

June 2020 Recreation & Parks Commission Report

Administration Agenda Items

1. King Arts Complex HVAC Project 2020 (1263-2020)

Project History/Background: This ordinance is to authorize the Director of the Recreation and Parks Department to enter into contract with McDaniel's Construction Corp., Inc. for the King Arts Complex 2020 HVAC Improvements.

The King Arts Complex is a unique culture and arts institution which is comprised of the Barbara Nichols Theater, a second floor educational wing, and the historically significant Pythian Theater which was rehabilitated in 1987 and expanded in 1989 to include the old Garfield Elementary School. Located in the King Lincoln District, the King Arts Complex is listed on the National Register of Historic Places. Maintenance and improvements to this facility helps prolong the life and usability of the center for future generations to utilize and enjoy.

Construction is expected early this summer and is anticipated to be complete in the fall of 2020, prior to scheduled programming of the Center. Funds remaining for the King Arts HVAC 2020 project are being requested as contingency that will be used to replace aging equipment that was not originally included in the base bid. This equipment was not included in the base bids due to cost uncertainty and risk associated with replacing the equipment prior to starting base bid construction. Scope and budget for replacing this equipment can be better defined once construction starts.

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on April 4, 2020 and received by the Recreation and Parks Department on May 5, 2020 by the following companies.

<u>Company Name</u>	<u>Status</u>	<u>Bid Amount</u>
McDaniel's Construction Corp., Inc.	MBE	\$565,434.00
Miles-McClellan Construction Co., Inc.	MAJ	\$629,338.00
General Temperature Control	MAJ	\$738,000.00

After reviewing the bids that were submitted, it was determine that McDaniel's Construction was the lowest and most responsive bidder.

McDaniel's Construction Corp., Inc. and all proposed subcontractors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

Principal Parties:

McDaniel's Construction Corp., Inc.
1069 Woodland Avenue
Columbus, OH 43219
(614)252-5852
31-1145406
August 20, 2021

Emergency Justification: An emergency is being requested so that the contractor can begin work in July 2020 and be substantially complete with the work by the fall of 2020. This justification also allows construction to occur at a time that will cause minimum impact to the operations of the King Arts Center.

Fiscal Impact: \$909,554.13 is budgeted and available from within the Recreation and Parks Voted Bond Fund 7702 to meet the financial obligations of this contract.

Benefits to the Public: The King Arts Complex, in the historic Near Eastside of Columbus, is a cultural oasis for arts, entertainment, educational activities and community events. With its corridors of thought provoking interactive installations, and an in house art gallery. The building mechanical systems are in need of repair for comfort and use of the building for years to come.

Community Input/Issues: Repairing the building promotes sustainability for reuse of existing facilities and allows the activities within the building to continue. Design has been coordinated with building operators of the complex. Repairs can be made while the building is occupied, with limited down time of systems. Notices will be provided to occupants of any disruption of building services, which should be very minimal.

Area(s) Affected: Near East Community. Planning area 56.

Number of residents served: Per the Trust for Public Land database 4,284 residents live within ½ mile service area (10 minute walking distance)

Master Plan Relation: This Arts Center greatly enriches the lives of our citizens especially serving a diverse community in this location. The project strategically prioritizes facility improvements, re-using and repairing existing buildings promotes sustainability.

2. King Arts Complex HVAC – Professional Services Contract Modification (1264-2020)

Project History/Background: This ordinance authorizes the Director of the Recreation and Parks Department to modify an existing contract (ord. 0480-2018 and 2820-2018) to provide professional architectural and engineering services with O.A. Spencer for the King Arts Complex HVAC Improvements.

Located on the near East side of Columbus, in one of the oldest areas of African-American life in the city, the King Arts Complex opened in March 1987, after the renovation of the Pythian Theater, originally built in 1925 in the Colonial Revival style of architecture and added to the National Register of Historic Places on November 25, 1983 under the name “York Rite Masonic Temple.”

Additional renovations of the building opened in October of 1989, creating a 60,000sf facility, serving as a major anchor for development in the King-Lincoln District. The King Arts Complex is an oasis for cultural and educational activities as well as community facility for special events.

Regular maintenance, repairs and replacements of essential utilities such as heating, ventilation, air conditioning, water, sewer and electric items are required to be able to maintain the facility to allow the cultural activities flourish throughout the community. This project will replace existing central heating systems and sewer lines.

