



Legislation Text

File #: 0102-2023, **Version:** 1

Background: This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with Facemyer and Ascension Construction Solutions for the Ulry-Warner Parkland Improvements Project. The contract amount with Facemyer is for construction and is \$9,014,217.00, with allowances totaling \$571,741.00 and a contingency of \$400,000.00, for a total of \$9,985,958.00. The contract amount with Ascension Construction Solutions is for construction management and inspection and is for a total of \$735,165.00. An additional \$2,000.00 is being authorized for interdepartmental inspections and fees for a total of \$10,723,123.00 being authorized by this ordinance.

This ordinance will enable the Recreation and Parks Department to complete construction of a 53 acre park in the city's far northeast area in the Rocky Fork-Blacklick Community. The site was acquired in 2013 for a future community park that will serve thousands of residents in one of the city's fastest growing communities. The parkland has been on the community's highest priority list for development. Funds for this project are being provided by the Department of Development Albany Crossing and Upper Albany West Tax Increment Financing (TIF) Funds as well as the Central College Community Development Authority project account within the Department of Development Hamilton-Central College TIF Fund. Parkland Dedication Funding within the Recreation and Parks Permanent Improvement Fund is also being used to fund the construction and inspection of the new park.

The design of the park began in 2020 and was completed in November of 2022. Community input during the design was done via an open house, direct stakeholder conversations with civic associations, and over 500 written comments received from the project website. Improvements for this park project include athletic fields, walking paths, natural play spaces, a four season reservable pavilion, hard courts for pickleball and futsal, parking areas, utility services, forest preservation and expansion, and four path connections to the surrounding communities.

Vendor Bid/Proposal Submissions (ODI designation status):

Construction:

Bids were advertised through Vendor Services and Bid Express in accordance with City Code Section 329, on October 10, 2022 and received by the Recreation and Parks Department on November 15, 2022. This project was also picked up by various local and regional plan rooms and distributed to their membership. Bids were received from the following companies:

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Facemyer (WBE): \$9,014,217.00
Elford (MAJ): \$9,328,820.00

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

Construction Management and Inspection:

Proposals were advertised through Vendor Services in accordance with City Code Section 329, on September 21, 2022

and received by the Recreation and Parks Department on October 12, 2022. This project was also picked up by various local and regional plan rooms and distributed to their membership. Bids were received from the following companies:

Proposals were received from the following companies:

Ascension Construction Solutions (MBE)
Anser Advisory (MAJ)
DLZ (MBE)
CTL Engineering (MBE)
Hill International (MAJ)

Of note, professional services contracts are quality based selections and not based on price. Costs were not requested nor where they part of this evaluation.

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

Principal Parties:

Facemyer, LLC
PO Box 304
Sunbury, Ohio 43074
Ada Facemyer, (740) 965-4616, estimating@facemyer.com
Contract Compliance Number, Tax ID: 005926, 31-1757841
Contract Compliance Expiration Date: March 31, 2023

Ascension Construction Solutions
4200 Regent Street, Suite 200
Columbus, Ohio 43219
Jeanna Hondel, (614) 209-0117, jhondel@ascension-cs.com
Contract Compliance Number, Tax ID: 023827, 82-3075877
Contract Compliance Expiration Date August 17, 2024

Emergency Justification: Emergency action is requested with the intention to have a Notice to Proceed issued in February of 2023 in order to meet long lead times for procurement of building and construction materials due to national supply chain issues and to avoid continued inflation of pricing for these materials.

Benefits to the Public: The future Ulry-Warner Park will be one of the major greenspaces for the entire Rocky Fork-Blacklick Community and far northeast region of the city. The scale of the park will accommodate a wide range of recreation for all ages and will be accessible to over 4,000 nearby residents. Future subdivision projects currently underway are expected to add an additional 1,000 residents to the 10 minute walkshed of the park within the next two years.

Community Input/Issues: Since 2014, the surrounding communities have been extensively engaged with the Recreation and Parks Department in the acquisition, anticipated uses, access, surrounding zonings, services, street improvements, and land use planning for this park. The TIF committee charged with prioritizing the City's TIF and CDA funds for the community's infrastructure identified the park as one of the highest priorities for development and worked with the City's Development Department to organize the funding. Civic groups involved include Asherton Grove Condominium Association, Upper Albany West Homeowners' Association, and Albany Crossing Homeowners' Association. Two new large subdivisions are currently under construction surrounding the park space and the future residents will benefit from this new nearby park.

Area(s) Affected: Rocky Fork-Blacklick (33)

Master Plan Relation: This project will support the Recreation and Parks Master Plan by providing quality recreational parks, trails, and connectivity for Columbus residents.

Fiscal Impact: \$10,723,123.00 is budgeted and available from within the Albany Crossing TIF Fund 7441, Upper Albany West TIF Fund 7443, Hamilton-Central College TIF Fund 7445, and Recreation and Parks Permanent Improvement Fund 7747 to meet the financial obligations of this contract.

