

January 2022 Recreation & Parks Commission Report

Administration Agenda Items

1. Gym Dividers Construction (0099-2022)

Project History/Background: This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with 2K General Company to provide construction services for the Gymnasium Divider Curtain Project and to authorize an expenditure of \$402,600.00; to authorize an expenditure of \$20,000.00 for construction administration services from XYZ Professional Services (architect), and to authorize an expenditure of \$10,000.00 for interdepartmental fees and inspections (Building and Zoning), for a total appropriation of \$432,600.00 from the Community Development Block Grant Fund; and from the Recreation and Parks Voted Bond Fund.

The city has a total of sixteen locations that need dividers to be able to safely hold several different activities at once in large gymnasiums and multipurpose rooms in our Community Centers and Athletic Complexes. This contract will complete the installation of these curtains in each of the 16 facilities. XYZ Professional Services, who is needed for support during construction is a Black/Woman-Owned Design firm that put the contract documents together for the installation of these curtains in our facilities. The intent is to provide vertical dividers and associated electric motorized devices to lower and raise the room dividers to separate large areas and allow for multiple users to safely use the space, especially in this time of COVID. CDBG funds have been procured that can reimburse us for a portion of these costs.

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on November 10, 2021 and received by the Recreation and Parks Department on December 1, 2021. Proposals were received from the following companies:

<u>Company</u>	<u>Status</u>	<u>Amount</u>
2K General Company	MAJ	\$367,600.00

After reviewing the bids that were submitted, it was determine that 2K General Construction was the lowest and most responsive bidder.

2K General Company and all proposed subcontractors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

Principal Parties:

2K General Company
19 Gruber Street, Building B, Delaware, Ohio 43015
Clayton Morgan, ph. 740.417.9195
31-1653018
01/24/22

Fiscal Impact: A total appropriation of \$432,600.00 from the Community Development Block Grant Fund is budgeted and available to meet the financial obligations of these expenditures.

Fees:

Base Scope:	\$367,600.00
Contingency/If authorized:	\$35,000.00
Interdepartmental Fees/Inspections	\$10,000.00
<u>Administration Services (XYZ)</u>	<u>\$20,000.00</u>
Total:	\$432,600.00

Area(s) Affected:

1. William H. Adams Community Recreation Center (GYM – new), 854 Alton Ave., 43219
2. Berliner Athletic Complex (GYM-replacement in kind) 1300 Deckenbach Rd, 43223
3. Big Run Athletic Complex (GYM- replacement in kind)) 4205 Clime Rd, 43228
4. Bill McDonald Athletic Complex (GYM- replacement in kind) 4990 Olentangy River Rd, 43214
5. Cleo Dumaree Athletic Complex (GYM – replacement in kind), 276 S. Nelson Road, 43205
6. Dodge Community Recreation Center (GYM - new) 667 Sullivant Ave, 43215
7. Douglas Community Recreation Center (GYM -new), 1250 Windsor Ave., 43211
8. Far East Community Recreation Center (Gym – new) 1826 Lattimer Dr, 43227
9. Feddersen Community Recreation Center (GYM – new) 3911 Dresden St, 43224
10. Howard Community Recreation Center (Gym – new) 2505 N Cassady Ave, 43219
11. Scioto Southland Community Recreation Center (Gym – new) 3901 Parsons Ave, 43207
12. Tuttle Park Community Recreation Center (Multipurpose Room – demolition and replacement with different type of curtain), 240 W. Oakland Ave., 43201
13. Westgate Community Recreation Center (Gym – new) 455 S Westgate Ave, 43204
14. Whetstone Community Recreation Center (Gym – new) 3923 N High St, 43214
15. Willis Athletic Complex (GYM – replacement in kind) 2520 Mock Rd, 43219
16. Woodward Park Community Recreation (GYM – new) 5147 Karl Rd, 43229

Emergency Justification: Emergency action is requested in order to begin construction work immediately and be able to start the subsequent construction this year. This will allow the city

to more safely operate more community center and athletic complex spaces, partitioning users from each other for safety.

