



## Legislation Details (With Text)

**File #:** 0848-2007      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 5/17/2007      **In control:** Finance & Economic Development Committee  
**On agenda:** 6/4/2007      **Final action:** 6/11/2007

**Title:** To authorize the Finance and Management Director to enter into contract for the Office of Construction Management with Allen Ballew General Contractors for the renovation of the offices at 1111 East Broad Street; to authorize the Finance and Management Director to modify a contract with Schooley Caldwell Associates, Inc. for professional services for the design of the offices at 1111 East Broad Street; to authorize the Finance and Management Director to establish purchase orders with Legacy Commercial Flooring, Ltd. in accordance with State of Ohio State Term Contracts for carpet and vinyl to be installed at 1111 East Broad Street; to authorize the Finance and Management Director to establish a purchase order with Echo 24, Inc. in accordance with a universal term contract for wiring to be installed at 1111 East Broad Street, to authorize the Finance and Management Director to establish a purchase order with Pomeroy IT Solutions in accordance with a universal term contract for the purchase and installation of Cisco equipment for 1111 East Broad Street, to authorize the Finance and Management Director to establish a purchase order with PDT Communications, Ltd. in accordance with a universal term contract for technology hardware at 1111 East Broad Street; to authorize the expenditure of \$1,039,131.25 from the Voted Recreation and Parks Bond Fund; to authorize the expenditure of \$740,000.00 from the Information Services Fund; to authorize the expenditure of \$161,545.24 from the 1995, 1999, 2004 Voted Streets and Highways Fund; to authorize the expenditure of \$161,545.24 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$2,102,221.73)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
6/11/2007	1	CITY CLERK	Attest	
6/8/2007	1	MAYOR	Signed	
6/4/2007	1	Columbus City Council	Approved	Pass
6/4/2007	1	COUNCIL PRESIDENT	Signed	
5/25/2007	1	ODI DIRECTOR	Reviewed and Approved	
5/25/2007	1	Finance Drafter	Sent for Approval	
5/25/2007	1	CITY ATTORNEY	Reviewed and Approved	
5/25/2007	1	Finance Drafter	Sent to Clerk's Office for Council	
5/24/2007	1	Auditor Reviewer	Reviewed and Approved	
5/24/2007	1	CITY AUDITOR	Reviewed and Approved	
5/24/2007	1	Finance Drafter	Sent for Approval	
5/24/2007	1	EBOCO Reviewer	Reviewed and Approved	
5/23/2007	1	REC & PARKS DIRECTOR	Reviewed and Approved	

5/23/2007	1	Rec & Parks Drafter	Sent for Approval
5/23/2007	1	Finance Drafter	Sent for Approval
5/23/2007	1	TECHNOLOGY DIRECTOR	Reviewed and Approved
5/23/2007	1	Finance Drafter	Sent for Approval
5/23/2007	1	SERVICE DIRECTOR	Reviewed and Approved
5/23/2007	1	Finance Drafter	Sent for Approval
5/22/2007	1	FINANCE DIRECTOR	Reviewed and Approved
5/22/2007	1	Finance Drafter	Sent for Approval
5/21/2007	1	Finance Reviewer	Reviewed and Approved
5/21/2007	1	Finance Reviewer	Sent for Approval
5/21/2007	1	Finance Reviewer	Reviewed and Approved
5/21/2007	1	Finance Reviewer	Reviewed and Approved
5/18/2007	1	Finance Drafter	Sent for Approval
5/18/2007	1	Finance Reviewer	Sent for Approval

**BACKGROUND:**

This ordinance authorizes the Finance and Management Director to enter into a contract, modify a contract, and establish several purchase orders for the Office of Construction Management for the renovation of the interior offices at 1111 East Broad Street. These offices will be occupied by the Recreation and Parks Department, Technology Department, the 3-1-1 Call Center, and the Community Relations Commission (CRC). Besides providing office spaces more conducive to the operations of the 3-1-1 Call Center and the CRC, this relocation will consolidate offices of the Recreation and Parks Department and the Technology Department respectively, thereby allowing for departmental leadership to be co-located with staff and functions. The move will also allow the development of a park by Metro Parks on the Whittier Peninsula where current Recreation and Parks Department offices are located.

This ordinance authorizes the Finance and Management Director to enter into a construction contract with Allen Ballew General Contractors for the renovation of the interior offices at 1111 East Broad Street. The renovation will consist of preparing office space for the above-mentioned departments. The contractor has one hundred eighty (180) days upon notification of the award of the contract to complete the work.

Formal proposals were solicited on April 4, 2007. Seven firms submitted proposals on April 26, 2007, as follows: (1 MBE, 0 FBE).

