



Legislation Text

File #: 1887-2019, Version: 1

This ordinance is to authorize the Director of the Recreation to modify our original construction contract with Gutknecht Construction (Ord. 1339-2018) for the renovation of the Indian Mound Community Center and to modify the Professional Services Contract with Hardline Design Company (Ord. 1338-2018) for the renovation of the Indian Mound Community Center.

Background: The improvements to the Indian Mound Community Center are updating the HVAC, plumbing, and electrical systems as well as upgrading the existing classrooms and gymnasium. In addition, there will be an addition that will house a new art room, ceramics room, fitness center, classrooms, game room, restrooms, kitchen, welcoming lobby and offices that will enhance the community's use of this facility. The current facility has 10,127 square feet and will be expanded to 32,000 square feet.

Per City Code (329.09) as it applies to contract modifications:

1. The amount of additional funds to be expended under these modifications?
 - a. Requesting \$538,300.00 to modify the construction contract with Gutknecht Construction and \$106,020.00 to modify the contract with Hardline Design Company (with CTL) to provide Professional Construction Management Services.
2. Why the need for additional funds could not have been seen at the times that the contracts were initially awarded?
 - a. We have had two seasons of extremely wet weather with record rainfalls that have caused unanticipated delays which we have had to recover to finish the project in 2019.
 - b. It was not known at the time construction started that the power service that operated the spray ground at the Center was the same service that provided power to the building. As-built plans indicated separate power services. This caused delay that had to be recovered as the spray ground needed to remain open for summer operations (2018). This delay pushed masonry work into the winter of 2019 when it was originally to be complete fall of 2018.
 - c. Existing building components exposed during demolition activities were inconsistent with the design. The as-built plans used in the basis of design for the renovation were not representative of actual conditions. Destructive testing and investigation work during design was not permitted as the building was in use during the design itself.
 - d. It was anticipated that 2 sections of roof could be salvaged and recoated for an additional 8-10 years of life. One section of is in far worse condition than anticipated. Though leaks are not yet evident, they soon will be. Water damage within the roof has been recognized and it is strongly recommended that the roofs be replaced. This additional work, if authorized will add cost, and is not anticipated to require additional time that will need to be recovered.
3. Why is not in our best interest to award additional work through another procurement process?
 - a. Prices for the extra work have mostly been established by the existing contracts in place. Therefore, the costs for the additional work have been competitively bid as a result. Proceeding with another procurement process would stop work currently and cause delay and would push the completion of the Center well into 2020. The costs would be extensive having to work through another winter. In addition, there would be no cost benefit as unit costs have increased since the time of bid.
4. How were the prices for these modifications determined?

- a. With the construction contract, prices for addition work were pretty much established with the existing contract. Mostly, it is not “new” work that has been uncovered, it is “additional” work that already has established costs.
- b. The costs to mitigate the delays caused by the issues described above were determined using a Critical-Path-Method (CPM) for scheduling. The City is not responsible for the total delays experience at Indian Mound. Of the 114 days claimed by the contractor, it was determined that the City owned 65 days. These are the days are compensable to the Contractor.
- c. For the professional services contract, similar to the construction contract, costs were established with the original contract. The additional funds cover the extension of time pro-rated on a monthly basis. The project originally was to be complete in June of 2019, now the completion date has pushed into December (with a certificate of occupancy in October).

Original Contracts and Proposals were advertised through Vendor Services, in accordance with City Code Section 329, and received by the Recreation and Parks Department. Proposals were originally received on 4/26/18 from the following companies for the construction contract:

| <u>Company</u> | <u>Amount</u> |
|-----------------------|---------------|
| RW Setterlin (MAJ) | \$8,618,500 |
| Gutknecht (MAJ) | \$7,686,500 |
| Thomas & Marker (MAJ) | \$8,351,500 |

And proposals were originally received on 11/8/15 from the following companies for Professional Services:

Company
Hardline Designs (MAJ)
Abbot Studios (MAJ)
Braun & Steidl (MAJ)
Meyers + Associates (MAJ)
Rogers Krajnak (MAJ)
Schorr Architects (MAJ)
Star Consultants (MBE)

It was determined that Hardline Designs was the most responsive.