Per City Code (329.09) as it applies to contract modifications:

1. The amount of additional funds to be expended under these modifications?
 - a. Requesting \$25,000.00 to modify the professional services contract with O.A. Spencer to include final construction documents and services during construction for the HVAC Improvements for the King Arts Complex.
2. Why the need for additional funds could not have been seen at the times that the contracts were initially awarded?
 - a. It was not realized until after we initially entered into contract with O.A. Spencer that the scope of the project has been changing due to unfavorable bidding conditions. The project was bid for construction in 2019 where the low bid exceeded the Center’s budget for the improvements. The project needed to reevaluated and re-advertised for construction. When project scope and design drawings were modified most recently, bids were favorable to enter into construction which requires the modification to this contract.
3. Why is not in our best interest to award additional work through another procurement process?

- a. O.A. Spencer has been the vendor selected for the design services for this building. There is no other firm positioned to successfully integrate these scope of design modifications for the mechanical systems in this building.
4. How were the prices for these modifications determined?
 - a. Costs were established by negotiating a scope and fee as it was with the original contract. Details became available after scope of mechanical work has been modified after an unsuccessful bid. This scope and fee was negotiated like with any other contract.

Bids were advertised through Vendor Services, in accordance with City Code Section 329, on August 30, 2017 and received by the Recreation and Parks Department on September 27, 2017 from the following companies:

<u>Company</u>	<u>Status</u>	<u>Amount*</u>
Abbot Studios	(MAJ)	N/A
HKI Associates	(MBE)	N/A
OA Spencer	(MBE)	N/A
Star Consultants	(MBE)	N/A
Triad Architects	(MAJ)	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.

Principal Parties:

O.A. Spencer, Inc
343 East Livingston Avenue
Columbus, OH 43215
Othelda Spencer, AIA, (614) 461-1033
31-1574528
07/31/2021

The expenditure of \$111,645.40 was legislated for the King Arts Complex Improvements Design project by Ordinances 0480-2018 and 2820-2018. This ordinance will provide funding that will modify the previously authorized amount by \$25,000. \$25,000.00 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 \$136,645.40.

Benefits to the Public: The King Arts Complex is a unique culture and arts institution which is comprised of the Barbara Nichols Theater, a second floor educational wing, and the historically significant Pythian Theater which was rehabilitated in 1987 and expanded in 1989 to include the old Garfield Elementary School. Located in the King Lincoln District, the King Arts Complex is listed on the National Register of Historic Places. Maintenance and improvements to this facility helps prolong the life and usability of the center for future generations to utilize and enjoy.

Community Input/Issues: The King Arts Complex staff has worked with Recreation and Parks from the beginning of this project to develop the scope of work.

Area(s) Affected: Near East Community. Planning area 56.

Master Plan Relation: This Arts Center greatly enriches the lives of our citizens especially serving a diverse community in this location. The project strategically prioritizes facility improvements, re-using and repairing existing buildings promotes sustainability.

3. Antrim Culvert Pipe Replacement (1317-2020)

Project History/Background: This ordinance is to authorize the Director of the Recreation and Parks Department to enter into contract with ProCon Professional Construction Services for the Antrim Park Culvert Pipe Replacement.

This is a maintenance project to repair a collapsed culvert pipe that connects the lake to the Olentangy River on the southeast side of the lake. On the river side, the headwall has settled about 24-inches, the drain gate, which prevents backflow of the river into the lake has broken off. On the lake side, the bank has eroded and the culvert has become completely submerged with a headwall that has broken off.

To address this issue, a section of trail will need to be closed for no more than 3-weeks (anticipated). Signage will be placed to maintain pedestrian traffic. We will install approximately 60' of new 12-inch pipe with two new headwalls. A backflow device at the river side will be placed. Any damage to the path or surrounding area as a result of the construction will be restored.

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on May 12, 2020 and received by the Recreation and Parks Department on May 22, 2020.

<u>Company</u>	<u>Status</u>	<u>Amount</u>
ProCon Professional Construction Services	(MAJ)	\$35,334.00
GM General Contracting, LLC	(MAJ)	\$39,900.00

After reviewing the bids that were submitted, it was determine that ProCon Professional Construction Services was the lowest and most responsive bidder.

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

Principal Parties:

ProCon Professional Construction Services
4000 Lockbourne Road
Columbus, Ohio 43207
Troy Dumm, 614.662.9152
31-1701026
June, 16, 2022

Fiscal Impact: The cost of this project is not to exceed \$50,000.00

To replace culvert pipe and headwalls:

Base Bid:	\$35,334.00
Permitting	\$0.00
<u>Contingency:</u>	<u>\$10,000.00</u>
Total:	\$45,334.00

A/E's Estimate (w/ cont.): \$50,000.00

Benefits to the Public: Cycling, walking, running, and active trail uses provide highly recognized year-round benefits to urban lifestyles. Access to trails around the body of water is one of the top rated priorities noted by residents.

Area(s) Affected: 34 - Northwest

Number of residents served: All Antrim Park users (approx. 125,300/year). There are 981 residents within a 10-min walk of Antrim Park

Master Plan Relation: This project will support the mission of the Recreation and Parks Master Plan by improving and maintaining access to trails and greenways corridors.

4. CDBG Playground Improvements 2020 – Phase 1 (1328-2020)

Project History/Background: This ordinance is to authorize the Director of the Recreation and Parks Department to enter into contract with Snider Recreation for the supply and installation of playgrounds at Easthaven, Mayme Moore, Cooper, Riverside Green and Indianola & 8th Parks.

The 2020 Phase 1 Playground Improvements is focused upon providing safe and accessible play opportunities for children throughout the City. This Phase will replacement five playgrounds at Easthaven, Mayme Moore, Cooper, Riverside Green and Indianola & 8th Parks.

All of the playgrounds being replaced are over 20 years old. These worn playgrounds will be replaced with new playgrounds and exceed current accessibility standards with updated rubberized safety surfacing. In addition, storm drainage equipment will be installed to address flooding.

The project is expected to start in summer of 2020 and be completed by December 31, 2020.

Bids were advertised through Vendor Services, in accordance with City Code Section 329, on 4/10/2020 and received by the Recreation and Parks Department on 5/7/2020.

<u>Company</u>	<u>Status</u>	<u>Amount</u>
Snider Recreation	(MAJ)	\$ 344,100.00
Playworld Midstates	(MAJ)	\$ 383,577.75
Miles McClellan Construction Co., Inc.	(MAJ)	\$ 477,138.00
DWA Recreation	(MAJ)	Nonresponsive

After reviewing the bids that were submitted, it was determine that Snider Recreation was the lowest and most responsive bidder.

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

Principal Parties:

Snider Recreation Inc.
10139 Royalton Road, Suite K

North Royalton, Ohio 44133
James Snider (440) 877-9151 x213)
46-5631661
September 24, 2021

Fiscal Impact: The cost of this project is not to exceed \$507,000.00.

Base Bid:	\$344,100.00
Additional Rubberized Surface	\$112,900.00
<u>Contingency:</u>	<u>\$50,000.00</u>
Total:	\$507,000.00

Emergency Justification: To allow for the maximum amount of time during the 2020 construction season for weather sensitive items such as paving, tree, and rubberized safety surface installation.

Benefits to the Public: Safe and accessible playgrounds are one of the core charges of Recreation and Parks. The Department monitors the life span of play spaces routinely to make sure that safe, quality equipment is provided to the public.

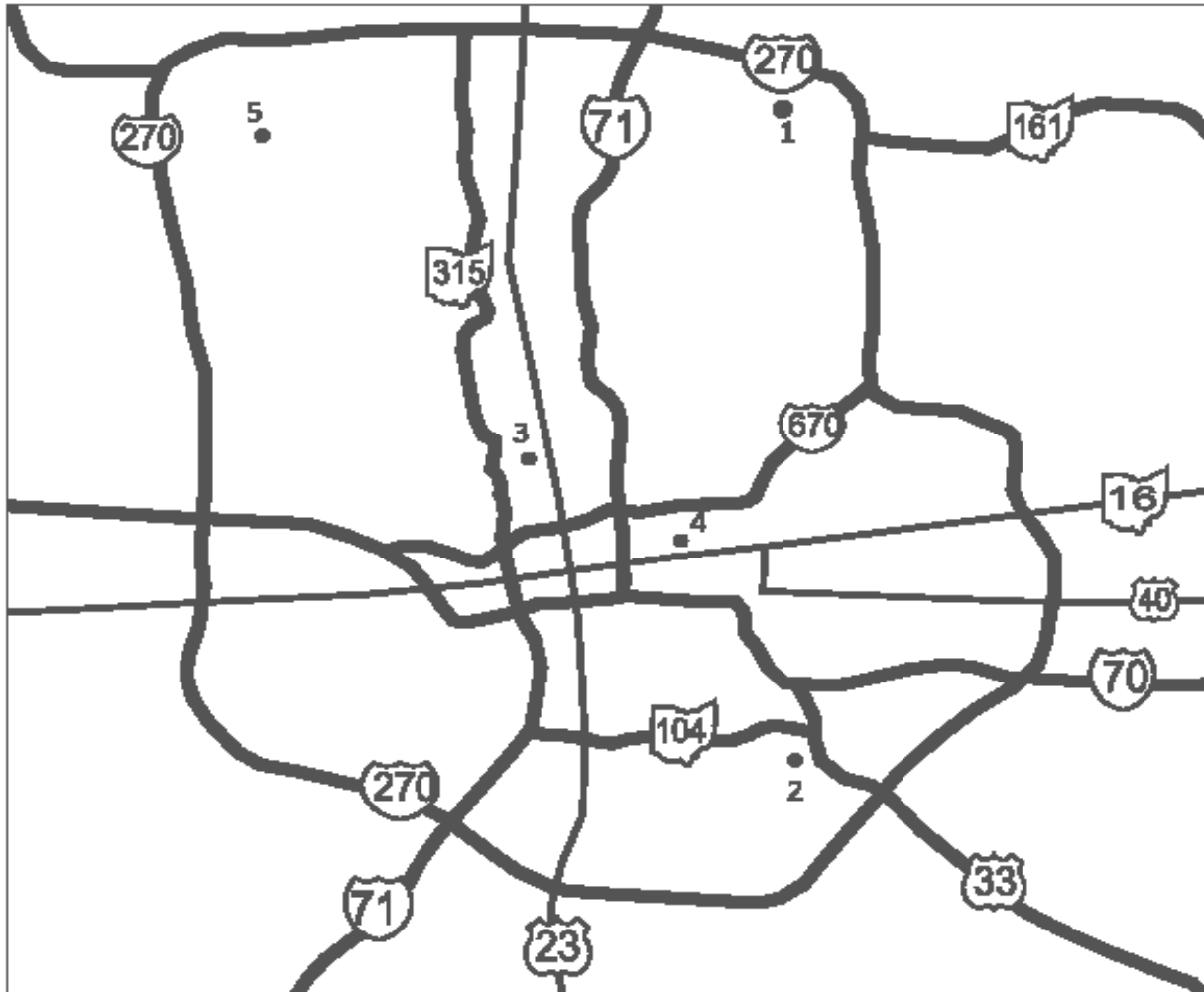
Community Input/Issues: There have been community requests from residents as well as Area Commission meetings to discuss playground improvements to provide more up to date equipment that allow for more physical development and socialization.

Area(s) Affected:

Mid-East - 57
Near East - 56
Northland - 35
Northeast - 41
University District - 44

Number of residents served: 15,000 residents

Master Plan Relation: This ties to the Master plan in one of the top needs of meeting the community needs, which are improvement of the neighborhood parks and providing facilities for youth and adult fitness and wellness.



Name	Address	Zip
1. Cooper Park	6740 Cooper Road	(43081)
2. Easthaven Park	2360 Garnet Place	(43227)
3. Indianola / 8th Park	1501 Indianola	(43201)
4. Mayme Moore Park	240 Martin Luther King Blvd.	(43205)
5. Riverside Green Park	6850 Canaan Circle	(43017)

Playground Improvements 2020 Phase 1



5. CDBG Playground Improvements 2020 – Phase 2 (1329-2020)

Project History/Background: This ordinance is to authorize the Director of the Recreation and Parks Department to enter into contract with Playworld Midstates for the supply and installation of playgrounds at Far East Community Center, Dodge, Mock, Nafgzger and North East Parks

The 2020 Phase 2 Playground Improvements is focused upon providing safe and accessible play opportunities for children throughout the City. This Phase will replacement five playgrounds at Far East Community Center, Dodge, Mock, Nafgzger and North East Parks.

All of the playgrounds being replaced are over 20 years old. These worn playgrounds will be replaced with new playgrounds and exceed current accessibility standards with updated rubberized safety surfacing. In addition, storm drainage equipment will be installed to address flooding.

The project is expected to start in summer of 2020 and be completed by December 31, 2020.

Bids were advertised through Vendor Services, in accordance with City Code Section 329, on 4/13/2020 and received by the Recreation and Parks Department on 5/7/2020.

<u>Company</u>	<u>Status</u>	<u>Amount</u>
Playworld Midstates	(MAJ)	\$468,153.00
Miles McClellan Construction Co., Inc.	(MAJ)	\$564,881.00
DWA Recreation	(MAJ)	Nonresponsive

After reviewing the bids that were submitted, it was determine that Playworld Midstates was the lowest and most responsive bidder.

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

Principal Parties:

Playworld Midstates
1279 Hazelton, Etna Road SW
Pataskala, Ohio 43062
John Hobson, (614) 855-3790
11-3732875
4/8/2021

Fiscal Impact: The cost of this project is not to exceed \$785,000.00

Base Bid:	\$468,153.00
Additional Rubberized Surface	\$306,696.00
<u>Contingency:</u>	<u>\$33,000.00</u>
Total:	\$785,000.00

Emergency Justification: To allow the maximum amount of time during the 2020 construction season for weather sensitive items such as paving, tree and rubberized safety surface installation.

Benefits to the Public: Safe and accessible playgrounds are one of the core charges of Recreation and Parks. The Department monitors the life span of play spaces routinely to make sure that safe, quality equipment is provided to the public.

