



To: The Honorable Deborah A. Johnson, and
Members of Upper Arlington City Council

From: Debbie McLaughlin, Parks & Recreation Director
Alan McKnight, Capital Projects Manager

Prepared for Meeting Dated: Tuesday September 6, 2016

Subject: Northam Park Phase II Contract B

Action Requested: Authorize the City Manager to enter into contracts for Northam Phase II including Bid Package B – new pool and bathhouse, and with Upper Arlington Board of Education for shared utility construction and site access.

Master Plan Objective: **Community Facilities & Services**
Objective 1: Continue to maintain a high standard for the delivery of City services.
Objective 3: Maintain and replace City facilities as appropriate, and encourage the development of community facilities where appropriate to include commercial districts and community neighborhoods.
Strategy c: Monitor community demand to determine current or future needs for a variety of public, private and multijurisdictional facilities to include indoor and outdoor recreation and leisure facilities, parks and meeting space that meets the needs of residents of diverse ages and interests.

The Parks & Recreation Department, with the approval of City Council, has proceeded with the development of plans for the Northam Phase II project, as prepared earlier this year following an extensive community outreach process. This is for the construction of a new pool, playground, small reading garden and supporting infrastructure such as a park drop-off area, pathways and extensive landscaping, all while preserving all other active facilities within the park, such as the Northam Park Tennis Courts and the sports fields. A budget of \$7 million has been established and is included in the approved Capital Improvement Program Budget. Previous contracts have been awarded in the following amounts:

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|----------------|-------------------------|---------------|
| • OHM Advisors | Design Services | \$ 742,500.00 |
| • H. R. Gray | Construction Management | \$ 540,962.83 |

The balance of funding is \$5,716,537.17, to go toward construction of the proposed improvements including Contract B for the new pool complex and Contract C for the new playground and reading garden. The City will be entering into three separate contracts for construction of the improvements. They are as follows:

- Northam Phase II, Upper Arlington Board of Education reimbursement agreement for the installation of utilities including water service, storm water improvements and construction access..
- Northam Phase II, Contract B, Architecture and pool construction – bids opened August 26, 2016.
- Northam Phase II, Contract C, Hardscape, playground, furnishings and landscape – current bid date September 30, 2016

Bids were opened August 26, 2016 for Contract B, architecture and pool construction with nine bids received. Summit Construction has withdrawn its bid. See attached Bid Tabulation.

The bids include a base bid and six alternates as follows: 1) exterior envelope of building façade; 2) extended warranty for pool structure; 3) Myrtha pool system; 4) Polymer cabinets; 5) remove water balance apparatus and relocate climbing wall; and 6) early completion. The City and H. R. Gray representatives have reviewed the bids and recommend awarding the base bid and accepting alternates 1, 2, 4 and 6 to Thomas and Marker Construction Co.

The apparent low bid was submitted by Palmetto Construction Services, LLC. Upper Arlington City Code (138.23) gives local businesses a 2% local business credit if their principle place of business is within the corporate limits. Thomas and Marker Construction Co. is located at 2011 Riverside Drive within the corporate limits. Additionally, the local business must agree to reduce their bid to match the low bid. Thomas and Marker has met those requirements.

Contract C will be brought before Council in October for approval once bids are received. Total amount of all contracts will not exceed the established capital improvement budget for the project.

It is therefore recommended that the City Manager be authorized to enter into Contract B with Thomas and Marker Construction Co. in the amount of \$4,151,977.00 and a contingency of \$415,197.00 for a total of \$4,567,174.00 and to enter into an agreement with the Upper Arlington Board of Education in an amount of \$133,559.33.