Benefits to the Public: Many of our current community centers have existing motorized gymnasium dividers which allows for more users groups to safely use the same large community space, especially in the time of social distancing during COVID. Adding these dividers to sixteen locations will allow more user groups to be in the large space at the same time.

Community Input/Issues: Many of our current community centers have existing motorized gymnasium dividers which allows for more users groups to safely use the same large community space. Ten of the sixteen project locations do not have any large area dividers, the other six locations are in need of replacement.

Master Plan Relation: These new space dividers will allow for better safety and being able to better utilize our space at community centers and athletic complexes throughout the city.

2. Golf Cart Lease 2022 (0150-2022)

Project History/Background: This ordinance authorizes the Director of Recreation and Parks Department to enter into a lease agreement with PNC Equipment Finance, LLC and Lake Erie Golf for the lease-purchase payments and Maintenance of 385 golf riding carts with the lease agreement ending after the 2025 golf season.

As approved prior by Ordinance #1150-2020, the Golf Division has entered into a lease agreement with PNC Equipment Finance, LLC and Lake Erie Golf for the lease-purchase payments and Maintenance of 385 golf riding carts with the lease agreement ending after the 2025 golf season. This ordinance will authorize the expenditure of \$295,680.00 from the Recreation and Parks Operation Fund for the 2022 lease agreement payments; and to declare an emergency.

The lease agreement includes three parties:

- The City of Columbus
- PNC is the source of financing
 - o Golf cart lease agreements and payments would be with PNC
 - o Yearly legislation would occur to fund payments
- Lake Erie Golf is the golf cart maintenance company
 - o Lake Erie Golf would provide all cart maintenance for the duration of all contracts
 - o Lake Erie Golf does not receive payment for their contracted services
 - o At the end of our lease agreement with PNC, Lake Erie Golf gains ownership of all

385 carts

Principal Parties:

PNC, Equipment Finance
655 Business Center Drive
Horsham, PA 19044
Staysi Garcia Morillo, 267-960-4076
34-1880513

Lake Erie Golf
26565 Miles Road
Warrensville Heights, OH 44128
Danny Hayes, 614-808-5735
34-1880513

Fiscal Impact: \$295,680.00 is required and is budgeted within the 2022 Recreation and Parks operating budget to meet the financial obligations of this lease. This piece of legislation is contingent upon passage of the 2022 operating budget.

Emergency Justification: Emergency action is requested to enter into a new lease agreement so the lease purchase payments for the golf riding carts as the first payment is due April 1, 2022.

Benefits to the Public: Golf carts are necessary to the operation of the golf courses.

Area(s) Affected: All six municipal golf courses.

Master Plan Relation: This project will support the mission of the Recreation and Parks Master Plan by helping to ensure that the facilities remain accessible, safe, updated, and able to be used by the public.

3. Fore Hospitality Contract- Champions Golf Course (0151-2022)

Project History/Background: This ordinance is to authorize the Director of the Recreation and Parks Department to enter into contract with Fore Hospitality for food concessions/catering at Champions Golf Course.

This contract is a revenue generating contract for the Golf Division and is for two (2) years:

- This Contract for Champions Golf Course shall have a required annual absolute rent payment of: \$30,000.00 for 2022 payable in six (6) equal installments beginning June 21st and ending November 21st. In addition, at the completion of 2022, the Concessionaire will

pay to the City 15% of gross sales over \$200,000.00 on golf course concession sales, banquets and other events. This payment is due by February 15th of the subsequent contract year.

- For the calendar year 2023, the absolute rent payment will be \$45,000.00, payable in eight (8) equal installments beginning March 21st and ending October 21st of the second year (2023). In addition, at the completion of the year, the Concessionaire will pay to the City 10% of gross sales over \$100,000.00 on golf course concession sales, banquets and other events. This payment is due by February 15th of the subsequent contract year.

Principal Parties:

Fore Hospitality, LLC
1317 W 3rd Ave, Columbus OH 43212
Jennifer Miller, 614.795.2420
CC040502

Fiscal Impact: Revenue will be paid to Champions Golf Course and contribute to the sustainability of the Golf Division.

