

**BID WAIVER INFORMATION FORM  
TO ACCOMPANY LEGISLATION  
(LIMIT YOUR RESPONSE TO THIS SHEET)**

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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

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

This Guaranteed Maximum Cost Agreement was negotiated by the Development Department on behalf of the Public Service Department with Urban Loft Ventures I, 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 Urban Loft Ventures I LLC choice (hence the need to waive formal competitive bidding requirements). Urban Loft Ventures I LLC will also be constructing the adjacent private sector redevelopment project concurrent with the public streetscape improvements.

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3. Informal procedure used:

- telephone quotations
- written quotations
- negotiations

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4. Informal bids received and prices for each:

Urban Loft Ventures I LLC. \$329,229.00

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

n/a

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**APPROVED BY:** \_\_\_\_\_ **DATE** \_\_\_\_\_  
(authorized signature)

## **DETAILED PROJECT DESCRIPTION**

**Estimate Total Cost of Streetscape Project:** \$329,229.00

**Estimate Total Cost of Adjacent Private Development Project:** \$7,600,000.00

### **PUBLIC STREETSCAPE DESCRIPTION**

The new public streetscape adjacent to the Carlyles Watch residential development project at the northeast corner of Third Street and Gay Street will include the following design elements:

- New landscaped corner intersection "bump-out" at the northeast corner of Third Street and Gay Street. This corner "bump-out" is a streetscape enhancement that is part of the City's two-way conversion project for Gay Street. The private developer, Urban Loft Ventures I LLC, has agreed to construct this public enhancement per City specifications as part of their streetscape construction. This will implement that portion of the City's conversion project for Gay Street and will prevent the Carlyles Watch streetscaping from being damaged during the remaining construction of the City's conversion project.
- New sidewalks to be installed adjacent to the Carlyles Watch residential development along Third Street and Gay Street.
- New curbs to be installed adjacent to the Carlyles Watch residential development along Third Street and Gay Street.
- New street trees to be added adjacent to the Carlyles Watch residential development along Third Street and Gay Street.
- New street lights of decorative design required by the Columbus Downtown Streetscape Plan to be installed adjacent to the Carlyles Watch residential development at the northeast corner of Third Street and Gay Street.

### **ADJACENT PRIVATE PROPERTY DEVELOPMENT DESCRIPTION**

The Carlyles Watch residential development under construction at the northeast corner of Third Street and Gay Street is a new construction project that includes the following:

- Construction of eight-story building at 100 E. Gay Street replacing the previously demolished two-story building on the property.
- This new eight-story building will contain 56 residential condominium units, ground floor retail space and an enclosed parking level accessible from Third Street.