Comprehensive Facility Services, Inc.	\$1,345,353.00
Allen Ballew General Contractors	\$1,369,832.00
Pepper Construction	\$1,380,111.00
2K General Company, Inc.	\$1,414,990.00
Williamson Builders (MBE)	\$1,424,843.00
R.W. Setterlin	\$1,465,200.00
Altman Company	\$1,633,364.00

It is the recommendation of the Finance and Management Department, Office of Construction Management, to award this contract to the most responsive and responsible bidder, Allen Ballew General Contractors. Comprehensive Facility Services, Inc., Williamson Builders, and R.W. Setterlin were deemed unresponsive. Comprehensive Facility Services, Inc. failed to provide complete bond information and had a math error on their grand total. Williamson Builders failed to list the interested parties in the bid on the proposal guaranty. R.W. Setterlin failed to list the amount of the bond, and failed to sign the bid sheet.

This ordinance also authorizes the Finance and Management Director to modify a professional services contract with Schooley Caldwell Associates, Inc. in the amount of \$290,000.00 for the design of the office space at 1111 East Broad Street. The original contract was authorized by City Council through Ordinance 1790-2006, passed October 25, 2006, in the amount of \$330,000.00. This modification would bring the total cost to \$620,000.00. The scope of services increased due to the addition of the 3-1-1 Call Center and the Community Relations Commission to the renovation, and other various smaller scope changes. It would not be in the City's

best interest to have two architects for the same building, therefore a modification was pursued. The price of the modification was determined through negotiations based upon the original price and the extent of the extra work required.

This ordinance also authorizes the Finance and Management Director to establish purchase orders with Legacy Commercial Flooring to install carpet tile, vinyl tile, and vinyl wall base. These purchases will be in accordance with the current State of Ohio State Term Schedule Contract Numbers 777721B (expiration date of 11/30/2008) and 777721C (expiration date of 09/30/2007).

This legislation also authorizes the Finance and Management Director to establish purchase orders from universal term contracts for technology related aspects of the move. The purchase orders are to be with Echo 24 for wiring, with Pomeroy IT Solutions for Cisco equipment, and with PDT Communications, Ltd. for hardware, reinstallation, and testing.

**Emergency action** is requested to allow construction on the Whittier Peninsula Park by Metro Parks to proceed as soon as possible.

Allen Ballew General Contractors Contract Compliance Number 31-1094575, expiration date 04/26/2009  
Schooley Caldwell Associates, Inc. Contract Compliance Number 31-0972509, expiration date 10/06/2008  
Legacy Commercial Flooring, Ltd. Contract Compliance Number 20-20456817, expiration date 08/19/2008  
Echo 24, Inc. Contract Compliance Number 31-1753698, expiration date 10/19/2008  
Pomeroy IT Solutions Contract Compliance Number 61-1352158, expiration date 10/05/2007  
PDT Communications, Ltd. Contract Compliance Number 32-0109794, expiration date 11/08/2008

**Fiscal Impact:** Funding for this project is available within the Voted Recreation and Parks Bond Fund, the Information Services Fund, and the 1995, 1999, 2004 Voted Streets and Highways Fund. The amount of the contracts are as follows: Allen Ballew General Contractors \$1,369,832.00, Schooley Caldwell Associates, Inc. modification \$290,000.00 (for a total of \$620,000.00); Legacy Commercial Flooring \$200,389.73, Echo 24, Inc. \$85,000.00, Pomeroy IT Solutions \$145,000.00, and PDT Communications, Ltd. \$12,000.00.

To authorize the Finance and Management Director to enter into contract for the Office of Construction Management with Allen Ballew General Contractors for the renovation of the offices at 1111 East Broad Street; to authorize the Finance and Management Director to modify a contract with Schooley Caldwell Associates, Inc. for professional services for the design of the offices at 1111 East Broad Street; to authorize the Finance and Management Director to establish purchase orders with Legacy Commercial Flooring, Ltd. in accordance with State of Ohio State Term Contracts for carpet and vinyl to be installed at 1111 East Broad Street; to authorize the Finance and Management Director to establish a purchase order with Echo 24, Inc. in accordance with a universal term contract for wiring to be installed at 1111 East Broad Street, to authorize the Finance and Management Director to establish a purchase order with Pomeroy IT Solutions in accordance with a universal term contract for the purchase and installation of Cisco equipment for 1111 East Broad Street, to authorize the Finance and Management Director to establish a purchase order with PDT Communications, Ltd. in accordance with a universal term contract for technology hardware at 1111 East Broad Street; to authorize the expenditure of \$1,039,131.25 from the Voted Recreation and Parks Bond Fund; to authorize the expenditure of \$740,000.00 from the Information Services Fund; to authorize the expenditure of \$161,545.24 from the 1995, 1999, 2004 Voted Streets and Highways Fund; to authorize the expenditure of \$161,545.24 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$2,102,221.73)

**WHEREAS**, employees of the Recreation and Parks Department, Technology Department, the 3-1-1 Call Center, and the Community Relations Commission are moving to 1111 East Broad Street, and