Benefits to the Public: This contract is necessary to provide food and beverage to the golfers and visitors at Champions Golf Course.

Community Input Issues: Golfers rely on the food and beverage daily for refreshments.

Area(s) Affected: Champions Golf Course

4. Franklinton Loop---Souder Avenue Trail Connector-- Land Acquisition Funding (0164-2022)

Project History/Background: This ordinance authorizes the City Attorney to acquire and accept in good faith certain fee simple title and lesser real estate located in the vicinity of Souder Avenue, and contract for associated professional services in order for the Recreation and Parks Department to timely complete the acquisition of Real Estate for the FRA–Souder Avenue Trail, PID 105736 Project.

The City’s Recreation and Parks Department (“CRPD”) is engaged in the FRA–Souder Avenue Trail, PID 105736 Project (“Public Project”). The Public Project will construct a trail along Souder Avenue, from West Broad Street to the Scioto Trail at Dublin Road. The City must acquire in good faith and accept certain fee simple title and lesser real estate located in the vicinity of Souder Avenue, Columbus, OH 43215 (collectively, “Real Estate”). The City will be acquiring and paying for the real estate and ODOT will be contributing money toward the construction of the

trail under PID 105736. Accordingly, CRPD requested the City Attorney to acquire the Real Estate in good faith and contract for associated professional services (*e.g.* surveys, title work, appraisals, *etc.*) in order for CRPD to timely complete the acquisition of the property.

The City passed Ordinance 1673-2021 in July of 2021 authorizing initial acquisition funding for this project in the amount of \$150,000.00 thereby allowing the City Attorney to contract for professional service and to acquire fee simple title and lesser interests in and to real property necessary for the project. Additional expenditures are now required, and an additional \$75,000.00 is being requested in order to pay for the costs of the acquisitions for the project.

The Department was awarded a grant for \$3.4 M from the Mid-Ohio Regional Planning Commission in 2016 to assist toward construction of a trail connection to the Scioto Trail for the Franklinton community, from Broad Street to Dublin Road. The project will build a pedestrian bridge across the Scioto River from the north bank, and continue to Broad Street along a 10' wide trail. The Franklinton community in this corridor is experiencing a transformation with new dense mixed-use developments of housing and large scale employment centers. The city began engagement with the community several years ago to address the unsafe conditions for cyclists and pedestrians, including the existing two-lane Souder Avenue bridge over the Scioto River. Connectivity to the regional trail system and upgrading the neighborhoods active transportation network was listed as one of the community's highest priorities. The project will coincide with major development projects in the West Broad Street/Souder Avenue area, as well as a corporate campus development for the Souder Avenue/Mckinley Avenue which is set to bring 2,000 jobs to the community within the next 3 years.

Principal Parties: None

Fiscal Impact:

Fees: \$150,000.00 (Ord. 1673-2021)
 \$75,000.00 (Additional Authorization Request)
Total: \$225,000.00

Emergency Justification: Emergency action is requested in order to acquire the Real Estate and allow the Recreation and Parks Department in to timely complete the Public Project without unnecessary delay, which will preserve the public peace, health, property, safety, and welfare.

Benefits to the Public: The Souder Avenue Bridge is a heavily used bike/ped route, with regional trails on both banks of the Scioto River. The two lane bridge is recognized widely as one of the city's most unsafe, narrow crossings. Manual trail counts were conducted in July 2016 and found that the average daily use of the Souder Ave Bridge by pedestrians and cyclists

was approximately 250 uses per day. This equates to roughly 90,000 uses annually. These numbers place the Souder Ave bridge connection near the top 5 busiest counted sections in the Columbus trail system. The Broad Street/Souder Avenue corridor is also experiencing major redevelopment, and the neighborhood strongly supports increased safety and access to the regional trail system, jobs, parks, and downtown. The project will design a new separated facility to accommodate cyclists, runners, and walkers as part of an overall Franklinton Loop network to connect people to and from an underserved community.

