

WHITEHALL PARKS AND RECREATION COMMISSION

APRIL 13, 2016 – Special Meeting

The special meeting of the Whitehall Parks and Recreation Commission was called to order at 6:06 pm by Chairperson John Feters. In attendance: Tiffanie Charles, Feters, Katie Quincel, Greg Thurman, Director Steve Carr and Shannon Werner. Absent: Mike Adkins, Kyra Barnes and Zach Wright.

Charles moved, seconded by Quincel, to excuse the absent members and the motion carried 4-0. Zach Wright arrived at 6:23 pm.

Carr had compiled some materials and first pointed to the bid tabulation. The 3 bids for the spray ground project were broken down. The lowest bid was \$325,000, or nearly 36%, over the estimate. Legally, the city cannot accept any bid that is more than 10% over the estimate.

Carr added, that afternoon, bids for the Armory demolition project were opened. There was only one bidder, whose bid was more than \$92,000, or 32.5%, over the estimate.

Construction costs are skyrocketing, Carr explained. Similarly, Hilliard/Norwich Township is currently bidding a project for the third time (due to bids coming in more than 10% over the estimate). Also the newspaper reported that the Delaware County Courthouse project is now \$3 million over budget.

Carr and MSA have been working on a solution. The mayor says she is willing to add another \$200,000 to the project's budget. Carr believes that, with some minor changes, we can still turn out a quality project.

Next, Carr reviewed MSA's report on the bid. MSA interviewed the 3 bidders and two more companies who picked up bid packets but did not submit bids. The findings were that the cost drivers were the complexity of the surge tank and pit construction and the (lack of) availability of sub-contractors.

MSA also reached out to Vortex (whose equipment the project was already planning on using) to investigate one of their "turnkey" operations. This means that Vortex will also design the filtration/surge tank/piping. This can be separated from the bid as it can all be obtained through the National Purchasing Partners agreement, further saving on a contractor mark-up.

This turnkey proposal will further reduce construction costs because the filtration system would be housed in an outdoor dome-like structure, and eliminate the need to build the addition/mechanical room to the shelter house. The plan for the shelter house itself (restrooms and lockers) will remain unchanged. Commissioners were shown pictures of this new structure that were taken at the Pickerington pool's splash pad.

The new project budget will be \$1,110,000. The revised proposed project cost (new construction estimate + Vortex turnkey proposal) is \$1,146,870. This results in a difference of \$36,870. Carr listed \$36,850 in recommended program cuts/alternate bids. These include: shade structures, concrete leaf

benches, and entry chair. Carr felt the shade structures could always be added later, and the benches are a non-traditional feature. He also noted, that this new plan does not include the “tidal pool” features that WTI designed. This new design does include an interactive on/off feature which could be a water savings.

Another recommendation from MSA is a 180-day construction period. This may allow for more favorable responses from the sub-contractors. And because we are already looking at a May 2017 opening, a less aggressive construction schedule will not make a difference.

Fetters expressed concern that Vortex’s filtration system may be more susceptible to vandalism. Carr said he believed that 2 of Columbus’ Recreation and Parks facilities use the same system successfully.

Fetters and Quincel agreed that the shade structures would be their first choice for an alternate bid. Carr said, if needed, it may be possible for staff to install at a later date. They could be purchased from the 2016 park fund, if there is a surplus at the end of the year, or put into the 2017 budget.

Wright asked why MSA hadn’t considered a Vortex turnkey operation before.

Carr said that the Commission had selected MSA who had WTI (an aquatics design firm) as part of their design team. It was WTI’s job to create their own unique design. In fact, out of the three design teams that were interviewed, Pod Design was the only one to propose a turnkey operation and the Commission firmly rated them their third choice. If it was currently a more favorable construction climate, it probably wouldn’t have been a problem.

Charles moved, seconded by Quincel, to approve the recommended revised spray ground program and budget and the motion carried 5-0.

There being no further business, Wright moved, seconded by Charles, and the Meeting adjourned at 6:45 pm.

To the best of my knowledge these minutes are true and correct.

Chairperson