



Legislation Text

File #: 0437-2023, **Version:** 1

Background: This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with General Maintenance and Engineering Company for the Barnett Roof Replacement Project. The contract amount is \$164,900.00, with a contingency of \$15,100.00, for a total of \$180,000.00 being authorized by this ordinance.

The Barnett Community Center located at 1184 Barnett Road was originally constructed in 1964 and received substantial renovations in 1999. In 2010, the facility received a new roof to the lower west portion of the building. Approximately 7,000 square feet was installed by Kalkreuth Roofing and warranted by Garland Roofing, the manufacturer, for 30 years. At the time of this installation, it was noted that the desired slope for positive drainage of the roof could not be achieved due to the location of existing HVAC louvers. As a result, frequent ponding on the roof has resulted in premature failure of the roof system and frequent leaks, presenting a safety hazard to the building occupants. Due to the near daily requirement for roof repairs, Garland Roofing has agreed to provide all roof materials for replacement of this roof free of charge to the city. The cost of this project represents the labor necessary for removal of the original roof, removal of the 2010 roof installed overtop, and installation of the new roof. The new roof will be installed with tapered insulation to meet slopes necessary for correct drainage and this section of roof will be warranted for an additional 30 years.

Vendor Bid/Proposal Submissions (ODI designation status):

Bids were advertised through Vendor Services, via RFQ023692 and in accordance with City Code Section 329, on December 19, 2022 and received by the Recreation and Parks Department on January 10, 2023. Bids were received from the following companies:

General Maintenance and Engineering Company (MAJ): \$164,900.00
JB Roofing (MAJ): \$283,200.00
K&W Roofing (MAJ): \$247,000.00
Kalkreuth Roofing (MAJ): \$283,550.00

After reviewing the bids that were submitted, it was determined that General Maintenance and Engineering Company was the lowest and most responsive bidder. General Maintenance and Engineering Company and all proposed subcontractors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

Principal Parties:

General Maintenance and Engineering Company
1231 McKinley Avenue
Columbus, Ohio 43222
Gregory Hilling, (614) 279-8611
Contract Compliance Number, Tax ID: 006022, 31-4188545
Contract Compliance Expiration Date: January 3, 2025

Emergency Justification: Emergency requested as the leaks from this roof present an immediate danger to the safety of the occupants of this building.

Benefits to the Public: The project will continue the Recreation and Parks Department's long range plan to improve departmental facilities for continued use and enjoyment by the public for many years.

Community Input/Issues: The community expects safety concerns to be addressed in a timely manner and has expressed the desire for well-kept facilities through public workshops, social media, and direct contact with City staff.

Area(s) Affected: Mid East (57)

Master Plan Relation: This project will support the Recreation and Parks Master Plan by helping to ensure that facilities remain safe and user friendly.

Fiscal Impact: \$180,000.00 is budgeted and available from within the Recreation and Parks Voted Bond Funds 7702 and 7712 to meet the financial obligations of this contract.

To authorize the Director of Recreation and Parks to enter into contract with General Maintenance and Engineering Company for the Barnett Roof Replacement Project; to authorize the transfer of \$180,000.00 within the Recreation and Parks Voted Bond Funds; to authorize the amendment of the 2022 Capital Improvements Budget; to authorize the expenditure of \$180,000.00 from the Recreation and Parks Voted Bond Funds; and to declare an emergency. (\$180,000.00)

WHEREAS, it is necessary to authorize the Director of Recreation and Parks to enter into contract with General Maintenance and Engineering Company for the Barnett Roof Replacement Project; and

WHEREAS, it is necessary to authorize the transfer of \$180,000.00 within the Recreation and Parks Voted Bond Funds 7702 and 7712; and

WHEREAS, it is necessary to authorize the amendment of the 2022 Capital Improvements Budget Ordinance 1896-2022 in order to provide sufficient budget authority for this and future projects; and

WHEREAS, it is necessary to authorize the expenditure of \$180,000.00 from the Recreation and Parks Voted Bond Funds 7702 and 7712; and

WHEREAS, an emergency exists in the usual daily operations of the Recreation and Parks Department in that it is immediately necessary to authorize the Director to enter into contract with General Maintenance and Engineering Company as the leaks from this roof present an immediate danger to the safety of the occupants of this building, all for the 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 Recreation and Parks be and is hereby authorized to enter into contract with General Maintenance and Engineering Company for the Barnett Roof Replacement Project.

SECTION 2. 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 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 the transfer of \$180,000.00 or so much thereof as may be needed, is hereby authorized between projects within the Recreation and Parks Bond Funds 7702 and 7712 per the account codes in the attachment to this ordinance.

SECTION 6. That the 2022 Capital Improvements Budget Ordinance 1896-2022 is hereby amended as follows in order to provide sufficient budget authority for this ordinance and future projects.

