



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #:** 1020-2013, **Version:** 1

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**BACKGROUND:** This legislation authorizes the Finance and Management Director to modify and extend a contract on behalf of the Office of Construction Management with the Design Group for professional services for the first phase of a planned multi-phase renovation of the Municipal Court Building (MCB), located at 375 South High Street.

Built in 1979, the 345,632 square foot MCB houses the Municipal Court, its Judges and related administrative functions, the offices of the Municipal Court Clerk, and the City Attorney's Prosecutor Division. The MCB, although designed as a court facility, has not been updated since its construction to provide for efficient use of energy, secure holding of persons in custody on courtroom floors, or a separate secure circulation path on court floors for detainees that is separate from staff and public circulation.

Although the City's and Municipal Court's related functions occupy the majority of the building, it is owned by the Franklin County Commissioners. Under an April 1, 2009 agreement between the City of Columbus and the Franklin County Commissioners, the County agreed to transfer ownership of the MCB to the City upon the City's investment of \$30,000,000 in capital improvements to the building. To properly and efficiently implement a multi-phased capital improvement program for the MCB, the city engaged Design Group (Ordinances 1130-2010 and 1600-2011) to create a master space plan and phased construction plan to increase the energy efficiency of the building and to address security, functional, and physical plant deficiencies and provide for the future space needs of the Municipal Court.

To address the significant capital needs required to complete the renovation of the MCB and to ensure that the daily operations of the Municipal Court and its related functions are maintained without significant interruption during renovation, a multi-phased implementation strategy was developed. The selection and retention of Design Group for professional design services for Phase One of this multi-phase renovation project was based on their extensive and intimate knowledge of the building and the overall renovation project plan.

Phase One of the project, referred to as the "Core & Shell" phase, will include replacement of exterior windows with energy efficient windows, upgrades to certain mechanical, electrical and plumbing equipment, the addition of a prisoner elevator from the basement holding cells to the courtroom floors, upgrades to the passenger elevators, infill of the 3<sup>rd</sup> floor, relocation of the security department to the 7<sup>th</sup> floor, relocation of the OIS server room, and upgrades to the backbone of the IT network.

**Emergency action** is requested to modify and extend this contract as quickly as possible to allow this first phase of the renovation and plan for the construction to begin in a timely fashion to create a secure, energy efficient, and modern court facility for employees and visitors.

Design Group Contract Compliance No. 31-0810142, expiration date May 9, 2014.

**Fiscal Impact:** The cost of this contract modification is \$1,568,000.00.

To amend the 2013 Capital Improvement Budget; to authorize the transfer of \$1,568,000.00 between projects within the Construction Management Capital Improvement Fund and the Gov'l B.A.B.'s (Build America Bonds) Fund; to authorize

the Finance and Management Director to modify and extend a contract on behalf of the Office of Construction Management with the Design Group for professional services for Phase One renovations at the Municipal Court Building, 375 South High Street; to authorize the expenditure of \$1,568,000.00 from the Construction Management Capital Improvement Fund and the Gov'l B.A.B.'s (Build America Bonds) Fund; and to declare an emergency. (\$1,568,000.00)

**WHEREAS**, it is necessary to amend the 2013 Capital Improvement Budget and to authorize the transfer of cash between projects in the Gov'l B.A.B.'s (Build America Bonds) Fund and the Construction Management Capital Improvement Fund; and

**WHEREAS**, the Finance and Management, Office of Construction Management desires to modify and extend a contract with the Design Group for professional services for renovation of the Municipal Court Building (MCB), located at 375 South High Street; and

**WHEREAS**, the MCB houses the Municipal Court, its Judges and related administrative functions, offices of the Municipal Court Clerk, and the City Attorney's Prosecutor Division; and

**WHEREAS**, under an April 1, 2009 agreement between the City of Columbus and the Franklin County Commissioners, the County agreed to transfer ownership of the MCB to the City upon the City's investment of \$30,000,000 in capital improvements to the building ; and

**WHEREAS**, to properly and efficiently implement a multi-phased capital improvement program for the MCB, the city engaged Design Group (Ordinances 1130-2010 and 1600-2011) to create a master space plan and phased construction plan to increase the energy efficiency of the building and to address security, functional, physical plant deficiencies and to provide for the future space needs of the Municipal Court; and

**WHEREAS**, to address the significant capital needs required to complete the renovation of the MCB and to ensure that the daily operations of the Municipal Court and its related functions are maintained without significant interruption during renovation, a multi-phased implementation strategy was developed and will be constructed based on funding capability; and