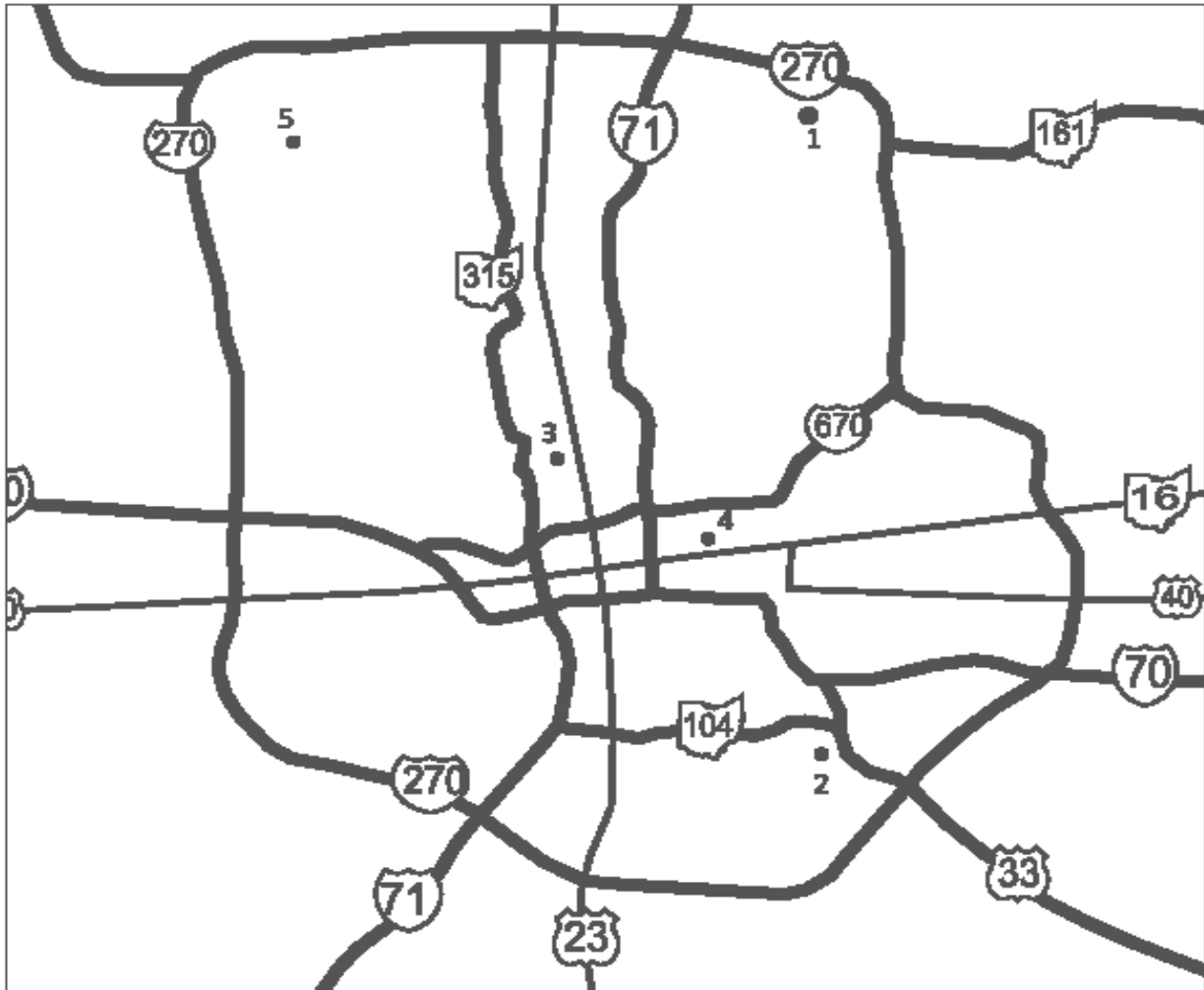
Community Input/Issues: There have been community requests from residents as well as Area Commission meetings to discuss playground improvements to provide more up to date equipment that allow for more physical development and socialization.

Area(s) Affected:

Far East-58
Franklinton-54
Northeast-41
Southeast-65

Number of residents served: 12,000 residents

Master Plan Relation: This ties to the Master plan in one of the top needs of meeting the community needs, which are improvement of the neighborhood parks and providing facilities for youth and adult fitness and wellness.



