

**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 _____

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

The JHC is a multiple tenant building housing City offices and outside tenants including The Central Ohio Workforce Investment Corporation and Franklin County Jobs and Family Services. Due to the complexity of issues with lease administration, tenant relations, ongoing City renovation projects, and the size of the complex and related mechanical and security systems, the JHC requires full time professional management. These services are currently being provided by Jones Lang LaSalle Americas, Inc. (JLL). JLL has issued a notice of termination of the contract as of June 28, 2008. Paradigm Properties of Ohio, LLC is a qualified property management company who will accept the terms of the contract at the same cost.

3. Informal procedure used:

- telephone quotations
- written quotations
- negotiations

4. Informal bids received and prices for each:

Paradigm will accept the terms of the original contract assigned to the City at the time of purchase of the property. The budgeted amount for 2008 is \$750,500, which includes the property management fee and all operating expenses.

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

ORDINANCE #: 0479-2008

APPROVED BY: Authorized Approval on Corresponding Legislative File

DATE:
