized to transfer said funds to the Recreation and Parks Voted Bond Fund 7712, 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 5. That upon obtaining other funds from the 2019 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.

SECTION 6. 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 \$1,654,195.01 (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 7. 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 8. 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 9. 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 10. That the 2018 Capital Improvements Budget Ordinance 1010-2018 is hereby amended as follows in order to provide sufficient budget authority for this legislation and future projects.

Fund / Project / Project Name / Current / Change / Amended

Fund 7712; P510430-100000; Golf - Champions Clubhouse (SIT Supported) / \$4,040,340 / \$3,875 / \$4,044,215 (to match cash)

Fund 7712; P510430-100000; Golf - Champions Clubhouse (SIT Supported) / \$4,044,215 / \$1,654,195 / \$5,698,410

SECTION 11. For the purpose stated in Section 1, the expenditure of \$5,698,410.00 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 7712 in object class 06 Capital Outlay per the accounting codes in the attachment.

SECTION 12. 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.