Community Input/Issues:

The Department conducted extensive outreach involving public and private stakeholders in the Franklinton community including:

Columbus Economic Development, Planning, Public Service, Health Departments

Private developers (Mt. Carmel, Cover My Meds)

Franklinton Development Association

Franklinton Trade Association

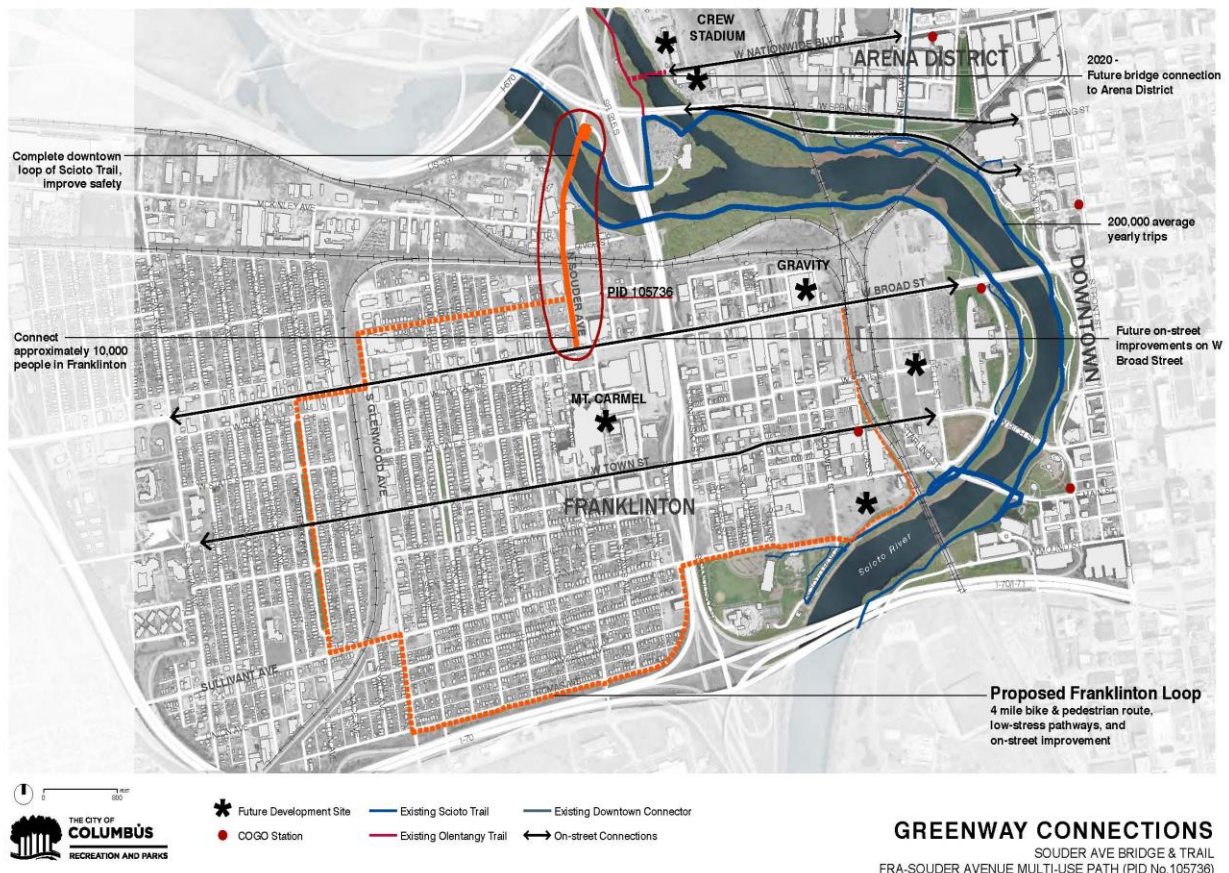
Franklinton Civic Association

YAY Bikes

Experience Columbus

Area(s) Affected: Franklinton (54)

Master Plan Relation: This project will support the mission of the Recreation and Parks Master Plan by improving access to trails and greenways corridors. Improving the environmental health of the city's waterways; improving recreational access to streams; providing long term protection corridors for water quality and trail development.



5. Turnberry Golf Course Improvements (0165-2022)

Project History/Background: This ordinance authorizes the Director of Recreation and Parks Department to enter into contract with Decker Construction Company for the Turnberry Golf Course Improvements.

The Turnberry Golf Course, bordering Blacklick Creek, is an Arthur Hills designed links style championship course. This course hosts many local youth tournaments, provides learning opportunities for all ages, and is open to the public. Revenues generated through greens fees, cart rentals, tournaments, rentals, and concession sales support the operation of the golf courses. Currently there are many areas throughout Turnberry Golf Course that hold water and need improved drainage, along with improvements to user circulation throughout the course. Improvements to the course will encourage increased use and revenue.

Proposals were advertised through Vendor Services, in accordance with City Code Section 329,

on December 6, 2021 and received by the Recreation and Parks Department on December 21, 2021.

<u>Company</u>	<u>Status</u>	<u>Amount</u>
Decker Construction Company	MAJ	\$443,825.47
2K General Company	MAJ	\$619,540.00
M&D Blacktop	MAJ	\$485,230.00
Strawser Paving Company	MAJ	\$581,498.50
McDaniel's Construction Corp., Inc.	MBE	\$482,882.58

After reviewing the bids that were submitted, it was determine that Decker Construction Company was the lowest and most responsive bidder.

Decker Construction Company and all proposed subcontractors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

Principal Parties:

Decker Construction Company
3040 McKinley Avenue Columbus, OH 43204
Jonathan R. Apple, 614.488.7958
CC004549; 31-0983557
12/2/2023

Fiscal Impact: \$493,100.00 from the Recreation and Parks Voted Bond Fund is budgeted and available for this project.

Emergency Justification: Emergency action is requested in order to start the construction early this spring, to allow the course to be closed a minimum amount of time coming into the 2022 Golf season.

Benefits to the Public: Improving the drainage of the course to reduce standing water, and circulation of the cart path for ease of player use of the course will allow for more users and increased revenue to the city.

Area(s) Affected: Turnberry Golf Course

Master Plan Relation: One of the Key sections within the Operations Division include maintaining six golf courses throughout the city. The Department maintains golf course for the

public and promotes the preservation and wise use of the city's natural resources. A large portion of the Turnberry golf course is in the floodplain and use as a public golf course, open to the public benefits the greater community on land that is not able to be developed for other uses. Golf is the only CRPD division that is structured to be self-sustaining. Revenues generated through greens fees, cart rentals, tournaments, rentals, and concession sales support Golf Division operations. A portion of the revenue generated (10 percent) is dedicated to debt retirement. Enterprise funds also support the division's operational expenses. Improvements to the course will increase use and revenue.

6. Alum Creek Trail Connections – Mock Road and Sunbury Drive (0166-2022)

Project History/Background: This ordinance authorizes the Director of Recreation and Parks Department to enter into contract with Michael Baker International, Inc. to provide engineering services for the Alum Creek Trail Connections – Mock Road and Sunbury Drive (Project) and to authorize an expenditure of \$562,481.00 from the Recreation and Parks Voted Bond Fund.

The Alum Creek Trail/Mock Road Connector will become a direct 1.2 mile connection for the near Northeast community to the City's regional trail system. The connector will be a 10' paved path from the Alum Creek Trail at Sunbury and Mock Road and will head west, connecting directly to the city's new Hudson Street Greenway, thus opening a seamless 3.5 mile east/west trail from I-71 (near the proposed Community Sports Park) to the Alum Creek Trail . By linking these two east/west projects, over 6,000 residents of the Arlington Park, Woodland Holt, Brittany Hills, Argyle Park, and East Linden neighborhoods will be within 10 minutes of walking and biking connectivity to parks, churches, schools, retail, and jobs.

The Alum Creek Trail/Sunbury Drive Connector will link trail users from Alum Creek Trail to Sunbury Drive and Sunbury Road, ultimately connecting to a private development proposed shared use path off Agler Road. This connection will further extend the reaches of the greenway network to the Northeast Area neighborhoods. This contract covers the environmental assessment and preliminary engineering portions of the Sunbury Drive Connector portion of work.

