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Council Meeting Date: November 20, 2023

Subject/Legislative Item: Ordinance No. 58-2023 - An ordinance authorizing the City Manager to enter into contract with Marker Construction for the renovation of the Service Building and Tennis Complex at Northam Park

Purpose: To renovate the Northam Park Service Building and Tennis Complex to better serve community recreation needs

Executive Summary: Legislation authorizes the City Manager to enter a contract with Marker Construction for the renovation of the Service Building and Tennis Complex at Northam Park

Purpose and Impact

This is an ordinance authorizing the City Manager to enter a contract with Marker Construction in the amount of \$2,966,528 and a 10% contingency of \$296,653. This ordinance will also authorize an additional **\$636,819** in Council approved funding to be used for underground irrigation on the clay tennis courts **and kitchen amenities in the park service building** for a total amount not to exceed **\$3,900,000** for the renovation of the Service Building and Tennis Complex at Northam Park as shown below:

Base Bid and Alternates 1-5: \$2,966,528
10% Construction Contingency: \$296,653
Additional Authority for Subgrade Irrigation and **kitchen amenities: \$636,819**
Total Project Costs: **\$3,900,000**

This amount is consistent with the 2024 Capital Improvement construction budget of \$3,900,000.

This project will improve Northam Park by replacing the existing Service Building which was built in 1971 and, after 50 years of use is starting to deteriorate and is nearing the end of its serviceable life. Located near the center of the park, the new building will include three year-round restrooms as well as storage for park maintenance, tennis maintenance and athletic activities. The building will also include a small storage room for a tennis pro, a new office for tennis staff, and will relocate the entry of the Tennis Complex to the south park facing side of



the facility.

Additional park improvements in the project include the replacement of paths to allow for an improved internal loop, enhanced connection between Tremont Elementary and the park, expanded buffer between Tremont Pool and the Tennis Complex, new park shelters in key locations, and the creation of six new public pickleball courts. The project will also completely renovate nine existing clay tennis courts for improved playability and reduced maintenance. Together, these improvements will greatly improve the recreational experience for residents by meeting the needs of a wide variety of interests, including tennis, pickleball, and field sports, as well as providing improved amenities for casual park use.

History

The 2018 Parks & Recreation Comprehensive Plan established several tactics related to Northam Park and the Tennis Complex, including:

- Determine the level of use and the appropriate renovation based on need
- Consider renovation of the tennis building, turning the entrance to the south-side of the courts
- Consider adding a park shelter near the tennis building with year-round restrooms for park users

In response to this, a Northam Park Vision Plan was created in 2020, followed by a Master Drainage Plan in 2021. The first phase of improvements was constructed in 2022 with the installation of a new storm line and below grade stormwater detention. This was followed by a renovation of the West Athletic Fields in 2023. This next phase of improvements focuses on the north end of the park and includes the renovation of the service building, tennis complex, and adjacent park areas.

The scope of work included in this project was originally planned to be implemented over two phases with the first phase being bid in August 2022. At that time, the first phase included the replacement of the service building and the renovation of three clay courts. Unfortunately, despite efforts to contain costs through refinements in the project scope, bids exceeded estimates by 17%, falling victim to the inflationary effects of market conditions. As a result, it was determined that the work should be postponed and revisited relative to the scope and timing within overall plans for the Northam Park improvements.

In 2023, staff continued to study the needs for improvements at Northam Park, working with design consultants OHM Advisors and recreation consultant Ballard King to conduct a market analysis on the demand for clay tennis courts, a court assessment to determine the impact of a reduction in the number of courts based on current use and conceptual design study to determine the scope of improvements that could be accommodated within the approved budget. The findings of these additional studies were presented to City Council and the Park and Recreation Advisory Board (PRAB) in May 2023 and included the following recommendations:



- Clay tennis courts serve our older adults by providing an activity with health and social benefits and should continue to be offered with a reinvestment in the Northam Park Tennis Complex
- 8 court system will serve demand
- 9 courts may exceed the renovation budget, but will provide additional scheduling flexibility
- Annual operating subsidy will continue and is appropriate to provide this niche service

At their May 10th meeting, PRAB supported the studies, but requested that staff establish a process to evaluate and seek community input on the appropriate use of the additional open space that would be available in the park with a reduced number of clay tennis courts. This process was completed over the Summer of 2023 and include the following outreach efforts:

05/10/2023: Tennis court use analysis presented to PRAB. PRAB recommends a process be established to evaluate the use of open space at Northam Park.

07/17/2023: Evaluation system and community engagement plan presented at PRAB meeting.

07/18/2023 to 08/18/2023: In-Person and Online Community Engagement and Outreach.

