

Office of the City Manager
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Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: June 9, 2016

Initiated By: Megan D. O'Callaghan, Director of Public Works
Brian K. Ashford, Facilities Manager

Re: Resolution 35-16 - Accepting the Lowest and Best Bid for the Dublin Community Recreation Center (DCRC) Pool Renovation Project

Summary

On May 26, 2016, one (1) bid was received, publicly opened, and read for the Dublin Community Recreation Center Pool Renovation Project. This project will upgrade the existing light fixtures in the walls below the water line of both pools with LED light fixtures. The slot drains and grates surrounding both pools will also be replaced along with the systems used to fill and maintain proper water levels in the pools. New flooring will be installed in the Lap pool area to match the flooring that is currently in the Leisure pool area.

Because of the need to drain the pools, maintenance on the underwater pool lights must be performed during the annual 10-day shutdown of the Rec Center just prior to Labor Day. Unfortunately, several of the existing style of pool lights usually burn out within a year resulting in reduced visibility in the water. Upgrading the lighting to more energy efficient LED lighting will require less maintenance and ensure all of the lights function at least a year, and likely longer. The new deck drainage system will be wider and with improved slope to more effectively remove water from the pool decks. In conjunction with the new slot drains, the Lap pool deck will receive the same Life Floor system that was installed in the Leisure pool two years ago. This flooring is slip-resistant and safer and is also more comfortable for walking. Since the existing drains were not designed to match the height of the Life Floor, this project will result in a much smoother and aesthetically pleasing transition from floor to drain in both pools.

This project was previously bid on May 10, 2016. Unfortunately, there were no bids received on that date. Staff contacted potential bidders to discuss the bid package and assess interest in the project. The feedback indicated a few bidders were not aware the project was out for bid, this type of work is not of interest to larger contractors, and the specialty nature of this work limits the potential vendors. Therefore, the decision was made to rebid the project and perform additional outreach to potential bidders to heighten awareness of the project.

Because this project is actually two independent plumbing and electrical projects combined, staff anticipated fewer bids. Close coordination between the electrical and plumbing crews is essential to the success of the project because a lot of work is being performed in a relatively small area. Staff determined that having one general contractor oversee both crews is the best way to ensure this coordination, keep the work flowing on schedule, and reduce risk. One bid was received from 2K General Company. Staff has reviewed the bid and determined it to be the lowest and best bid. 2K General Company has partnered with the City on a number of projects. Recent examples

include the new restrooms at Scioto Park, automated vehicle wash on the Fleet Management campus, and the window replacement and exterior renovations at City Hall.

2K General Company's bid of \$341,900 (including the one Alternate which replaces the slot drains in the Leisure pool) is nine percent over the design firm's estimate. However, the overall cost for this project is four percent under the approved budget. The budgeted funds for construction of this project in the 2016 Capital Improvement Program (CIP) at \$355,576 in account AB0601, Municipal Facilities. Replacing the pool lights will require pulling the electrical lines through the conduit that runs between each fixture and the electrical panel. Some of these lines may snap due to age while being pulled through, which will require saw cutting into the pool deck. It appears the uncertainty over the number of electrical lines that will require saw cutting is the primary reason that 2K General's bid is above the design team's estimate.

Scheduling

This project will require both the Leisure and Lap pools to be closed for an extended period of time. The pools are scheduled to be closed on July 18th and re-open on September 19th. It should be noted that during the extended pools shutdown the skylight over the pools will also be replaced as part of the Phase II roof replacement project that started in March. Staff will be working closely with contractors to adhere to the schedule as closely as possible. As with any project of this magnitude, there may be unexpected situations that may require adjustments.

Communication and Accommodations

DCRC staff has included notification of the improvements and associated closures in a variety of correspondence with patrons this year and will continue to communicate the schedule and provide project updates on a regular basis. As a result of these closures, Recreation Services will be extending all active DCRC memberships for an additional two months, since this project duration exceeds the usual shutdown period that is outlined in the membership agreement. DCRC members are also being provided access to both outdoor pools during this timeframe. An Items of Interest memorandum was provided to City Council in November 2015, which included a summary of the improvements planned to the DCRC in 2016 as well as DCRC staff communications with patrons regarding the planned maintenance projects. A copy of this memorandum is attached. Information regarding the improvements is also on the City's website at <http://dublinohiousa.gov/living/improvements-coming-to-dcrc-in-2016/>. A copy of the text from this website is attached for your reference. Recreation Services will continue working closely with the Community Relations team to communicate the status of the improvements and impacts.

