



## Legislation Text

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**File #:** 1984-2007, **Version:** 1

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**Background:** This legislation authorizes the Finance and Management Director to modify a professional services contract for the Office of Construction Management with Bird Houk & Associates, Inc. for architectural and engineering consulting services. The original contract was authorized by Ordinance No. 2085-2006, passed December 13, 2006. Construction Management uses Bird Houk & Associates, Inc. on an ongoing basis for various projects in city owned facilities. In 2007, air quality issues associated with cooking operations in the North Market facility were brought to the attention of the Construction Management office as well as the North Market Development Authority. In order to address any potential health and safety issues as quickly as possible, the Office of Construction Management asked Bird Houk to conduct an initial investigation of the exhaust ventilation system, hot water delivery system, and various plumbing and electrical infrastructure at the North Market. This investigation revealed the need to make various repairs and reconfigurations of existing systems. Issues associated with electrical and plumbing systems are to be addressed by the Authority by the end of the year. The reconfiguration of the hot water delivery system will be designed by Bird Houk under the original contract. Adequate funding does not exist within the original contract for the design services necessary to correct the problems associated with the exhaust ventilation system, thereby necessitating this modification. It is in the City's best interest to modify the existing contract instead of awarding a new contract, because Bird Houk has already conducted initial investigations and recommended solutions. To bring on a new design firm would cause unnecessary delays and lead to duplication of work. The North Market is owned by the City of Columbus and leased to the North Market Development Authority. The Office of Construction Management has budgeted \$250,000.00 in the North Market project. These funds will be used for the construction of the new hot water delivery system. The Authority will pay for the design and construction of the exhaust ventilation system through a modification of the lease with the City. The Authority will pay a lease payment over a ten year period equal to the principle and interest on debt issued to fund the project. The immediate funds for this modification are authorized in this ordinance through a transfer of \$170,000.00 between projects within the Construction Management Capital Improvement Fund and an amendment to the Capital Improvements Budget.

**Emergency action** is requested so that the various problems with the exhaust ventilation system at the North Market are corrected as quickly as possible.

**Fiscal Impact:** The cost of this modification is \$170,000.00. The cost of the original contract was \$300,000.00. (Ordinance No. 2085-2006, passed 12/13/2006). Therefore, the total cost of this contract is \$470,000.00. The amount of \$170,000.00 will be transferred from the Municipal Court Renovations Project to the North Market Improvements Project. The City will recoup these costs through its lease with the North Market Development Authority.

Bird Houk & Associates, Inc., Contract Compliance Number 31-1366142, expiration date 11/14/2008.

To authorize the Finance and Management Director to modify a contract for the Office of Construction Management with Bird Houk & Associates, Inc. for design services for the exhaust ventilation system at the North Market; to amend the 2007 Capital Improvements Budget; to authorize the City Auditor to transfer \$170,000.00 between projects within the Construction Management Capital Improvement Fund; to authorize the expenditure of \$170,000.00 from the Construction Management Capital Improvement Fund, and to declare an emergency. (\$170,000.00).

**WHEREAS**, the Finance and Management Department, Office of Construction Management, contracted with Bird Houk & Associates, Inc. for general architectural and engineering services, as approved by Ordinance No. 2085-2006, and

**WHEREAS**, the Finance and Management Department needs to modify said contract in order to provide design services for various repairs and reconfigurations of the existing exhaust ventilation system at the North Market, and

**WHEREAS**, it is in the City's best interest to modify said contract as it would be duplicative to contract with another company, and

**WHEREAS**, the North Market is owned by the City and leased to the North Market Development Authority, and

**WHEREAS**, it is necessary to amend the Capital Improvements Budget and to transfer \$170,000.00 between projects within the Construction Capital Improvement Fund, and

**WHEREAS**, the City will recoup the costs of this modification through a lease payment over a ten-year period from the North Market Development Authority, 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 modify a contract with Bird Houk & Associates, Inc. for architectural and engineering services at the North Market, so that the various issues with the exhaust ventilation system are corrected, thereby preserving the public property and welfare; 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 modify a contract with Bird Houk & Associates, Inc. for architectural and engineering services to design a correction to the exhaust ventilation system at North Market.

**SECTION 2.** That the 2007 Capital Improvements Budget is hereby amended as follows:

**Office of Construction Management 45-50**

<u>Project/Project #</u>	<u>CIB Amount</u>	<u>Revised CIB</u>
North Market Improvements 570045 (New Funding Only)	\$250,000	\$250,000
North Market Improvements 570045 (Carryover Funding)	\$0	\$170,000
Municipal Court Renovations 570043 (New Funding Only)	\$5,783,468	\$5,783,468
Municipal Court Renovations 570043 (Carryover Funding)	\$1,887,353	\$1,717,353

**SECTION 3.** That the City Auditor is hereby authorized and directed to transfer funds within the Construction Management Capital Improvement Fund as follows:

**FROM:**

Dept/Div: 45-50|Fund: 733|Project Number 570043|Project Name - Municipal Court Renovations|OCA Code 733000|Amount \$170,000.00

**TO:**

Dept/Div: 45-50|Fund: 733|Project Number 570045|Project Name - North Market Improvements|OCA Code 733000|Amount \$170,000.00

**SECTION 4.** That the expenditure of \$170,000.00, 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: 45-50  
Fund: 733  
Project: 570045  
OCA: 733000  
Object Level 1: 06  
Object Level 3: 6681  
Amount: \$170,000.00

**SECTION 5.** 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.