- Parks & Rec. Staff are present at Summer Celebration, Farmers Market and National Night Out, Tremont Pool, and Northam Playground to receive public input
- Updates on Northam Park Improvements webpage
- Postcard mailed to 540 homes around Northam Park and distributed at libraries, pools, etc.
- Flyer Connection (UA Schools Resource)
- Sign on site at Park Service Building
- Blogs and Social Media

08/29/2023: Community Input shared with PRAB. PRAB approves a motion to support the Northam Park Open Space recommendation plan as proposed by the Parks & Recreation Staff with pickleball courts and the asphalt tennis courts as an alternate consideration.

Additional information on the open space options study process, including recordings of the July 17 and August 29 PRAB meetings are available on the Northam Park Athletic Fields & Tennis Improvement Web Site at: <https://upperarlingtonoh.gov/parks-recreation/northam-park-athletic-fields-tennis-improvements/>

Construction Bid

The detailed design for the renovation of the service building and tennis complex based on the PRAB recommendations was completed by OHM Advisors and the project was advertised for construction bids. The bid was publicly advertised using the City's standard process for construction projects and on October 27, 2023, the City opened the following bids for the



Northam Park Service Building and Tennis Complex Renovations:

Vendor	Base Bid	Alt. 1 9 th Clay Tennis Court	Alt. 2 Tennis Shade Structure	Alt. 3 Pickleball Courts	Alt. 4 Shade Structure	Alt. 5 Shade Structure	Total
Marker	\$2,461,917	\$73,571	\$30,211	\$255,823	\$74,480	\$70,526	\$2,966,528
2K General	\$2,467,000	\$73,000	\$24,500	\$268,000	\$100,000	\$100,000	\$3,032,500
Ferguson	\$2,504,467	\$363,022	\$32,206	\$259,249	\$62,497	\$71,902	\$3,293,343
Miles McClellan	\$2,889,735	\$61,643	\$35,788	\$227,773	\$80,115	\$80,115	\$3,375,169
Elford	\$3,016,358	\$80,000	\$33,000	\$233,000	\$86,000	\$86,000	\$3,536,358
Setterlin	\$2,995,969	\$95,227	\$34,383	\$265,590	\$79,300	\$79,300	\$3,579,769

Marker Construction’s bid was reviewed by City Staff and OHM Advisors and has been determined to be responsive. A scope review meeting has been held with Marker and they have been recommended as qualified to perform the work. Marker Construction has completed several successful projects for the City including the Devon Pool Bathhouse, Northam Park Centennial Plaza, Tremont Pool, and, most recently, the Northam Park West Athletic Field Renovations. Their other parks projects have included Seldom Seen Park in Powell, Holder-Wright Park in Dublin, and Wilson Road Park in Columbus.

In addition to the base bid, staff recommended that the City accept Alternates 1-5. These alternates will fit within the approved project budget and are consistent with the recommendations as supported by PRAB. Staff also recommends that Council approve an additional **\$636,819** in funding to be used toward providing underground irrigation at the clay tennis courts **and kitchen amenities at the park service building**. Providing below grade irrigation will allow for improved play and reduced downtime for watering the clay tennis courts. Adding **underground irrigation** will result in reduced staffing needs at the Tennis Complex. **The addition of kitchen amenities such as a sink, refrigerator, icemaker, and casework can be accommodated within the room adjacent to the office and will support events and member activities at the Tennis Complex. Both of these additional improvements can be accommodated within the approved project budget.** Since this scope was not included in the initial bid, it will require a waiver of the procurement code for this portion of the project. If approved, this work would be added to the project via formal change order.

Upon approval of this ordinance, a Notice to Proceed is anticipated to be issued in early January 2024. Per the bid documents, the Contractor will be required to keep a portion of the clay tennis courts open and operable through July 31, 2024. City staff will work closely with the Contractor to review the schedule and site logistics to determine how courts will be able to remain open through a portion of the summer season and what adjustments in operation may

be needed.

This project was posted on the City's website and 167 MBE/EDGE/WBE contractors and sub-contractors were notified of the bid. Marker Construction is a WBE company located within the City of Upper Arlington.

Alternatives

An alternative to proceeding with this ordinance would be to rebid the project. However, multiple bids below the budgeted amount were received and it is unlikely that the City would receive better pricing from a rebid. Another alternative would be to not perform the work. However, staff have worked closely with PRAB to conduct multiple studies on the needs in Northam Park that has included extensive community engagement. The improvements included in the current project are based on this input and have been carefully planned to meet the recreational needs of a wide variety of Northam Park users.

It is also recommended that this project not be delayed. Proceeding with the project at this time will allow the contractor to begin work early next year and provide the best flexibility for developing an advantageous schedule that will allow work to proceed while also keeping the tennis courts open as long as possible. The contractor will have 270 days to complete the project after the Notice to Proceed and it is anticipated that work will be complete by October 2024.

Attachments

1. Northam Park City Council Presentation 11-13-2023 Final