Recommendation

Staff and the design team met with 2K General Company representatives to review the project and the Contractor demonstrated a clear understanding of the scope of work. Staff recommends approval of Resolution 35-16, accepting as lowest and best the base bid together with the Alternate in the amount of \$341,900 and authorizing the City Manager to enter into a contract with 2K General Company for this project.

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 35-16

Passed _____, 20____

A RESOLUTION ACCEPTING THE LOWEST AND BEST BID FOR THE DUBLIN COMMUNITY RECREATION CENTER POOL RENOVATION PROJECT

WHEREAS, formal advertising and competitive bidding procedures have been conducted pursuant to Section 8.04 of the Revised Charter for the Dublin Community Recreation Center Pool Renovation Project; and

WHEREAS, Council has determined that the bid submitted by 2K General Company constitutes the lowest and best bid.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring, that:

Section 1. The base bid plus Alternate submitted by 2K General Company in the total amount of \$341,900 is hereby accepted.

Section 2. The City Manager is hereby authorized to enter into a contract with 2K General Company for performance and completion of the Dublin Community Recreation Center Pool Renovation Project pursuant to the bid proposal and contract documents for said project.

Section 3. This Resolution shall take effect upon passage in accordance with Section 4.04(a) of the Revised Charter.

Passed this _____ day of _____, 2016

Mayor – Presiding Officer

Attest:

Clerk of Council



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Improvements Coming to DCRC in 2016

Feb 12, 2016

by admin

0 Comment

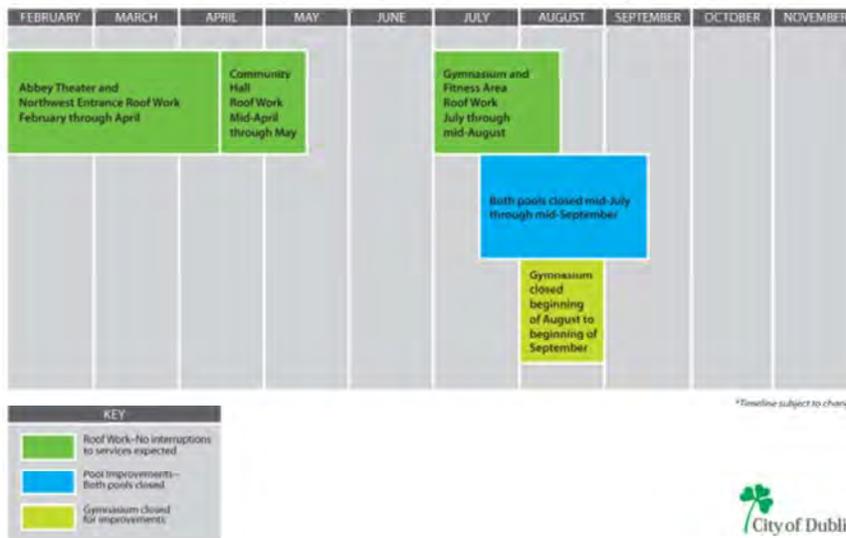
The Dublin Community Recreation Center is turning 20! For two decades, the DCRC has offered recreational excellence for the Dublin community with countless programs, classes, workouts and open gym hours.

The DCRC is still in great shape, but just like us, buildings need a little work from time to time to stay on track. In 2016, the DCRC will undergo several important improvements, including:

- Roof replacement
- Gymnasium floor resurfacing
- Pool deck, drain and lighting upgrades
- A major upgrade to our Rectrac membership and program

Several projects are being consolidated to minimize disruptions and maintain the highest safety standards for all patrons, visitors and staff. Most of the improvements will take place with no interruption to services, but an extended shutdown of the swimming pools and gym will be necessary.

