



Legislation Details (With Text)

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File created: 1/28/2013 **In control:** Development Committee

On agenda: 2/11/2013 **Final action:** 2/14/2013

Title: To authorize the Director of the Department of Development to establish a purchase order with McDaniel's Construction Corporation, Inc. to provide various repairs, structural and environmental consultation, and other services for property held in the Land Reutilization Program per the terms and conditions of the State of Ohio Requirements Contract; to authorize the expenditure of \$540,000.00 from the 2012 Capital Improvement Budget, Housing Preservation Fund; and to declare an emergency. (\$540,000.00)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
2/14/2013	1	CITY CLERK	Attest	
2/13/2013	1	MAYOR	Signed	
2/11/2013	1	COUNCIL PRESIDENT	Signed	
2/11/2013	1	Columbus City Council	Approved	Pass

BACKGROUND: This legislation authorizes the Director of the Department of Development to establish a purchase order for \$540,000 for the purpose of providing building repair and stabilization services to properties held in the Land Bank Program. The services will include roof repair and replacement, exterior repairs, environmental and structural consultation, and similar improvements to land bank property.

The purchase order will be established per the State Requirements contract with McDaniel's Construction Corporation, Inc. Ordinance #582-87 authorizes City agencies to participate in the Ohio Department of Administrative Services (DAS) cooperative contracts when deemed to be "cost effective" to the City of Columbus. The State of Ohio bid the JOC through the use of a unit price book which provides for preset costs for specific construction tasks. Winning bidders were selected based on their mark-up or discount from these preset costs. The Department of Development wishes to use this contract to measure its effectiveness in comparison to the traditional construction procurement method. The terms and pricing of this purchase order are based upon the State of Ohio contract RS#901512 that is available for use by political sub-divisions of the State of Ohio.

Emergency action is necessary to allow the Land Bank program to immediately start the repair of Land Bank structures.

FISCAL IMPACT: \$540,000 is allocated for this expenditure from the Housing Preservation Fund portion of the 2012 Capital Improvement Budget.

To authorize the Director of the Department of Development to establish a purchase order with McDaniel's Construction Corporation, Inc. to provide various repairs, structural and environmental consultation, and other services for property

held in the Land Reutilization Program per the terms and conditions of the State of Ohio Requirements Contract; to authorize the expenditure of \$540,000.00 from the 2012 Capital Improvement Budget, Housing Preservation Fund; and to declare an emergency. (\$540,000.00)

WHEREAS, by Ordinance 1325-98, Council adopted and elected to use the Revised Code Chapter 5722, Land Reutilization Program, to facilitate effective reutilization of nonproductive land acquired through a sale pursuant to a foreclosure proceeding initiated by the Franklin County Treasurer, or through a sale of forfeited lands by the Franklin County Auditor, or through a conveyance in lieu of foreclosure to foster either return of such land to tax revenue generating status or its devotion to public use, or any other land acquired as part of the land reutilization program; and

WHEREAS, under the Land Reutilization Program, the Land Redevelopment Office manages an inventory of structures held for sale and desires to perform building repairs and other modifications to save the structures from demolition; and

WHEREAS, it is in the best interest of the City to have a purchase order established to efficiently provide various services to property held in the Land Reutilization Program; and

WHEREAS, the terms and pricing of this purchase order are based upon the State of Ohio Contract RS#901512 that is available for use by political sub-divisions of the State of Ohio; and

WHEREAS, McDaniel's Construction is a Certified Emerging Minority Business Enterprise company with Equal Business Opportunity Commission Office; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development, Land Redevelopment Office, in that it is immediately necessary to establish a purchase order with the McDaniel's Construction Corporation, Inc. to allow the Land Bank program to immediately start the repair of Land Bank structures, thereby preserving the public health, peace, property, safety, and welfare; and **NOW, THEREFORE**,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Director of the Department of Development be and is hereby authorized to establish a purchase order for the purchase of repair, structural and environmental consultation, and other services for property held in the Land Reutilization Program per the terms and conditions of State Requirements Contract as follows:

Contract No. RS901512

McDaniel's Construction Corporation, Inc.

Contract Compliance No. 31-1145406

Expiration Date 4/19/2014

Repair and Maintenance - Job Order Contracting (JOC)

Section 2. That for the purpose stated in Section 1, the expenditure of \$500,000.00 from the Development Department, Division No. 44-10, Fund 782, Housing Preservation Fund, Project No. 782001-100005 Home Again - Land Bank Property Renovation, OCA Code 782105, Object Level Three 6620 is hereby authorized.

Section 3. That for the purpose stated in Section 1, the expenditure of \$40,000.00 from the Development Department, Division No. 44-10, Fund 782, Housing Preservation Fund, Project No. 782004-100002 Vacant Housing Demolition - Commercial, OCA Code 782402, Object Level Three 6621 is hereby authorized.

Section 4. That the funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

Section 5. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this ordinance.

Section 6. That the City Auditor is hereby authorized to transfer the unencumbered balance in a project account to the unallocated balance account within the same fund upon receipt of certification by the Director of the Department administering said project that the project has been completed and the monies are no longer required for said project.

Section 7. That for the reason stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.