Name	Address	Zip
1. Big Walnut Park	5000 East Livingston Ave.	(43227)
2. Dodge Park	687 Sullivant Ave	(43216)
3. Mock Park	2520 Mock Road	(43219)
4. Nafziger Park	2845 Noe Bixby Road	(43227)
5. Northeast Park	2505 Cassady Avenue	(43019)

Playground Improvements 2020 Phase 2



6. Playground Improvements 2020 – Phase 3 (1330-2020)

Project History/Background: This ordinance is to authorize the Director of the Recreation and Parks Department to enter into contract with Playworld Midstates for the supply and installation of playgrounds for the 2020 Playground Improvements Phase 3 project at Northeast Park, Howard Community Center, the Retreat at Turnberry Shelter, Big Walnut Park, Driving Park, surfacing improvements at Whetstone, and removal of three playgrounds at Wrexham Park, Cody Park and Westgate Park.

The 2020 Phase 3 Playground Improvements is focused upon providing safe parks and accessible play opportunities for children throughout the City. This project will include the removal of playgrounds at Wrexham Park, Cody Park and Westgate Park. The removal of these playgrounds are a result of age, low use, and extensive vandalism. It has been determined that they are currently a liability in their present condition. Please note that the two recently installed playgrounds at Westgate considered the removal of this playground at the same location.

We propose to replace the playgrounds at Northeast Park and Howard Community Center and the Retreat at Turnberry Shelter and add a new playground at Big Walnut near the shelter which is used for rental events. Also, we will be replacing the rubberized safety surfacing and making some drainage repairs at Whetstone.

The contingency request includes labor and material for the installation of a playground at Driving Park that was originally intended to be community build. It is being altered to a contractor installation as a result of COVID-19. We are investigating the viability of a community build, and if it is determined that the event can be put together, the labor portion of this playground installation will be non-performed.

The project is expected to start in summer of 2020 and be completed by December 31, 2020

Bids were advertised through Vendor Services, in accordance with City Code Section 329, on 4/13/2020 and received by the Recreation and Parks Department on 5/7/2020.

<u>Company Name</u>	<u>Status</u>	<u>Amount</u>
Playworld Midstates	(MAJ)	\$94,843.22
Miles McClellan Construction Co., Inc.	(MAJ)	\$156,870.00
DWA Recreation	(MAJ)	Nonresponsive

After reviewing the bids that were submitted, it was determined that Playworld Midstates was the lowest and most responsive bidder.

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

Principal Parties:

Playworld Midstates
1279 Hazelton, Etna Road SW
Pataskala, Ohio 43062
John Hobson, (614) 855-3790
11-3732875
4/8/2021

Fiscal Impact: The costs of this project is not to exceed \$250,000.00.

Base Bid and alternates:	\$94,843.22
<u>Contingency:</u>	<u>\$155,200.00</u>
Total:	\$250,000.22

Emergency Justification: To allow the maximum time for construction as the paving, tree and rubberized safety surfacing are weather dependent for maximum quality installation.

Benefits to the Public: Safe and accessible playgrounds are one of the core charges of Recreation and Parks. The Department monitors the life span of play spaces routinely to make sure that safe, quality equipment is provided to the public.

