



Legislation Details (With Text)

File #: 0453-2013 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 2/12/2013 **In control:** Development Committee

On agenda: 3/4/2013 **Final action:** 3/5/2013

Title: To authorize the Director of the Department of Development to enter into contracts with various contractors to provide deconstruction, demolition and asbestos abatement services for structures in the Vacant and Abandon Properties Initiative; to authorize the expenditure of \$2,800,000.00 from the General Government Grant Fund; to waive the competitive bidding provision of Columbus City Codes; and to declare an emergency. (\$2,800,000.00)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD0453-2013 Bid Waiver Form

| Date | Ver. | Action By | Action | Result |
|----------|------|-----------------------|----------|--------|
| 3/5/2013 | 1 | CITY CLERK | Attest | |
| 3/5/2013 | 1 | MAYOR | Signed | |
| 3/4/2013 | 1 | COUNCIL PRESIDENT | Signed | |
| 3/4/2013 | 1 | Columbus City Council | Approved | Pass |

Background: In February of 2012, Mayor Coleman announced a program to fight vacant and abandoned property that includes a plan to aggressively target and demolish blighted structures. This legislation authorizes the Director of the Department of Development to enter into contracts with five contractors to provide deconstruction, demolition and asbestos abatement services under the program. The companies responded to a Request for Proposal (RFP), SA-004699, and were selected by an evaluation committee as the companies with the best proposals. The posting inadvertently included references to an Invitation to Bid, but the evaluation process listed in the posting was for a RFP under CC 329.12. For this reason, the Department respectfully requests that Council waive the competitive bidding provisions of Chapter 329. The posting clearly defined the process being used to evaluate the proposals and resulted in the submittal of eight responses. The evaluation committee selected five finalists, which were also the lowest priced proposals. The process resulted in the selection of all five finalists with contracts priced lower than what is being charged on current demolition and abatement contracts. The five companies selected and proposed contract amounts are as follows:

| <u>Entity</u> | <u>Contract Amount</u> |
|--------------------------------------|------------------------|
| Ransom Company | \$800,000 |
| Watson General Contracting | \$800,000 |
| Egner Construction | \$600,000 |
| Superior Enterprises Unlimited, Inc. | \$400,000 |
| Bronze Star Contracting, LLC | \$200,000 |

Fiscal Impact: Funds are available in the General Government Grant Fund, Moving Ohio Forward Grant.

Emergency Justification: Emergency action is requested in order to complete the work within the timeframe for which the cost estimates were given and demolish the structures as soon as possible.

To authorize the Director of the Department of Development to enter into contracts with various contractors to provide deconstruction, demolition and asbestos abatement services for structures in the Vacant and Abandon Properties Initiative; to authorize the expenditure of \$2,800,000.00 from the General Government Grant Fund; to waive the competitive bidding provision of Columbus City Codes; and to declare an emergency. (\$2,800,000.00)

WHEREAS, Mayor Michael B. Coleman announced the Vacant and Abandon Properties Initiative, a comprehensive plan to address vacant and abandoned properties that includes a goal to demolish hundreds of structures over the next three years; and

WHEREAS, various City offices are implementing the demolition portion of the program, including the targeting of vacant and abandoned properties through tax foreclosure and seeking authorization to demolish blighted properties from the Environmental Section of the Franklin County Municipal Court; and

WHEREAS, Ransom Company, Watson General Contracting, Egner Construction, Superior Enterprises Unlimited, LLC, and Bronze Star Contracting, LLC were five of eight companies who responded to a Request for Proposals (SA-004699) and selected by an Evaluation Committee as the best proposals based on bid pricing, prior experience, resources and qualifications; and

WHEREAS, the Department of Development desires to enter into an agreements with five offerors for deconstruction, demolition, and asbestos abatement services for a total of up to \$2,800,000; and

WHEREAS, funds are available in the General Government Grant Fund, Move Ohio Forward Grant; and

WHEREAS, SA-004699 inadvertently included references to an Invitation for Bid but all specifications and evaluation processes outlined in the posting referenced a RFP process under CC Section 329.12; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to enter into the contracts in order to complete the work within the timeframe for which the cost estimates were given and demolish the structures as soon as possible, all for the immediate preservation of 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 Development is authorized to enter into contracts with the following companies to perform deconstruction, demolition, and asbestos abatement services:

| <u>Entity</u> | <u>Contract Amount</u> |
|--|------------------------|
| Ransom Company (cc# 269401266, exp. 1/9/2014, MBE) | \$800,000 |
| Watson General Contracting (cc# 311429409, exp. 3/10/2013) | \$800,000 |
| Egner Construction (cc# 010853960, exp. 3/15/2013) | \$600,000 |
| Superior Enterprises Unlimited, Inc. (cc# 452716791, exp. 3/8/2014, MBE) | \$400,000 |
| Bronze Star Contracting, LLC (cc# 371643362, exp. 7/26/2014) | <u>\$200,000</u> |
| Total: \$2,800,000.00 | |

Section 2. That for the purpose stated in Section 1, the expenditure of \$2,800,000.00 from the Development Department, Division No. 44-01, Fund 220, Grant 441205, Object Level One 03, Object Level Three 3292, OCA Code 441205 is hereby authorized.

Section 3. That for good cause shown and it being in the best interests of the City, the competitive bidding provisions of Chapter 329 of the Columbus City Codes, 1959, are hereby waived.

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 for the reasons 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 passage and approval by the Mayor or ten days after its passage if the Mayor neither approves nor vetoes the same.