



Legislation Details (With Text)

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On agenda: 3/30/2015 **Final action:** 4/2/2015

Title: To authorize the Director of the Department of Finance and Management to execute those documents necessary to purchase the building commonly known as: 1185 E. Broad Street, Columbus, Ohio, Franklin County Parcel ID 010-025422; to authorize the expenditure of up to \$275,000.00 from the construction management capital improvements fund; and to declare an emergency. (\$275,000.00)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
4/2/2015	1	ACTING CITY CLERK	Attest	
4/1/2015	1	MAYOR	Signed	
3/30/2015	1	COUNCIL PRESIDENT	Signed	
3/30/2015	1	Columbus City Council	Approved	Pass

The Department of Human Resources Occupational Safety and Health Program provides services to promote a safe and healthy working environment for all city employees and prevention of workplace injuries. The Occupational Safety and Health Clinic (OSHC) provides services that include, but not limited to, medical monitoring of employees, as mandated by the Occupational Safety and Health Administration (OSHA), treatment and follow-up care for workplace injuries, immunizations, health education, bargaining unit (union) negotiated medical services, medical examinations, OSHC, and wellness programs. The OSHC is currently housed in clinic space at the Department of Health at 240 Parsons Avenue. Due to increases in the number of employee visits and the expansion of services provided, additional space is required to house programs, services, and staff. In addition, the Department of Health needs the clinic space currently occupied by OSHC to provide additional public health clinical services. The Department of Finance and Management, Real Estate Management Office, has identified a building adjacent to the city's Jerry Hammond Center that will serve the present and future needs of the Occupational Safety and Health Clinic.

This legislation authorizes the Director of Finance and Management to execute those documents necessary to purchase that real property, located at 1185 E. Broad Street, Columbus, Ohio, Franklin County Parcel ID 010-025422, from Heritage Day Health Centers D/B/A National Church Residences Center For Senior Health, an Ohio not for profit corporation, and to expend up to \$275,000.00 for all costs associated with said acquisition. Purchase contingencies include, but are not limited to, the satisfactory completion of various site assessments including environmental and engineering assessments. This ordinance is presented as an emergency measure.

Fiscal Impact: Funding for this project is available in construction management capital improvement fund, fund 733, Capital Project 570068 - 100000, Citywide Occupational Safety & Health Clinic.

Emergency Justification: Emergency action is requested to allow for the immediate execution of the purchase agreement by the city so that the acquisition can proceed to closing in the time frame specified by the contract.

To authorize the Director of the Department of Finance and Management to execute those documents necessary to purchase the building commonly known as: 1185 E. Broad Street, Columbus, Ohio, Franklin County Parcel ID 010-025422; to authorize the expenditure of up to \$275,000.00 from the construction management capital improvements fund; and to declare an emergency. (\$275,000.00)

WHEREAS, the city, desires to enter into a purchase contract with Heritage Day Health Centers D/B/A National Church Residences Center For Senior Health, an Ohio not for profit corporation, for the purchase of that real property commonly known as 1185 E. Broad Street, Columbus, Ohio, Franklin County Tax Parcel ID 010-025422; and

WHEREAS, acquisition of the property will provide the city with the ability to renovate the structure to provide services that include, but are not limited to, medical monitoring of employees, as mandated by the Occupational Safety and Health Administration (OSHA), treatment and follow-up care for workplace injuries, immunizations, health education, bargaining unit (union) negotiated medical services, medical examinations, OSHC, and wellness programs; and

WHEREAS, an emergency exists in the usual daily operation of the Finance and Management Department, Office of Real Estate Management, in that it is immediately necessary to authorize the Finance and Management Director to execute those documents necessary for the purchase of that real property commonly known as 1185 E. Broad Street, Columbus, Ohio now, therefore:

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

SECTION 1. That the Director of the Department of Finance and Management be, and hereby is, authorized to execute those documents prepared and approved by the Department of Law, Division of Real Estate necessary for the purchase of that real property commonly known as Columbus, Ohio, Franklin County Tax Parcel ID 010-025422 from Heritage Day Health Centers D/B/A National Church Residences Center For Senior Health, an Ohio not for profit corporation,

SECTION 2. That the expenditure up to \$275,000.00, or so much thereof that may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved as follows:

Division: 45-01
Fund: 733
Project/Detail: 570068 - 100000
Project Name: Citywide Occupational Safety & Health Clinic
OCA: 733068
Object Level Three: 6603
Amount: \$275,000.00

SECTION 3. 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 4. 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 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 its passage and approval by the Mayor or ten (10) days after its passage if the Mayor neither approves nor vetoes the same.

