



Legislation Text

File #: 1777-2013, **Version:** 1

BACKGROUND: The 109 North Front Street building is functionally obsolete suffering from a number of structural and mechanical deficiencies. It is highly energy inefficient, and due to its multi-level design with narrow and uneven floor plates cannot be renovated in a cost efficient manner to create a modern office environment suitable for the provision of city services. Under a separate ordinance a contract for the demolition is to be authorized; however, the demolition contract does not provide for the salvage of any materials that may be of historical or architectural interest or value. "Architectural salvage" activities differ somewhat from those activities undertaken by a demolition contractor. The demolition contractor is typically interested in items such as copper piping and scrap metal while an architectural salvage contractor is likely to have interest in items such as interior doors and transoms, door hardware, lighting fixtures, cabinet doors, bathroom fixtures and interior trim.

One of the many environmental challenges facing large metropolitan areas is the disposal of construction debris in a safe and economical manner. A large part of the waste stream is building demolition debris. Despite the best efforts to find adaptive reuses for older structures to avoid demolition, sometimes it is the only viable recourse. Though not competitively bid the City wants to ensure that items of interest or potential architectural value are removed from the Building prior to its demolition. As well, the City has the goal of avoiding further material disposal into construction and demolition facilities that would otherwise be of interest locally. Additionally, there is a possibility of securing additional LEED certification credits based on the items salvaged from the building.

Columbus Architectural Salvage Ltd. has extensive experience with salvage requests from other entities, such as The Ohio State University and Capital University, and is designated as a by these entities as their sole source provider of architectural salvage services. The City is interested in a preserving a number of the items (such as lighting fixtures and sconces, certain woodwork, and door hardware) from 109 North Front Street and Columbus Architectural Salvage Ltd. will properly remove these items for the City's storage and own reuse at a later time.

This ordinance requests authorization to enter into a contract with Columbus Architectural Salvage Ltd. for the salvage of various building items of historical interest and architectural value including interior doors and transoms, stained glass panels, door hardware, lighting fixtures, cabinet doors, bathroom fixtures and interior trim.

Emergency action is requested to allow for the immediate removal of the items designated by the City as salvage prior to the building demolition.

FISCAL IMPACT: No funding is required for this legislation.

To authorize the Director of the Finance and Management to enter into contract with Columbus Architectural Salvage Ltd. for architectural salvage services at 109 North Front Street, at no cost to the City; to waive the competitive bidding provisions of the Columbus City Codes, 1959; and to declare an emergency.

WHEREAS, the City owns 109 North Front Street and under separate legislation is seeking authority to demolish this structure for redevelopment; and

WHEREAS, the City wishes to salvage a number of various building items of historical interest and architectural value

such as interior doors and transoms, stained glass panels, door hardware, lighting fixtures, cabinet doors, bathroom fixtures and interior trim; and

WHEREAS, such work cannot be performed by existing City Staff due to environmental considerations and the ability to remove in a timely manner due to the volume of items to be salvaged; and

WHEREAS, it is in the best interest of the City to waive the Columbus City Code, 1959, Section 329.30 pertaining to the sale or disposal of City property; and

WHEREAS, it Columbus Architectural is able to address the architectural salvage services of the building material in an expeditious manner and is uniquely qualified to perform this work in a manner that is advantageous to the city; and

WHEREAS, one of the most important environmental challenges facing large metropolitan areas is the disposal of demolition debris in a safe and economical manner; and

WHEREAS, a large part of that waste stream is building demolition debris; and

WHEREAS, the goal of reusing salvage items that would otherwise become demolition debris not only makes environmental sense, it also makes economic sense, saving space in landfills and reducing disposal costs; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Finance and Management in that it is immediately necessary to enter into contract for salvage of building materials that would otherwise become demolition debris and for the immediate preservation of the public health, peace, property, safety and welfare; **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 is hereby authorized to enter into contract with Columbus Architectural Salvage Ltd., 1580 Clara Street, Columbus, Ohio 43211 for architectural salvage of various building items of historical interest and architectural value including, but not limited to, interior doors and transoms, stained glass panels, door hardware, lighting fixtures, cabinet doors, bathroom fixtures and interior trim from 109 North Front Street.

Section 2. That it is in the City's best interest to waive the competitive bidding provisions of the Columbus City Codes, 1959, Section 329.30, Sale of City-Owned Personal Property, to allow certain building components to be resold, recycled or reused.

Section 3. That for the reason 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.