To authorize the Director of Recreation and Parks to enter into contract with Facemyer and Ascension Construction Solutions for the Uly-Warner Parkland Improvements Project; to authorize the appropriation of \$6,049,629.75 within the Albany Crossing TIF Fund; to authorize the appropriation of \$509,750.50 within the Upper Albany West TIF Fund; to authorize the appropriation of \$2,767,398.23 within the Hamilton-Central College TIF Fund; to authorize the appropriation of \$546,831.94 within the Recreation and Parks Permanent Improvement Fund; to authorize the transfer of \$6,342,181.03 within the Albany Crossing TIF Fund; to authorize the transfer of \$738,543.74 within the Upper Albany West TIF Fund; to authorize the transfer of \$2,767,398.23 within the Hamilton-Central College TIF Fund; to authorize the transfer of \$875,000.00 within the Recreation and Parks Permanent Improvement Fund; to authorize the amendment of the 2022 Capital Improvements Budget; to authorize the expenditure of \$10,723,123.00 from the Albany Crossing TIF Fund, Upper Albany West TIF Fund, Hamilton-Central College TIF Fund, and Recreation and Parks Permanent Improvement Fund, and to declare an emergency. (\$10,723,123.00)

WHEREAS, it is necessary to authorize the Director of the Recreation and Parks to enter into contract with Facemyer and Ascension Construction Solutions for the Uly-Warner Parkland Improvements Project; and

WHEREAS, it is necessary to authorize the appropriation of \$6,049,629.75 within the Albany Crossing TIF Fund 7441; and

WHEREAS, it is necessary to authorize the appropriation of \$509,750.50 within the Upper Albany West TIF Fund 7443; and

WHEREAS, it is necessary to authorize the appropriation of \$2,767,398.23 within the Hamilton-Central College TIF Fund 7445; and

WHEREAS, it is necessary to authorize the appropriation of \$546,831.94 within the Recreation and Parks Permanent Improvement Fund 7747

WHEREAS, it is necessary to authorize the transfer of \$6,342,181.03 within the Albany Crossing TIF Fund 7441; and

WHEREAS, it is necessary to authorize the transfer of \$738,543.74 within the Upper Albany West TIF Fund 7443; and

WHEREAS, it is necessary to authorize the transfer of \$2,767,398.23 within the Hamilton-Central College TIF Fund 7445; and

WHEREAS, it is necessary to authorize the transfer of \$875,000.00 within the Recreation and Parks Permanent Improvement Fund 7747; and

WHEREAS, it is necessary to authorize the amendment of the 2022 Capital Improvements Budget Ordinance 1896-2022 in order to provide sufficient budget authority for this and future projects; and

WHEREAS, it is necessary to authorize the expenditure of \$10,723,123.00 from the Albany Crossing TIF Fund 7441,

Upper Albany West TIF Fund 7443, Hamilton-Central College TIF Fund 7445, and Recreation and Parks Permanent Improvement Fund 7747; 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 of Recreation and Parks to enter into contract with Facemyer and Ascension Construction Solutions as it is the intention to have a Notice to Proceed issued in February of 2023 in order to meet long lead times for procurement of building and construction materials due to national supply chain issues and to avoid continued inflation of pricing for these materials; **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 Facemyer and Ascension Construction Solutions for the Ulry-Warner Parkland Improvements 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 appropriation of \$6,049,629.75 is authorized within the Albany Crossing TIF Fund 7441 per the accounting codes in the attachment to this ordinance.

SECTION 6. That the appropriation of \$509,750.50 is authorized within the Upper Albany West TIF Fund 7443 per the accounting codes in the attachment to this ordinance.

SECTION 7. That the appropriation of \$2,767,398.23 is authorized within the Hamilton-Central College TIF Fund 7445 per the accounting codes in the attachment to this ordinance.

SECTION 8. That the appropriation of \$546,831.94 is authorized within the Recreation and Parks Permanent Improvement Fund 7747 per the accounting codes in the attachment to this ordinance.

SECTION 9. That the transfer of \$6,342,181.03 or so much thereof as may be needed, is hereby authorized between projects within the Albany Crossing TIF Fund 7441 per the accounting codes in the attachment to this ordinance.

SECTION 10. That the transfer of \$738,543.74 or so much thereof as may be needed, is hereby authorized between projects within the Upper Albany West TIF Fund 7743 per the accounting codes in the attachment to this ordinance.

SECTION 11. That the transfer of \$2,767,398.23 or so much thereof as may be needed, is hereby authorized between projects within the Hamilton Central College TIF Fund 7445 per the accounting codes in the attachment to this ordinance.

SECTION 12. That the transfer of \$875,000.00 or so much thereof as may be needed, is hereby authorized between projects within the Recreation and Parks Permanent Improvement Fund 7747 per the account codes in the attachment to this ordinance.

SECTION 13. That the 2022 Capital Improvements Budget Ordinance 1896-2022 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 7747 / P510733-100000 / Rocky Fork-Blacklick - Parkland Dedication (Carryover) / \$344,232 / \$74,861 / \$419,093 (to match cash)

Fund 7747 / P510063-100000 / Rocky Fork Blacklick Parkland Donations (Carryover) / \$525,911 / (\$525,910) / \$1

Fund 7747 / P510733-100000 / Rocky Fork-Blacklick - Parkland Dedication (Carryover) / \$419,093 / (\$349,090) / \$70,003

Fund 7747 / P512015-100000 / Ulry Warner Parkland Improvements (Carryover) / \$0 / \$875,000 / \$875,000

SECTION 14. For the purpose stated in Section 1, the expenditure of \$10,723,123.00 or so much thereof as may be necessary to pay the cost thereof, be and is hereby authorized from the Albany Crossing TIF Fund 7441, Upper Albany West TIF Fund 7743, Hamilton Central College TIF Fund 7445, and Recreation and Parks Permanent Improvement Fund 7747 in object class 06 Capital Outlay per the accounting codes in the attachments to this ordinance.

SECTION 15. 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.