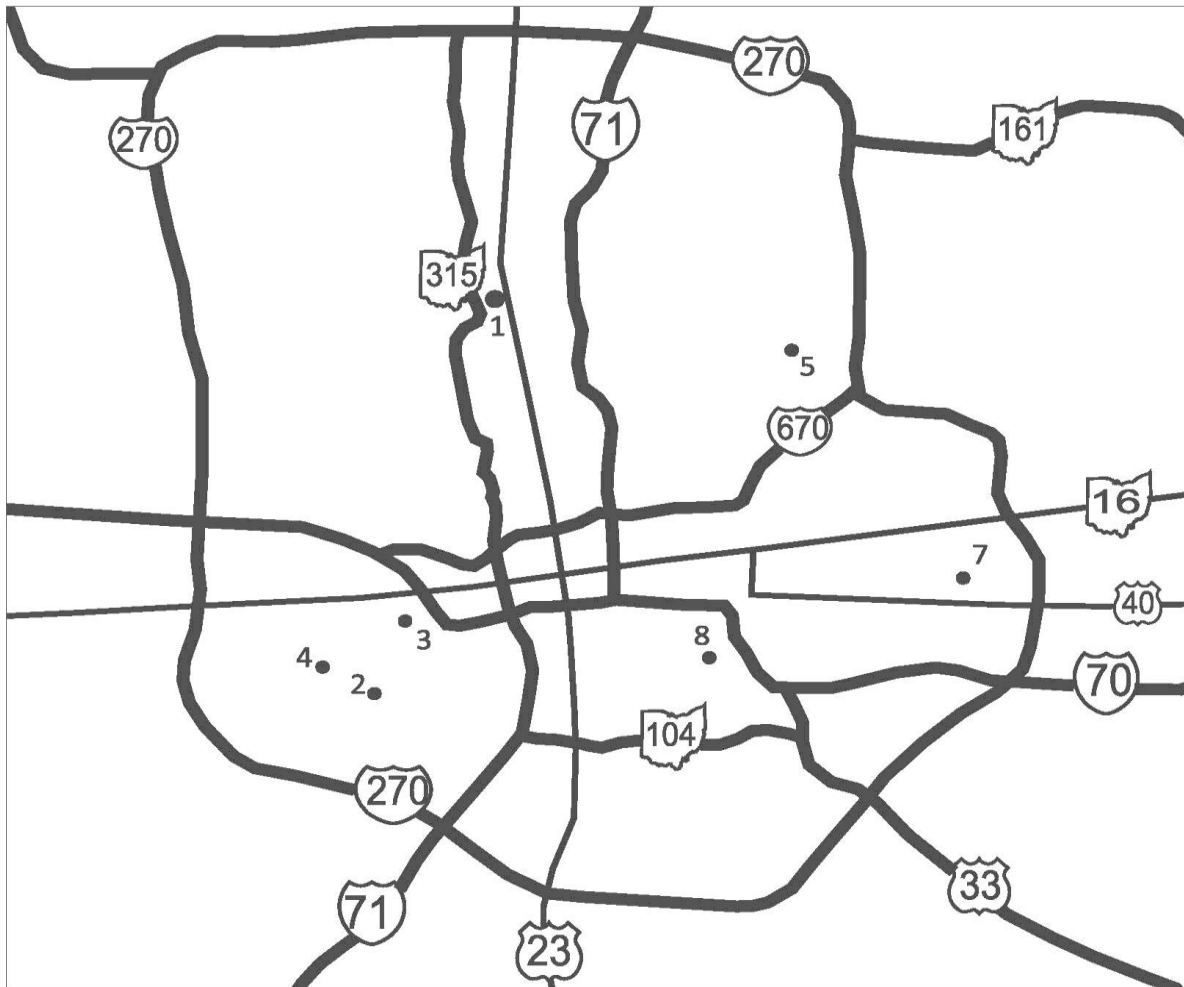
Community Input/Issues: There have been community requests from residents as well as Area Commission meetings to discuss playground improvements to provide more up to date equipment that allow for more physical development and socialization. The partnership of CRPD and the Columbus Blue Jackets will build a new playground to provide a new playground for the community.

Area(s) Affected:

Far East-58, Franklinton-54, Mideast-57, Greater Hilltop-53

Number of residents served: 10,000 residents

Master Plan Relation: This ties to the Master plan in one of the top needs of meeting the community needs, which are improvement of the neighborhood parks and providing facilities for youth and adult fitness and wellness.



Name	Address	Zip
1. Whetstone Park	3923 North High Street	(43214)
2. Cody Park	106 Brehl Avenue	(43223)
3. Wrexham Park	160 Wrexham Avenue	(43223)
4. Westgate Park	455 South Westgate Avenue	(43204)
5. Northeast Park	2505 Cassady Avenue	(43019)
6. Retreat at Turnberry	7272 Refugee Road	(43147)
7. Big Walnut Shelter	5000 East Livingston Avenue	(43227)
8. Driving Park	1100 Roades Avenue	(43206)

Playground Improvements 2020 Phase 3

Parks Maintenance & Operations Agenda Items

7. **Parks Maintenance and Forestry Equipment (1318-2020)**

Project History/Background: This ordinance is to authorize the expenditure of \$121,903.00 for the purchase of equipment for the Parks Maintenance and Forestry Sections of the Recreation and Parks Department. A tractor, utility cart, and stump grinder will be purchased.

The Parks Maintenance Section is responsible for the maintenance of facilities and parks throughout the City of Columbus. The purchase of this equipment will replace aging equipment and/or create efficiencies in how facilities and parks are maintained, enabling the continued upkeep of facilities and parks.

Bids were advertised through Vendor Services, in accordance with City Code Section 329, via RFQ015244 and received by the Finance and Management Department. Four (4) bids were received. Kuhn Turf Equipment was low bidder but did not include all items in their bid. Baker Vehicle Systems was the next lowest and most responsive bidder that did meet specifications.