Vendors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

Principal Parties:

Construction:

Gutknecht Construction
2280 Citygate Dr.
Columbus, OH 43219
Jamie Weisent, 614.532.5410
CC: 31-0935568

Professional Services:

Hardline Design Company
4608 Indianola Avenue
Columbus, OH 43214
Charissa Durst, 614.784.8733
CCN: 31-1688928

Emergency Justification: An emergency is being requested so that Recreation and Parks can continue construction and finish by December 2019.

Benefits to the Public: This project will benefit the community by renovating and expanding a facility to help meet the growing recreation needs of the Far South Area. It is critical to the community that this Center open in 2019.

Community Input/Issues: Prior to Construction several Community meetings were held to gather input. Presentation was also made to the Area Commission once a final design was agreed upon by the community.

Area(s) Affected: Far South Area (23)

Master Plan Relation: This project will support the mission of the Recreation and Parks Master Plan by updating and renovating an existing park facility.

Fiscal Impact: The expenditure of \$999,763.00 was legislated for the design and construction management portion of the Indian Mound Community Center Renovations by Ordinances 0111-2016 and 1338-2018. This ordinance will provide funding that will modify the previously authorized amount by \$106,020.00. \$106,020.00 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 \$1,105,783.00.

The expenditure of \$8,500,000.00 was legislated for the construction portion of the Indian Mound Community Center Renovations by Ordinance 1339-2018. This ordinance will provide funding that will modify the previously authorized amount by \$538,300.00. \$538,300.00 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 \$9,038,300.00.

The total fiscal impact for both modifications in this ordinance is \$644,320. The aggregate total amount authorized for the renovations of the Indian Mound Community Center, for design, construction management, and construction is \$10,144,083.00.

To authorize the Director of Recreation and Parks to modify the construction contract with Gutknecht Construction for the renovation of the Indian Mound Community Center and to modify the Professional Services Contract with Hardline Design Company for the renovation of the Indian Mound Community Center; to authorize the transfer of \$644,320.00 between projects within the Recreation and Parks Voted Bond Fund; to amend the 2019 Capital Improvements Budget Ordinance 1326-2019; to authorize the expenditure of \$644,320.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$644,320.00)

WHEREAS, it is necessary to authorize and direct the Director of Recreation and Parks to modify our original construction contract with Gutknecht Construction (Ord. 1339-2018) for the renovation of the Indian Mound Community Center and to modify the Professional Services Contract with Hardline Design Company (Ord. 1338-2018) for the renovation of the Indian Mound Community Center; and

WHEREAS, it is necessary to authorize the transfer of \$644,320.00 or so much thereof as may be needed, is hereby authorized between projects within the Recreation and Parks Bond Fund 7702; and

WHEREAS, it is necessary to authorize that the 2019 Capital Improvements Budget Ordinance 1326-2019 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 \$644,320.00 from the Recreation and Parks Voted Bond Fund 7702; and

WHEREAS, an emergency exists in the usual daily operation of the Recreation and Parks Department in that it is immediately necessary to enter into contract so that Recreation and Parks can continue construction and finish by December 2019, 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 modify our original construction contract with Gutknecht Construction (Ord. 1339-2018) for the renovation of the Indian Mound Community Center and to modify the Professional Services Contract with Hardline Design Company (Ord. 1338-2018) for the renovation of the Indian Mound Community Center to enter into contract with General Maintenance and Engineering Company for the Roof Renovations 2019 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 \$644,320.00 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 2019 Capital Improvements Budget Ordinance 1326-2019 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; P510119-100000; Central Maintenance Zone Headquarters (Voted Carryover) / \$550,858 / (\$550,858) / \$0

Fund 7702; P510122-100000; HVAC Improvements (Voted Carryover) / \$941,366 / (\$93,462) / \$847,904

Fund 7702; P510126-100000; Indian Mound Improvements (Voted Carryover) / \$0 / \$644,320 / \$644,320

SECTION 7. For the purpose stated in Section 1, the expenditure of 644,320.00 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 10 days after passage if the Mayor neither approves nor vetoes the same.