Fund / Project / Project Name / Current / Change / Amended

- Fund 7702 / P510017-100000 / Park and Playground - Misc. (Voted Carryover) / \$0 / \$11,490 / \$11,490 (to match cash)
- Fund 7702 / P510029-100000 / Facility Upgrades (Voted Carryover) / \$0 / \$24,808 / \$24,808 (to match cash)
- Fund 7702 / P510035-100000 / Facility Improvements - Contingencies (Voted Carryover) / \$0 / \$9,696 / \$9,696 (to match cash)
- Fund 7702 / P510070-100000 / Facility Demolition (Voted Carryover) / \$0 / \$5,235 / \$5,235 (to match cash)
- Fund 7702 / P510071-100000 / General Design & Construction Management (Voted Carryover) / \$0 / \$6,633 / \$6,633 (to match cash)
- Fund 7702 / P510100-100000 / Electric and Lighting Improvements (Voted Carryover) / \$0 / \$2,315 / \$2,315 (to match cash)
- Fund 7702 / P510125-100000 / Alum Creek Facility (Voted Carryover) / \$0 / \$5 / \$5 (to match cash)
- Fund 7702 / P511008-100000 / Roof Improvements (Voted Carryover) / \$0 / \$8,156 / \$8,156 (to match cash)
- Fund 7702 / P511010-100000 / Greenlawn Dam (Voted Carryover) / \$0 / \$11,569 / \$11,569 (to match cash)
- Fund 7702 / P511016-100000 / Griggs Boathouse Stormwater BMP (Voted Carryover) / \$225,000 / \$816 / \$225,816 (to match cash)
- Fund 7702 / P511020-100000 / Renovation - General Design & Construction Management (Voted Carryover) / \$0 / \$20,176 / \$20,176 (to match cash)
- Fund 7702 / P511034-100000 / Main Park Sign Replacement (Voted Carryover) / \$0 / \$970 / \$970 (to match cash)

- Fund 7702 / P510017-100000 / Park and Playground - Misc. (Voted Carryover) / \$11,490 / (\$11,490) / \$0
- Fund 7702 / P510029-100000 / Facility Upgrades (Voted Carryover) / \$24,808 / (\$24,808) / \$0
- Fund 7702 / P510035-100000 / Facility Improvements - Contingencies (Voted Carryover) / \$9,696 / (\$9,696) / \$0
- Fund 7702 / P510070-100000 / Facility Demolition (Voted Carryover) / \$5,235 / (\$5,235) / \$0
- Fund 7702 / P510071-100000 / General Design & Construction Management (Voted Carryover) / \$6,633 / (\$6,633) / \$0
- Fund 7702 / P510100-100000 / Electric and Lighting Improvements (Voted Carryover) / \$2,315 / (\$2,315) / \$0
- Fund 7702 / P510125-100000 / Alum Creek Facility (Voted Carryover) / \$5 / (\$5) / \$0
- Fund 7702 / P511000-100000 / Renovation - Misc. (Voted Carryover) / \$684,537 / (\$2,800) / \$681,737
- Fund 7702 / P511008-100000 / Roof Improvements (Voted Carryover) / \$8,156 / (\$8,156) / \$0
- Fund 7702 / P511010-100000 / Greenlawn Dam (Voted Carryover) / \$11,569 / (\$11,569) / \$0
- Fund 7702 / P511016-100000 / Griggs Boathouse Stormwater BMP (Voted Carryover) / \$225,816 / (\$816) / \$225,000
- Fund 7702 / P511020-100000 / Renovation - General Design & Construction Management (Voted Carryover) / \$20,176 / (\$20,176) / \$0
- Fund 7702 / P511034-100000 / Main Park Sign Replacement (Voted Carryover) / \$970 / (\$970) / \$0
- Fund 7702 / P517000-100000 / Opportunity Projects - Misc. (Voted Carryover) / \$75,138 / (\$75,138) / \$0
- Fund 7712 / P510038-100000 / Linden Community Recreation Center (Voted Carryover) / \$194 / (\$194) / \$0

- Fund 7702 / P511008-202201 / Barnett Roof Replacement (Voted Carryover) / \$0 / \$179,807 / \$179,807
- Fund 7712 / P511008-202201 / Barnett Roof Replacement (Voted Carryover) / \$0 / \$193 / \$193

SECTION 7. For the purpose stated in Section 1, the expenditure of \$180,000.00 or so much thereof as may be necessary to pay the cost thereof, be and is hereby authorized from the Recreation and Parks and Voted Bond Funds 7702 and 7712 in object class 06 Capital Outlay per the accounting codes in the attachments to this ordinance.

SECTION 8. 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.