Dublin Community Recreation Center Improvements



Roof replacement

Roof replacement will take place at various times in various locations from February through August, but no service interruptions are anticipated. Patrons may notice extra noise and other signs of construction in the DCRC as a result of the improvements.

Pools

Both of the DCRC pools will be closed between mid-July and mid-September for improvements, including slot drain replacements, LED pool light replacements and the installation of a new deck surface in the lap pool area, which will match the current leisure pool deck. This project will increase deck traction for safety and will make deck drains more efficient. The improvements also include more energy efficient lights that require less maintenance. Special open lap swimming hours will be provided at the Community Pool North to serve our early morning lap swimmers.



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[Dublin City Schools Community Education](#)

Contact Recreation Services

Dublin Community Recreation Center

5600 Post Road
Dublin, OH 43017

Phone:
614.410.4550

24-Hour Information Hotline:
614.410.4946

Facility Rentals:
614.410.4550

Gymnasium

The gymnasium is expected to be closed from the beginning of August through the beginning of September, 2016. This project includes painting, ceiling duct work and sanding the gym floor down to the wood, repainting the lines and refinishing the surface. This will improve floor traction for users, improve aesthetics and improve the ability to change line configurations to accommodate additional sport offerings.

As a result of these closures, Recreation Services will be extending all active DCRC memberships for an additional two months, since this project duration exceeds the usual shutdown period that is outlined in the membership agreement.

Staff will be working closely with contractors to adhere to the schedule as closely as possible. As with any project of this magnitude, there may be unexpected situations that may require adjustments.

Questions? [Contact us!](#)

Social Share



Regular Building Hours - **Holiday Hours**

Monday - Friday: 5:30 am - 9:30 pm

Saturday: 8 am - 8 pm

Sunday: 8 am - 8 pm

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Make a Service Request

Contact City Departments

Contact Dublin City Council

City Hall

5200 Emerald Parkway Dublin, Ohio 43017

Phone:

614.410.4400

Hours:

Monday - Friday 8 a.m. - 5 p.m.





To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager
Date: November 12, 2015
Re: Items of Interest

Police Town Hall Meeting

The Police Department, in partnership with Community Relations, the Franklin County Sheriff's Office, the Ohio Attorney General's Office, Dublin ACT, Dublin Schools, and Syntero of Dublin will be hosting a Town Hall meeting at the Dublin Recreation Center on **December 9, 2015 at 7:00 pm**. The meeting will be to discuss drug abuse, heroin use and how they affect property crime in our community.

We plan on having several perspectives presented. We will provide information on the types of property crimes we see in Dublin, how drug abuse affects these crimes, and the type drug investigations we are now involved in. We will also present the perspectives of our enforcement partners (Franklin County Sheriff's Office) who assist us in regional drug investigations. Finally, we also hope to provide the perspectives of at least one family member who has experienced the loss of a loved one to drug abuse and also mental health professionals who can provide information on the resources available to help individuals suffering from drug dependency.

All council members are invited to attend this event.

Dublin Community Recreation Center Shut Down

As the Dublin Community Recreation Center (DCRC) approaches its 20th anniversary, more extensive maintenance projects have become necessary. In an effort to maintain the highest safety standards and minimize disruptions for our patrons, our strategy is to consolidate these projects into combined work periods.

It is very early in the planning process for these projects. Many are still in the design phase and the scope of work and scheduling may change as we work through the logistics. Our goal is to alert Council and the public to the projects as early as possible and continue to communicate project dates as those details become clearer.

Four major improvement projects are planned for 2016 as follows:

- 1. Roof:** This project includes replacing all of the shingles and flashing on all sloped roof surfaces of both phases of the DCRC. Also includes replacing skylights in the fitness area and over the pools.
This project should not impact DCRC operations with the exception of some noise associated with the work and the temporary closure of certain entrances for safety reasons as shingles are replaced overhead.