**WHEREAS**, Phase One of the project, referred to as the "Core & Shell" phase, will include replacement of exterior windows with energy efficient windows, upgrades to certain mechanical, electrical and plumbing equipment, the addition of a prisoner elevator from the basement holding cells to the courtroom floors, upgrades to the passenger elevators, infill of the 3<sup>rd</sup> floor, relocation of the security department to the 7<sup>th</sup> floor, relocation of the OIS server room, and upgrades to the backbone of the IT network; and

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Finance and Management, Office of Construction Management, in that it is necessary to contract with the Design Group for professional services for Phase 1 at the Municipal Court Building, 375 South High Street, so that needed energy efficiency and security-related renovations can be made, thereby preserving 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 2013 Capital Improvement Budget be amended as follows:

**Fund 733**

**Project Name|Project No.|Current Authority|Revised Authority|Difference**

Municipal Court Renovations - Various 570043-100001 (Unvoted Carryover)

\$1,547,998|\$1,193,086|(\$354,912)

Municipal Court Electric Upgrades 570043-100006 (Unvoted Carryover)  
\$300,000|\$0|(\$300,000)  
Municipal Court - Phased Renovations 570043-100025 (Unvoted Carryover)  
\$0|\$654,912|\$654,912

**Fund 746**

**Project Name|Project No.|Current Authority|Revised Authority|Difference**

Municipal Court Electric Upgrades 570043-100006 (Unvoted Carryover)  
\$49,000|\$0|(\$49,000)  
Municipal Court Phase 2 Construction 570043-100007(Unvoted Carryover)  
\$114,088|\$0|(\$114,088)  
Caulking and Tuck Pointing Municipal Court 570043-100009 (Unvoted Carryover)  
\$750,000|\$0|(\$750,000)  
Municipal Court - Phased Renovations 570043-100025 (Unvoted Carryover)  
\$0|\$913,088|\$913,088

**SECTION 2.** That the City Auditor is hereby authorized and directed to transfer funding within the Construction Management Capital Improvement Fund as follows:

**FROM:**

Dept. /Div.: 45-50| Fund: 733|Project Number 570043-100001|Project Name - Municipal Court Renovations - Various  
|OCA Code: 743001|OL3: 6620|Amount \$354,912.00

Dept. /Div.: 45-50|Fund: 733|Project Number 570043-100006 |Project Name - Municipal Court Electric Upgrades |OCA  
Code: 734306|OL3: 6620|Amount \$300,000.00

**TO:**

Dept. /Div.: 45-50| Fund: 733|Project Number 570043-100025|Project Name - Municipal Court Phased Renovations|OCA  
Code: 734325|OL3: 6620|Amount \$654,912.00

**SECTION 3.** That the City Auditor is hereby authorized and directed to transfer funding within the Gov'l B.A.B.'s (Build America Bonds) Fund as follows:

**FROM:**

Dept. /Div.: 45-50| Fund: 746|Project Number 570043-100006|Project Name - Municipal Court Electric Upgrades |OCA  
Code: 764306|OL3: 6620|Amount \$49,000.00

Dept. /Div.: 45-50| Fund: 746|Project Number 570043-100007|Project Name - Municipal Court Phase 2  
Construction|OCA Code: 764307|OL3: 6620|Amount \$114,088.00

Dept. /Div.: 45-50| Fund: 746|Project Number 570043-100009|Project Name - Caulking and Tuck Pointing Municipal  
Court |OCA Code: 764309|OL3: 6620|Amount \$750,000.00

**TO:**

Dept. /Div.: 45-50| Fund: 746|Project Number 570043-100025|Project Name - Municipal Court Phased Renovations|OCA  
Code: 764325|OL3: 6620|Amount \$913,088.00

**SECTION 4.** That the Finance and Management Director is hereby authorized to modify and extend a contract on behalf

of the Office of Construction Management with Design Group for professional services for Phase One of a multi-phased renovation of the Municipal Court Building, 375 South High Street.

**SECTION 5.** That the expenditure of \$1,568,00.00, or so much thereof that may be necessary in regard to the action authorized in SECTION 4, be and is hereby authorized and approved as follows:

Dept. /Div.: 45-50  
Fund: 733  
Project: 570043-100025  
OCA Code: 734325  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$654,912.00

Dept. /Div.: 45-50  
Fund: 746  
Project: 570043-100025  
OCA Code: 764325  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$913,088.00

**SECTION 6.** 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 7.** 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 8.** 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 9.** 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 nor vetoes the same.