<u>Company</u>	<u>Manufacturer /Model</u>	<u>Bid Amount</u>
Kuhn Turf Equipment	Steiner 450	\$46,794.69
Baker Vehicle Systems	Ventrac	\$52,154.00
The Safety Company	N/A	\$74,149.00
JC Enterprises	N/A	\$79,786.00

Principal Parties:

Baker Vehicle Systems/ # 006435
9035 Freeway Drive
Macedonia, OH 44056
Matt Fellows, 330-467-2250
34-0690924 / EBO_CC
February 13, 2022

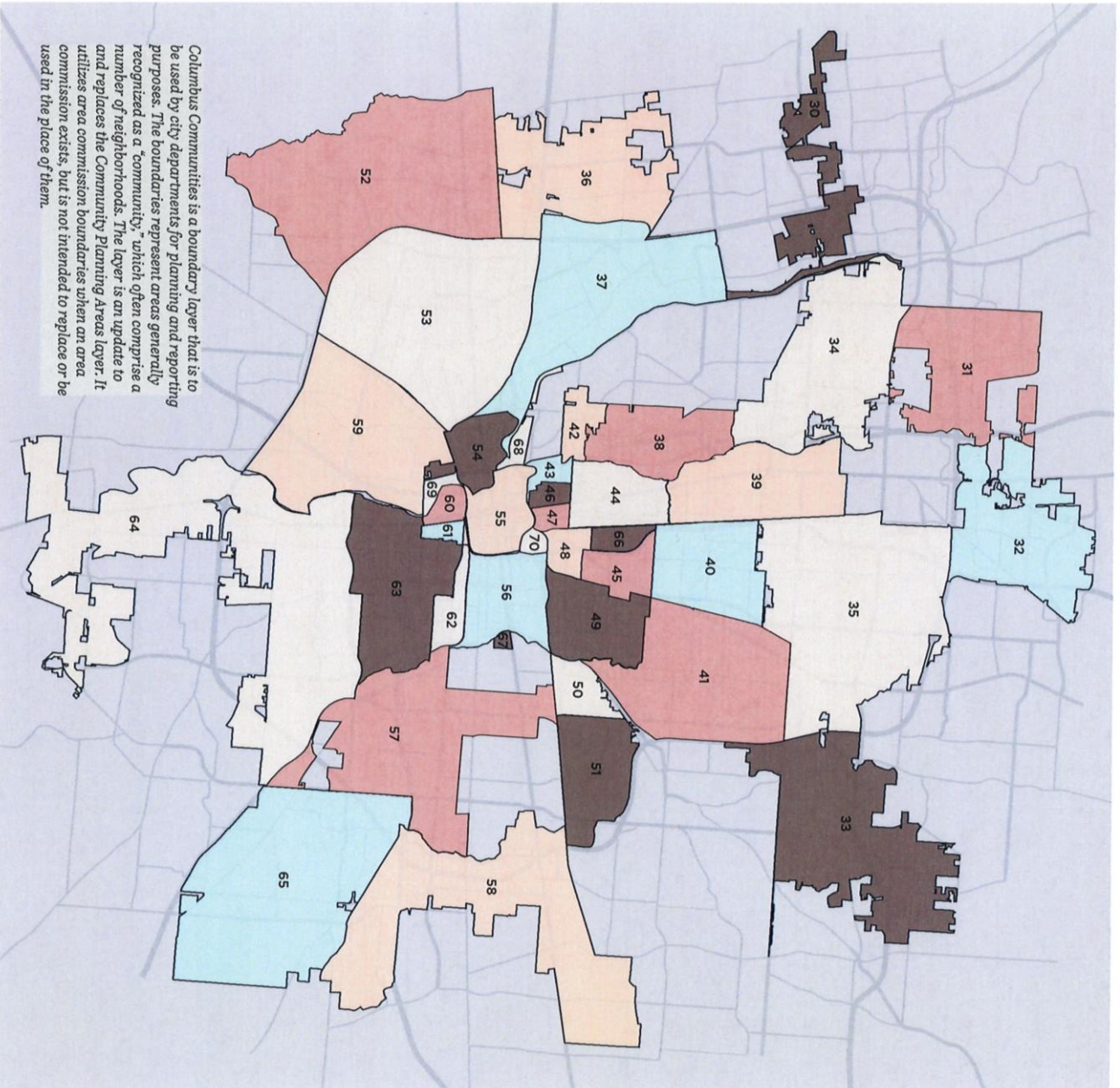
Fiscal Impact: \$ \$121,903.00 is budgeted and available from within the Parks and Recreation Voted Bond Fund 7702 to meet the financial obligations of these expenditures.

Benefits to the Public: Parkland maintained by the City enhances the quality of life of our citizens. The equipment will allow for the continued maintenance and upkeep of City parkland.

Community Input/Issues: The community has expressed a desire for accessible and well-maintained City parkland and facilities.

Area(s) Affected: Citywide (99)

Master Plan Relation: This project supports the mission of the Recreation and Parks by enhancing the quality of life of our citizens. The Master Plan's focus on creating improved facilities and parks is supported by these improvements.



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 Franklinton
- 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