



Legislation Text

File #: 1120-2023, **Version:** 1

Background: This ordinance authorizes the Director of the Recreation and Parks Department to modify an existing contract with MKSK to provide professional design services for the West Case Park Design Project. The modification amount is \$1,293,000.00 and a contingency of \$82,000.00, for a total of \$1,375,000.00 being authorized by this ordinance.

In 2018, the Recreation and Parks Department acquired the former Ohio State University Agriculture Extension Sheep Farm at 2425 West Case Road. For several years, the Recreation and Parks Department had identified the 58 acre site as a key community park space as the parcel is one of the largest remaining undeveloped open spaces in the entire Northwest Community. At the same time, the surrounding neighborhoods have played an active role by providing support for the City's investment to buy the site and develop a signature green space for a highly underserved area for greenspace. The property is surrounded by high density housing, with over 1,000 households within a 10 minute walk. The Carriage Place Community Center is also within 200 yards of the parkland.

In October of 2021, Ordinance 1182-2021 authorized the Director of the Recreation and Parks Department to enter into contract with MKSK to perform the master planning of West Case Park. This contract included conceptual designs for the 58 acre park. It also included conducting two community open houses, user surveys, coordination with other city departments, cost estimating, programming analysis, and interaction with key stakeholders involved in the park development. Construction of the park and Forestry Section facility is currently projected to begin in 2024.

This ordinance is to authorize a planned contract modification to perform the final design and bid documents for the parkland, including the Forestry Section facility to be located on the site. The park improvements include athletic fields, sport courts, play spaces, over 1.5 miles of pathways, nearby neighborhood walk connections, shelters, parking, entry drives from West Case Road, native plantings, wetland improvements, and site furniture. The Forestry Section facility includes staff facilities, storage, and equipment staging areas.

Principal Parties:

MKSK, Inc.
462 Ludlow Alley
Columbus, OH 43215
Brian Kinzelman, (614) 621-2796
Contract Compliance Number: 028341
Contract Compliance Expiration Date: October 25, 2024

Emergency Justification: Emergency action is requested in order to finalize the detailed design and to complete all required environmental permitting commitments on the site before the onset of the winter season, allowing construction to proceed at the earliest practical time so the community can benefit from the improvements. Community input for these improvements was gathered in 2021 and the funding for this project was just recently authorized. The community has been waiting for these improvements and, without this design contract in place as soon as possible, these needed improvements will not be completed in a manner that would benefit the park users and community.

Benefits to the Public: West Case Park will be one of the major greenspaces for the entire northwest region of the City of Columbus. The scale of this park will accommodate a wide range of passive and active recreation for all ages. The park will be designed to maximize walking and biking access, taking advantage of the close proximity to Carriage Place Community Center and making it easily accessible to over 1,000 nearby households.

Community Input/Issues: Since 2017, the local communities have been extensively engaged with the Recreation and Parks Department in the acquisition and development of this greenspace. The Department has engaged with the Northwest Civic Association, Ohio State University, Don Scott Airport, civic groups, and residents surrounding the parkland.

Area(s) Affected: Northwest (34)

Master Plan Relation: This project will support the Recreation and Parks Department Master Plan by providing quality parks and trails while adding easy connectivity for Columbus residents of all ages.

Fiscal Impact: The expenditure of \$235,825.00 was legislated for the West Case Park Development Project by Ordinance 1182-2021. This ordinance will provide funding that will modify the previously authorized amount by \$1,375,000.00. \$1,375,000.00 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 \$1,610,825.00.

To authorize the Director of the Recreation and Parks Department to modify an existing contract with MKSK for the West Case Park Design Project; to authorize the transfer of \$1,375,000.00 within the Recreation and Parks Voted Bond Fund, to authorize the amendment of the 2022 Capital Improvements Budget; to authorize the expenditure of \$1,375,000.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$1,375,000.00)

WHEREAS, it is necessary to authorize the Director of the Recreation and Parks Department to modify an existing contract with MKSK for the West Case Park Design Project; and

WHEREAS, it is necessary to authorize the transfer of \$1,375,000.00 within the Recreation and Parks Voted Bond Fund 7702; 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 \$1,375,000.00 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 an existing contract with MKSK in order to finalize the detailed design and to complete all required environmental permitting commitments on the site before the onset of the winter season to allow construction to proceed at the earliest practical time so the community can benefit from the improvements and, **NOW, THEREFORE**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Director of the Recreation and Parks Department is authorized to modify an existing contract with MKSK for the West Case Park Design Project in an amount not to exceed \$1,375,000.00.

SECTION 2. That the funds necessary to carry out the purpose of this ordinance are 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 \$1,375,000.00 or so much thereof as may be needed, is 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 2022 Capital Improvements Budget Ordinance 1896-2022 is 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); \$2,790,690 / (\$1,375,000) / \$1,415,690

Fund 7702 / P512003-100000; West Case Park Development (Voted Carryover) / \$0 / \$1,375,000 / \$1,375,000

SECTION 7. For the purpose stated in Section 1, the expenditure of \$1,375,000.00 or so much thereof as may be necessary to pay the cost thereof, and is authorized from the Recreation and Parks and 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 made a part hereof, this ordinance is 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.