



## Legislation Text

File #: 2244-2020, Version: 1

**Background:** This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with R.W. Setterlin Building Company for the 2019 Shelterhouse Renovations - North Bank and Goodale Project. The R.W. Setterlin Building Company contract amount is \$575,367.00, with a contingency of \$200,000.00, for a total of \$775,367.00. This ordinance also authorizes the Director of the Recreation and Parks Department to enter into contract with CTL Engineering for special inspections in conjunction with this project. The amount of the CTL Engineering contract is \$6,000.00. An additional \$13,500.00 is being authorized for inter-department billing for prevailing wage coordination, permitting, and inspection through various City Departments for a total of \$794,867.00 being authorized by this ordinance.

The North Bank Park Pavilion is a premier rental facility in downtown Columbus and is located within the Scioto Mile. It hosts over 100 rentals per year and generates approximately \$200,000.00 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 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. This will allow us to increase our pricing for the facility while not costing customers any additional funds to a third party.

The exterior of the Goodale Shelterhouse is a beautiful Victorian style design, however, the interior is extremely outdated. The facility is popular and hosts approximately 100 rentals per year and generates approximately \$45,000.00 annually. These improvements will modernize the interior and increase the efficiency of the space. Video screens will be added to improve the appeal to the corporate rental market in the area, increasing the demand for the facility during the off-peak rental times during weekdays. All of these improvements will be appealing to our current users and will also help attract new rental customers.

Proposals were advertised through Vendor Services for Construction, in accordance with City Code Section 329, on August 6, 2020 and received by the Recreation and Parks Department on August 25, 2020. This project was also picked up by various local and regional plan rooms and distributed to their membership. Proposals were received from the following companies:

<u>Company</u>	<u>Status</u>	<u>Amount</u>
R.W. Setterlin Building Company	(MAJ)	\$575,367.00
2K General Construction	(MAJ)	\$680,000.01
Elford, Inc.	(MAJ)	\$817,773.00

After reviewing the bids that were submitted, it was determine that R.W. Setterlin Building Company was the lowest and most responsive bidder. R.W. Setterlin Building Company and all proposed subcontractors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

Consultants for special inspections received an RFP and had been pre-qualified in accordance with Columbus City Code Section 329 and by Ordinance 2453-2018. Proposals were requested on August 11, 2020 and received by the Recreation and Parks Department on August 18, 2020. Proposals were received from the following companies:

<u>Company</u>	<u>Status</u>
Moody Nolan/Resource International	(MBE)
CTL Engineering Inc.	(MBE)

H.R. Gray

(MAJ)

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

**Principal Parties:**

R.W. Setterlin Building Company

560 Harmon Avenue, Columbus, OH 43233

Mark Setterlin, (614) 459-7077

Contract Compliance Number, Tax ID: 004372, 31-0836188

January 2, 2021

CTL Engineering Inc.

2860 Fisher Road, Columbus, OH 43204

Mark Montgomery, (614) 276-8123 x1238

Contract Compliance Number, Tax ID: 004209, 31-0680767

June 4, 2022

**Emergency Justification:** Emergency action is requested to meet the operational needs of the Department. These facilities are not being rented from November 2, 2020 to April 30, 2021 and this will allow for construction to occur during this time, minimizing the impact to customers.

**Benefits to the Public:** These improvements will improve the functionality and visual aesthetics of these facilities, creating a higher quality experience for customers.

**Community Input/Issues:** The improvements proposed at both locations have come at the request of the customers who rent these facilities. Also, during the design process, the Victorian Village Commission (Goodale) and the Downtown Area Commission (North Bank) have been engaged and commission approvals have been granted. The Downtown Area Commission has made several requests for these improvements at North Bank due to the constant presence of rental tents.

**Area(s) Affected:** Downtown (55), Victorian Village (46)

**Master Plan Relation:** This project supports the departments' Master Plan by updating, renovating, and maximizing the use of existing park facilities.

**Fiscal Impact:** \$794,867.00 is budgeted and available from and 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 into contract with R.W. Setterlin Building Company and CTL Engineering for the 2019 Shelterhouse Renovations - North Bank and Goodale Project, to authorize the transfer of \$794,867.00 within the Recreation and Parks Voted Bond Fund, to authorize the amendment of the 2019 Capital Improvements Budget; to authorize the expenditure of \$794,867.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$794,867.00)

**WHEREAS,** it is necessary to authorize the Director of the Recreation and Parks to enter into contract with R.W. Setterlin Building Company and CTL Engineering for the 2019 Shelterhouse Renovations - North Bank and Goodale Project; and

**WHEREAS,** it is necessary to authorize the amendment of the 2019 Capital Improvements Budget Ordinance 1326-2019

in order to provide sufficient budget authority for this and future projects; and

**WHEREAS**, it is necessary to authorize the transfer of 794,867.00 within the Recreation and Parks Voted Bond Fund 7702; and

**WHEREAS**, it is necessary to authorize the expenditure of \$794,867.00 from the Recreation and Parks Voted Bond Fund 7702; 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 these contracts to allow construction to occur during November 2, 2020 to April 30, 2021 as these facilities are not being rented during time, minimizing the impact to customers, all for the preservation of public peace, property, health, welfare, and safety; **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 R.W. Setterlin Building Company, in the amount of \$775,367.00, and CTL Engineering, in the amount of \$6,000.00, for the 2019 Shelterhouse Renovations - North Bank and Goodale 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 \$794,867.00 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 / \$135,000 / \$135,000 (to match cash)

Fund 7702; P510035-100004; Facility Improvements - Contingencies (Voted Carryover) / \$135,000 / (\$135,000) / \$0

Fund 7702; P510124-100000; Davis Center Renovation (Voted Carryover) / \$2,124,250 / (\$252,391) / \$1,871,859

Fund 7702; P514004-100000; Program Projects (Small) Rental Services - Misc. (SIT Supported) / \$129,536 / (\$129,536) / \$0

Fund 7702; P516000-100000; Emergency Replacement - Misc. (SIT Supported) / \$65,068 / (\$65,068) / \$0

Fund 7702; P517000-100000; Opportunity Projects - Misc. (SIT Supported) / \$212,872 / (\$212,872) / \$0

Fund 7702; P515004-100000; 2019 Shelterhouse Renovations - Goodale and North Bank (Voted Carryover) / \$0 / \$387,391 / 387,391

Fund 7702; P515004-100000; 2019 Shelterhouse Renovations - Goodale and North Bank (SIT Supported) / \$0 / \$407,476 / \$407,476

**SECTION 7.** That the expenditure of \$794,867.00 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.