**WHEREAS**, it is necessary to renovate the interior offices of 1111 East Broad Street to prepare for this move, and

**WHEREAS**, seven firms submitted bids and Allen Ballew General Contractors was the most responsible, responsive, and lowest bidder, and

**WHEREAS**, it is necessary to modify an existing professional services contract with Schooley Caldwell Associates, Inc. for design services at 1111 East Broad, and

**WHEREAS**, it is necessary for the Finance and Management Director to establish purchase orders from State Term Contracts and Universal Term Contracts for flooring and computer equipment for 1111 East Broad Street, and

**WHEREAS**, an emergency exists in the usual daily operation of the Finance and Management Department, Office of Construction Management, in that it is immediately necessary to authorize the Finance and Management Director to contract with Allen Ballew

General Contractors, to modify a contract with Schooley Caldwell Associates, Inc., and to establish purchase orders with Legacy Commerical Flooring, Echo 24, Inc., Pomeroy IT Solutions, and PDT Communications, Ltd.; now, therefore:

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

**SECTION 1.** That the Finance and Management Director is hereby authorized to contract with Allen Ballew General Contractors in the amount of \$1,369,832.00 for the renovation of interior offices at 1111 East Broad Street.

**SECTION 2.** That the Finance and Management Director is hereby authorized to modify a professional services contract with Schooley Caldwell Associates, Inc. in the amount of \$290,000.00 for the design of the interior offices of 1111 East Broad Street.

**SECTION 3.** That the Finance and Management Director is authorized to establish a purchase order with Legacy Commercial Flooring, Ltd. in the amount of \$184,442.54 for carpet tile, in accordance with State of Ohio Term Schedule Contract 777721C which expires on 09/30/2007.

**SECTION 4.** That the Finance and Management Director is authorized to establish a purchase order with Legacy Commercial Flooring, Ltd. in the amount of \$15,947.19 for vinyl tile, in accordance with State of Ohio Term Schedule Contract 777721B which expires on 11/30/2008.

**SECTION 5.** That the Finance and Management Director is authorized to establish a purchase order with Echo 24, Inc. for wiring in the amount of \$85,000.00 in accordance with universal term contract FL002553, which expires on December 31, 2007.

**SECTION 6.** That the Finance and Management Director is authorized to establish a purchase order with Pomeroy IT Solutions for Cisco equipment in the amount of \$145,000.00 in accordance with universal term contract FL002554, which expires on December 31, 2007.

**SECTION 7.** That the Finance and Management Director is authorized to establish a purchase order with PDT Communications, Ltd. in the amount of \$12,000.00 in accordance with universal term contract FL003366, which expires on December 31, 2009.

**SECTION 8.** That the expenditure of \$2,102,221.73 or so much thereof that may be necessary in regard to the action authorized in SECTIONS 1 through 7, be and is hereby authorized and approved as follows:

Division: 51-01  
Fund: 702  
Project: 510041  
OCA Code: 644526  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$776,162.88

Division: 51-01  
Fund: 702  
Project: 510041  
OCA Code: 644526  
Object Level 1: 06  
Object Level 3: 6649  
Amount: \$119,620.95

Division: 51-01  
Fund: 702  
Project: 510041  
OCA Code: 644526  
Object Level 1: 06  
Object Level 3: 6680  
Amount: \$143,347.42

Division: 47-02  
Fund: 514  
Project: 510041

Subfund: 002  
OCA Code: 470141  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$552,731.45

Division: 47-02  
Fund: 514  
Subfund: 002  
Project: 510041  
OCA Code: 470141  
Object Level 1: 06  
Object Level 3: 6649  
Amount: \$85,186.07

Division: 47-02  
Fund: 514  
Subfund: 002  
Project: 510041  
OCA Code: 470141  
Object Level 1: 06  
Object Level 3: 6680  
Amount: \$102,082.48

Division: 59-09  
Fund: 704  
Project: 590130  
OCA Code: 644385  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$120,663.70

Division: 59-09  
Fund: 704  
Project: 590130  
OCA Code: 644385  
Object Level 1: 06  
Object Level 3: 6649  
Amount: \$18,596.49

Division: 59-09  
Fund: 704  
Project: 590130  
OCA Code: 644385  
Object Level 1: 06  
Object Level 3: 6680  
Amount: \$22,285.05

Division: 45-50  
Fund: 733  
Project: 570030  
OCA Code: 733000  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$120,663.70

Division: 45-50  
Fund: 733  
Project: 570030

OCA Code: 733000  
Object Level 1: 06  
Object Level 3: 6649  
Amount: \$18,596.49

Division: 45-50  
Fund: 733  
Project: 570030  
OCA Code: 733000  
Object Level 1: 06  
Object Level 3: 6680  
Amount: \$22,285.05

**SECTION 9.** 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 10.** That for 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 or vetoes the same.