



## Legislation Text

File #: 0622-2020, Version: 1

This ordinance is to authorize the Director of the Recreation and Parks Department to enter in contract with Triad Architects to provide Design and Construction Administration services for the 2019 Shelter House Renovations at Goodale and Northbank Shelters.

**Background:** North Bank Park Pavilion is a premier rental facility in downtown Columbus and within the Scioto Mile. It hosts over 100 rentals per year and generates approximately \$200,000 in rental revenue. It is limited to a capacity of 100 guests and approximately 60% of customers rent a tent from a third party vendor to increase capacity. The design and future construction of a covered patio on the back side of the facility will eliminate the need for customers to rent a tent and will increase capacity to 200. We will be saving customers over \$1,200 on a tent rental and this will allow us to increase pricing for the facility while appealing to a wider audience.

The exterior of Goodale Shelterhouse is a beautiful Victorian style design. The interior is extremely outdated. The facility is popular and hosts approximately 100 rentals per year and generates approximately \$45,000 annually. These interior improvements will create a modern interior to a historic exterior and make the facility much more appealing, efficient, and desirable. We will be adding video screens to appeal to a thriving corporate rental market in the area to rent in our off-peak rental times of Monday-Friday during the day while providing an increased customer experience for our family function and wedding rental business that already exists.

Both of these upgrades will increase revenue for the facilities, increase the number of rentals, and allow us to host more community, family, and corporate gatherings in our parks.

Proposals were advertised through Vendor Services, in accordance with City Code Chapter 329, on January 27, 2020 and received by the Recreation and Parks Department on February 13, 2020. Proposals were received from the following companies:

<u>Company</u>	<u>Status</u>	<u>Amount</u>
Triad Architects	(MAJ)	N/A - Design Bid
Abbot Studios	(MAJ)	N/A - Design Bid
Garmin Miller Architects-Engineers	(MAJ)	N/A - Design Bid
BBCO	(MBE)	N/A - Design Bid
Williarms Architects	(MAJ)	N/A - Design Bid
Hardlines Design Company	(MBE)	N/A - Design Bid
Mull & Weithman Architects, Inc.	(MAJ)	N/A - Design Bid

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

### Principal Parties:

Triad Architects  
172 East State Street, Suite 600  
Columbus, Ohio 43215  
Brent Foley, AIA - 614.942.1050  
31-1745334

March 2, 2022

**Emergency Justification:** An emergency is being requested in order to allow design of the upgrades to commence immediately in order to begin construction during a window closed to reservations in November 2020 - April 2021. Construction during this window minimizes lost rental revenue as it coincides with the slowest rental season and the schedule is compacted to accomplish this.

**Benefits to the Public:** More than 50% of the rentals for the Northbank Shelter involve additional rental charges for tents. This addition to Northbank will no longer require these tent rentals, making the rentals of the shelter more equitable. We anticipate as a result of these improvements at Northbank hosting larger events to a broader group of individuals.

At Goodale, the proposed improvements will create a modern interior to a historic exterior and make the facility much more appealing, efficient, and desirable. We will be attracting a thriving corporate rental market in our off-peak rental times of Monday-Friday during the day while providing an increased customer experience for our family functions.

**Community Input/Issues:** The improvements proposed at both locations have come at the request of the communities in which they are located and the customers who rent these shelters. During the design process the Victorian Village Commission (Goodale) and the Downtown Area Commission (Northbank) will be engaged and commission approvals will be required. The Downtown Area Commission has made several requests for these improvements at Northbank due to the constant presence of rental tents.

**Area(s) Affected:**

Northbank Shelter - Area 55 (Downtown)

Goodale Shelter - Area 46 (Victorian Village)

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

**Fiscal Impact:** \$137,545.00 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 in contract with Triad Architects to provide Design and Construction Administration services for the 2019 Shelter House Renovations at Goodale Park and Northbank Park Shelters; to authorize the transfer of \$137,545.00 between projects within the Recreation and Parks Bond Fund; to amend the 2019 Capital Improvements Budget Ordinance 1326-2019; to authorize an expenditure of \$137,545.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$137,545.00)

**WHEREAS,** it is necessary to authorize the Director of Recreation and Parks to enter in contract with Triad Architects to provide Design and Construction Administration services for the 2019 Shelter House Renovations at Goodale and Northbank Shelters; and

**WHEREAS,** it is necessary to authorize the transfer of \$137,545.00 or so much thereof as may be needed, between projects within the Recreation and Parks Bond Fund 7702; and

**WHEREAS,** it is necessary to amend the 2019 Capital Improvements Budget Ordinance 1326-2019; and

**WHEREAS,** it is necessary to authorize the expenditure of \$137,545.00 from the Voted Recreation and Parks 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 authorize the Director to enter into contract with Triad Architects for services so that construction can begin during a window closed to reservations in November 2020 - April 2021, thereby preserving the public health, peace, property, 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 be and is hereby authorized and directed to enter in contract with Triad Architects to provide Design and Construction Administration services for the 2019 Shelter House Renovations at Goodale and Northbank Shelters.

**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 \$137,545.00 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; P510035-100004; Facility Improvements - Contingencies (Voted Carryover) / \$0 / \$29,592 / \$29,592 (to match cash)

Fund 7702; P510035-100004; Facility Improvements - Contingencies (Voted Carryover) / \$29,592 / (\$29,592) / \$0

Fund 7702; P514004-100000; Program Projects (Small) - Rental Services Misc. (SIT Supported) / \$137,489 / (\$7,953) / \$129,536

Fund 7702; P515000-100000; Program Projects (Large) - Misc. (SIT Supported) / \$100,000 / (\$100,000) / \$0

Fund 7702; P515004-100000; 2019 Shelterhouse Renovations - Goodale and North Bank (SIT Supported) / \$0 / \$107,953 / \$107,953

Fund 7702; P515004-100000; 2019 Shelterhouse Renovations - Goodale and North Bank (Voted Carryover) / \$0 / \$29,592 / \$29,592

**SECTION 7.** That the expenditure of \$137,545.00 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 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.