Schedule: Theater & Northwest entrance: February – April
Community Hall: Mid-April – May 30
Gym and Fitness Floor: Completed by mid- August
Pool Skylight: Mid-July to mid-September

Main entrance: August 27 – September 5 (during DCRC annual shutdown timeframe)
Fitness Floor skylight: Completed by mid-August

- 2. Gymnasium:** This project includes painting ceiling duct work and sanding the gym floor down to the wood, repainting the lines and refinishing the surface. As you may recall, ¼ of the gym floor was recently resurfaced as a result of water damage from a patron hitting a sprinkler head with a ball. This project resurfaces the entire gym floor.

This project will require a temporary closure of the gym to the public.

Anticipated closure window: Beginning of August – beginning of September

Benefits: Improved floor traction for users, improved aesthetics and the ability to change line configurations to add additional sport offerings.

- 3. Pools:** This project includes slot drain replacements, LED pool light replacements and installation of Life Floor deck surface for the lap pool to match the floor in the leisure pool.

This project will require a temporary closure of the pool to the public.

Anticipated closure window: July – September

Benefits: Increased deck traction for safety, more efficient deck drains, more energy efficient lights that require less maintenance.

- 4. RecTrac:** This project involves a major upgrade to our RecTrac membership and program registration software and database. This upgrade requires a direct database transfer that will prevent us from conducting transactions during the transfer period, August 29 – Sept. 2. The outdoor pools will continue to operate as normal under the old software until the end of the season.

Benefits: The new software will be a modern, browser-based system that allows staff to access RecTrac from anywhere with an internet connection, therefore allowing remote access from camps, schools, etc. It also significantly enhances or adds functionality such as venue/online seating/ticket sales, installment billing, touch screen interface and incident reporting. It is a complete rewrite of the system, designed to modernize virtually every function.

While each of these projects are being planned using the above mentioned time line, staff will be working closely with contractors to adhere to the anticipated schedule as closely as possible. As with any projects of this magnitude, there may be unexpected situations that may require adjustments; however, there are flexibilities already built into the plan to accommodate minor alterations.

As a result of these closures, Recreation Services will be extending all active DCRC memberships for an additional two months since this project duration exceeds the usual shutdown period that is outlined in the membership agreement.

Additionally, Recreation Services staff are currently working on plans to provide alternative spaces for patrons who wish to continue participation during our closures. As you may know, each year we allow DCRC patrons to use the outdoor pools during our annual shutdown period. We are currently making plans to continue this practice with additional available hours in the early morning for patrons. Recreation Services staff are also making inquiries to Dublin City Schools and several private sector health clubs to provide additional options for patrons.

Recreation Services will be working closely with the Community Relations team to develop a continual campaign to inform the public.

Ohio University's College of Fine Arts - Summer Theater Program

Over the past few weeks City staff has continued to explore options with Ohio University for a temporary home for their Summer Theater Program (Tantrum Theater). Following a tour of potential sites, Ohio University asked the City to once again consider the possible rental of the Abbey Theater within the Dublin Community Recreation Center (DCRC) for this Summer Program. After discussion of this option and coordination between Recreation Services staff and the Dublin City Schools to locate space for several existing rentals and programs, the Abbey is being made available to Ohio University. Staff is excited to partner with Ohio University and provide a temporary home (3-4 years) for this program that will not only bring a great cultural arts benefit to our community but will also provide opportunities for educational programming in cooperation with the City and the Schools.

Two weeks ago Peg Kennedy-Dygas, Dean of the College of Fine Arts for Ohio University sent the following information to the OU Theater Division that has been involved in this project:

"On Wednesday of this week, the President's Council accepted our most recent proposal for Phase 1 of our professional theater company (Tantrum Theater) envisioned through a partnership between the College of Fine Arts, the City of Dublin, Ohio, and the Dublin Arts Council.

The University is pledging to underwrite Tantrum Theater for a three year period up to a total amount of \$1.46M. Additionally, the College of Fine Arts is pledging \$150,000 annually in support of Tantrum. Additional revenues will support the project, including ticket sales, corporate sponsors and other donors and friends. University Advancement is poised to develop these supporting revenues with and for us.

This green light represents an historic opportunity for the College of Fine Arts to establish and nurture an urban laboratory for our students, in a fully professional context. I fully anticipate that we will identify extended opportunities for our other programs in the Dublin area as well.

Deep congratulations are due to Michael Lincoln and the whole Theater Division,