



Legislation Details (With Text)

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File created: 10/11/2013 **In control:** Finance Committee

On agenda: 11/18/2013 **Final action:** 11/20/2013

Title: To authorize the Finance and Management Director to modify a contract on behalf of the Office of Construction Management with Moody-Nolan, Inc. for professional architectural and engineering consulting services for the Reeb Avenue building renovation and expansion; to authorize the expenditure of \$746,164.00 from the Construction Management Taxable Bonds Fund; and to declare an emergency. (\$746,164.00)

Sponsors:

Indexes:

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|------------|------|-----------------------|----------|--------|
| 11/20/2013 | 1 | CITY CLERK | Attest | |
| 11/19/2013 | 1 | MAYOR | Signed | |
| 11/18/2013 | 1 | COUNCIL PRESIDENT | Signed | |
| 11/18/2013 | 1 | Columbus City Council | Approved | Pass |

BACKGROUND: This legislation authorizes the Finance and Management Director to modify a contract on behalf of the Office of Construction Management with Moody-Nolan, Inc. for professional services for the Reeb Avenue Building renovation.

The original contract for professional consulting services was by City Council through Ordinance No. 2112-2012, passed October 3, 2012. A modification of the contract is necessary to complete the design concept which has been approved through the preliminary design effort, in order to meet the needs of the community. The construction of this project will be funded through a combination of City of Columbus bond funds and private sector contributions provided by local investors. At the time the original design contract fee and \$7.5 million construction cost were estimated, no programming or conceptual design had been performed. Now that the programming and conceptual design is completed, based on input from the local investors and the community groups that will be occupying the building, the construction cost is now estimated to be \$12.1 million. This results in the need for a more extensive design effort than was originally contemplated.

The proposed project involves the renovation of the existing 45,116 sq. ft. building originally constructed in 1900; the renovation of the existing 4,480 sq. ft. addition constructed in 1968; and the addition of 18,040 sq. ft. of building adjacent to the 1968 section. These renovations and addition will support much needed services within the Southern Gateway community. Among the many functions to be provided by the not-for-profit groups that will occupy this facility will be child care, educational services to children of all ages, support services for families, and workforce development programs,

Moody-Nolan has institutional knowledge of the project, has performed extensive predesign services, and has produced

the conceptual design alternatives. It is practical and cost effective for the coordination and continuity of the project to use Moody-Nolan for this modification. Selecting another consultant could lead to duplicated work and delays. Therefore it is not in the best interest of the City to select another architect for these professional services. Prices already established in the contract were used to determine the cost of this modification.

Emergency action is requested so as to keep the momentum of this important community project going.

Moody-Nolan Contract Compliance No. 31-1256984, expiration date June 8, 2014.

FISCAL IMPACT: The cost of this modification is \$746,164.00. Sufficient funding is available in the Construction Management Taxable Bonds Fund.

To authorize the Finance and Management Director to modify a contract on behalf of the Office of Construction Management with Moody-Nolan, Inc. for professional architectural and engineering consulting services for the Reeb Avenue building renovation and expansion; to authorize the expenditure of \$746,164.00 from the Construction Management Taxable Bonds Fund; and to declare an emergency. (\$746,164.00)

WHEREAS, the original contract for professional consulting services was by City Council through Ordinance No. 2112-2012, passed October 3, 2012; and

WHEREAS, a modification of the contract is necessary to complete the design concept; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Finance and Management, Office of Construction Management, in that it is immediately necessary to authorize the Finance and Management Director to modify a contract with Moody-Nolan, Inc. for professional architectural and engineering consulting services for the Reeb Avenue building renovation and expansion so as to keep the momentum of this important community project going; now, therefore:

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

SECTION 1. That the Finance and Management Director is hereby authorized and directed to modify a contract with Moody-Nolan, Inc. for professional architectural and engineering consulting services for the Reeb Avenue Building renovation.

SECTION 2. That the expenditure of \$746,164.00, or so much thereof as may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved as follows:

Division: 45-50
Fund: 732
Project: 570064-100000
OCA Code: 732064
Object Level: 06
Object Level 3: 6620
Amount \$746,164.00

SECTION 3. 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 4. 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 5. 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 6. 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 its passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.