



## Legislation Text

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**File #:** 0658-2022, **Version:** 1

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**Background:** This ordinance authorizes the Director of the Recreation and Parks Department to modify an existing contract with Pizzuti Solutions, LLC for professional and owner's representation services for the Broad Street Arts and Senior Center Campus Project. This project was originally called The Community Creative Campus and Park but has recently been renamed. The modification amount being authorized by this ordinance is \$677,350.00.

This project's mission is to support the ability of the Recreation and Parks Department to meet the needs of Columbus residents for creative and senior facilities. The project will stimulate and support creative and senior residents while also providing important park space for the Olde Towne East Community.

This planned modification to the contract with Pizzuti Solutions will allow them to continue to assist the department with the Phase II design and construction development of this project. The planning and preliminary engineering work in this contract is complete. The next phase that is underway is for detailed design development. By modifying this contract, Pizzuti will continue their Owner's Representation Services through the design and construction phases of this project as well. The need for these additional funds and services were foreseen and this modification was planned. It is not in our best interest to procure services from another vendor as there is not another vendor with the knowledge and experience to successfully complete this project at its current stage of development. The costs for this modification were determined using the established rates in the current contract with Pizzuti multiplied by the anticipated hours to complete a well-documented scope of services.

**Principal Parties:**

Pizzuti Solutions, LLC, Inc.  
629 North High Street  
Columbus, Ohio 43215  
James Russell 614-280-4038  
Contract Compliance Number, Tax ID: 008612, 46-2372444  
Contract Compliance Expiration Date: March 8, 2024

**Emergency Justification:** Emergency action is requested as the project is underway and is this modification is necessary to avoid delays.

**Benefits to the Public:** Providing park and facility space in the Olde Towne East Community is a high priority for the City of Columbus. The project will develop a facility that will combine the activities previously housed in the former Golden Hobby Shop and Martin Janis Center, promoting major components of healthy aging. The project will also provide critical inclusive park and facility space for the residents of Olde Towne East, one of the City's most underserved communities for recreation amenities.

**Community Input/Issues:** Staff and participants from the current facilities being replaced and residents of Olde Towne East will be engaged to gain an understanding of what programming, spaces, and outcomes they value and how the Recreation and Department might work to enhance their experiences.

**Area(s) Affected:** Near East (54) - The creative and senior programming elements at this future facility and park will serve all resident of Columbus, Citywide.

**Master Plan Relation:** This project supports the Columbus Recreation and Parks Department's Master Plan by providing

diverse, inclusive, and affordable recreational opportunities for all ages. The project also will provide ways to increase the operational efficiency and sustainability of the department.

**Fiscal Impact:** The expenditure of \$330,000.00 was legislated for the Broad Street Arts and Senior Campus Project, formerly known as the Community Campus Project, by Ordinance 2518-2020. This ordinance will provide funding that will modify the previously authorized amount by \$677,350.00. \$677,350.00 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 \$1,007,350.00.

To authorize the Director of Recreation and Parks to modify an existing contract with Pizzuti Solutions, LLC for the Broad Street Arts and Senior Center Campus Project; to authorize the transfer of \$99,580.00 within the Recreation and Parks Voted Bond Fund; to authorize the amendment of the 2021 Capital Improvements Budget; to authorize the expenditure of \$677,350.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$677,350.00)

**WHEREAS**, it is necessary to authorize the Director of the Recreation and Parks to modify an existing contract with Pizzuti Solutions, LLC for the Broad Street Arts and Senior Center Campus Project; and

**WHEREAS**, it is necessary to authorize the transfer of \$99,580.00 within the Recreation and Parks Voted Bond Fund 7702; and

**WHEREAS**, it is necessary to authorize the amendment of the 2021 Capital Improvements Budget Ordinance 2707-2021 in order to provide sufficient budget authority for this and future projects; and

**WHEREAS**, it is necessary to authorize the expenditure of \$677,350.00 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 modify this contract as the project is underway and is this modification is necessary to avoid delays, all for the preservation of the public health, peace, property, safety, and welfare and, **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 modify an existing contract with Pizzuti Solutions, LLC for the Broad Street Arts and Senior Center Campus 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 \$99,580.00 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 2021 Capital Improvements Budget Ordinance 2707-2021 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 / P512000-100000; New Development - Misc. (Voted Carryover); \$1,659,442 / (\$99,580) / \$1,559,862

Fund 7702; P512005-100000; Broad Street Arts and Senior Campus (Voted Carryover) / \$577,770 / \$99,580 / \$677,350

**SECTION 7.** For the purpose stated in Section 1, the expenditure of \$677,350.00 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 ten days after passage if the Mayor neither approves nor vetoes the same.