In February of 2020, the Department applied for Clean Ohio Trail Funds to build a trail connection to the Alum Creek Trail from Mock Road for the near Northeast area of Columbus (Ordinance 0426-2020). In March of 2021, the Department received notice that the grant was approved. The Clean Ohio Trails Fund will be providing \$485,000.00 of the construction costs for the Mock Road Connector, and the Department of Development Urban Infrastructure Recovery Fund will be providing \$400,000.00 in funds towards the Sunbury Drive connection.

This design contract is anticipated to proceed in February 2022 and have construction plans ready to bid by June of 2023.

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on October 21st, and received by the Recreation and Parks Department on November 10th, 2021. Proposals were received from the following companies:

<u>Company</u>	<u>Status</u>	<u>Amount</u>
Michael Baker International, Inc. (Columbus)	MAJ	N/A
Moody Engineering (Columbus)	MBE	N/A

*Note, design contracts are quality based selections and not based on price. Costs were not requested nor were they part of this evaluation.

In accordance with City Code 329.17, a selection team evaluated the proposals and recommended Michael Baker International, Inc. be selected to perform the work. The firm was chosen based on their referenced projects, past experience, qualifications, availability, schedule, and their project approach.

Principal Parties:

Michael Baker International
250 West Street, Suite 420, Columbus, OH, 43215
Sonja Simpson, 614-538-7627, Sonja.simpson@mbakerintl.com
25-1228638
12/1/2023

Fiscal Impact: \$562,481.00 from the Recreation and Parks Voted Bond Fund is budgeted and available for this project.

Base Scope – Mock Road:	\$487,104.00
Base Scope – Sunbury Drive:	\$42,717.00
<u>If authorized:</u>	<u>\$32,660.00</u>
Total:	\$562,481.00

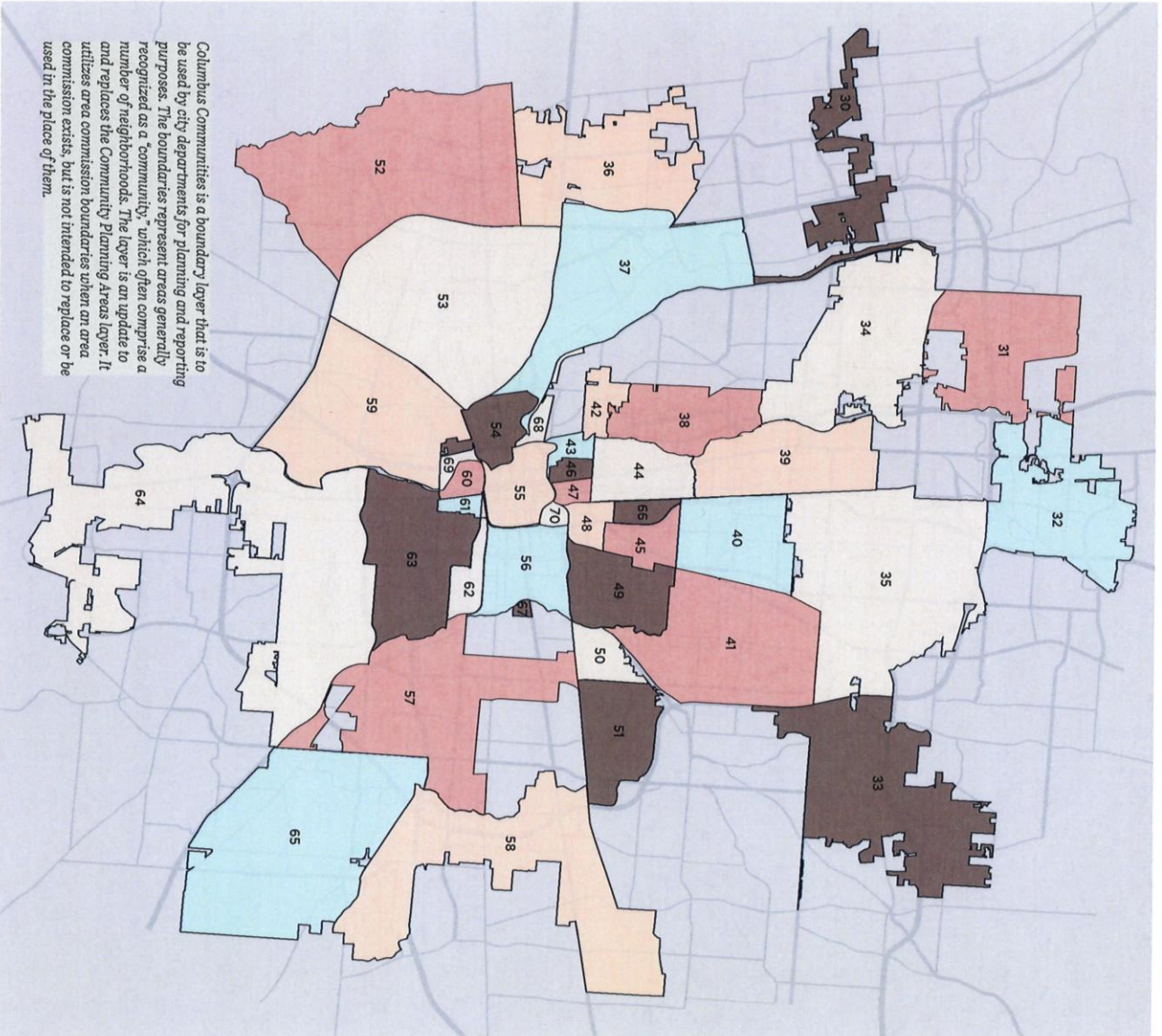
Emergency Justification: Emergency action is requested in order to enter into this contract as the State of Ohio grant funding deadline for this project will require the consultant to begin engineering plans immediately and complete environmental assessment and public engagement by July of 2022.

