

**CITY OF COLUMBUS
BID WAIVER INFORMATION FORM**

TO ACCOMPANY LEGISLATION WHICH WAIVES ANY PROVISIONS OF COLUMBUS CITY CODES CHAPTER 329
(PLEASE LIMIT YOUR RESPONSE TO THIS SHEET)

1. Reasons for waiving City Code bid procedure:

- emergency breakdown causing unplanned need
- item to be purchased is of a perishable nature
- need to extend an existing contract
- there is not enough time to obtain formal bids to satisfy need
- non-price error on either the bidder's or the City's part in the bid proposal
- a new law or regulation requires immediate compliance
- other See below

2. Detailed explanation of reason (must be completed by division):

A Guaranteed Maximum Cost Agreement was negotiated by the Development Department on behalf of the Public Service Department with **104 North Third Street, LLC**. The assumption behind such an arrangement is that this entity is better positioned than is the City to oversee performance of the streetscape improvements, which will be performed by a contractor of **104 North Third Street, LLC's** choice (hence the need to waive formal competitive bidding requirements). **104 North Third Street, LLC**, will contribute financially to the cost of the improvements which will be built to City standards.

3. Informal procedure used:

- telephone quotations
- written quotations
- Negotiations

4. Informal bids received and prices for each:

104 North Third Street, LLC, \$175,000.00

5. If lowest bid was not accepted, explain criteria for award:

N/A

ORDINANCE #: 2093-2003

APPROVED BY: Authorized Approval on Corresponding Legislative File

DATE: September 25, 2003

DETAILED PROJECT DESCRIPTION

Estimate Total Cost of Streetscape Project: \$239,950.40

Estimate Total Cost of Adjacent Private Development Project: \$9,000,000.00

Streetscape Description

The streetscape at 104 North Third Street and the adjacent lot at 3rd Street and Long will be as shown on the enclosed plan:

- ADA compliant curb ramps at each corner
- Two trees will be added along Long Street to match existing trees
- Sidewalks to be broom finished with hand tooled joints on a 3'x3' module. Joint locations will be coordinated with location of meters, lights, and signs.
- 18 proposed metered parking spaces along Long, 3rd, and Gay streets
- Granite curbs to be cold springs "cornelian" red or equal.
- Two Lumec Street Lights as required by the Downtown Streetscape Plan.

Adjacent Property Description

The property consists of a seven-story building containing approximately 87,865 gross square feet located at 104 North Third Street and an adjacent parking lot containing approximately 68 spaces. The interior of the building will be virtually gutted and redeveloped into 60 condominium units. The units will be one to two bedrooms, ranging from 810 s.f. to 1,911 s.f. Approximately 8,000 square feet on the first floor is designated for covered parking. The first floor also will have approximately 3,900 s.f. of commercial and/or office space. Twenty-three hundred s.f. is designated for a glass enclosed deli/coffee shop. This horizontal addition will provide an element of screening to the parking area helping to knit the fabric of the entire corner appearance.

On the outside, we will maintain the use of the existing material but will add substantial amounts of glass to the NW corner of the building's vertical focal point and entryway. This vertical pillar of glass will be seen from the rise on 3rd Street to the north several blocks away. Today the view consists of a drab, brick, and non-descript structure. The view of the future will be a postmodern architectural statement inviting resident to live in a downtown urban setting. The horizontal view will also include a glass backdrop that draws the eye as vehicular traffic is within a 2-3 block approach to the building.

We will be opening up the building by adding windows. In addition to being visually appealing to the outside viewers, it will allow the units maximum light and views of the city.

The surface parking will include a screened secure area to be designed consistent with other downtown streetscapes. The remaining exterior of the outside parking lot will be visually screened with wall that will allow those to see outside the parking as well as hiding the view from the street side. Access to the parking is through a secure gate.

This development plan takes a vacant building within two blocks of Capital Square and turns it into a productive, aesthetically pleasing, market driven successful project.