Benefits to the Public: The near Northeast area of Columbus lacks safe, significant open spaces and parks. Designing a greenway trail along Mock Road to the city's new Hudson Street Greenway and designing a greenway trail connecting Alum Creek to Sunbury Drive ties directly to the City's goal of providing a lift to inner city neighborhoods cut off from safe, easy access to greenways and outdoor experiences. Additionally, 4 schools, 7 churches, 3 markets, a 100-acre park, an athletic complex, a senior living facility, and a child care facility are located along the Mock Road 1.2 mile corridor. The Sunbury Drive to Agler Road connection has been noted as a key access for the near North East community to the regional trail, the Howard Community Center, and the Mifflin Junior High School.

Community Input/Issues: Letters of Support were received from non-profits, residents, school principal, and the Central Ohio Greenways board. Further public engagement will be underway during the winter of 2022 as the project team holds open houses, online survey, social media, and key stakeholder meetings.

Area(s) Affected: Northeast community (41)

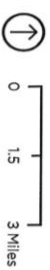
Master Plan Relation: Providing equitable, safe, access for underserved communities to the city's trail system.



Columbus Communities

- 30 Hayden Run
- 31 Far Northwest
- 32 Far North
- 33 Rocky Fork-Blacklick
- 34 Northwest
- 35 Northland
- 36 Far West
- 37 West Scioto
- 38 Olentangy West
- 39 Clintonville
- 40 North Linden
- 41 Northeast
- 42 Fifth by Northwest
- 43 Harrison West
- 44 University District
- 45 South Linden
- 46 Victorian Village
- 47 Italian Village
- 48 Milo-Grogan
- 49 North Central
- 50 East Columbus
- 51 Airport
- 52 Westland
- 53 Greater Hilltop
- 54 Franklin
- 55 Downtown
- 56 Near East
- 57 Mid East
- 58 Far East
- 59 Southwest
- 60 Brewery District
- 61 German Village
- 62 Livingston Avenue Area
- 63 South Side
- 64 Far South
- 65 South East
- 66 State of Ohio
- 67 Wolfe Park
- 68 Dublin Road Corridor
- 69 Harmon Road Corridor
- 70 Fort Hayes

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR
 DEPARTMENT OF
 DEVELOPMENT



Date: November 1, 2018
 Columbus Planning Division/mc