



## Legislation Text

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**File #:** 0819-2013, **Version:** 1

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**BACKGROUND:** This legislation authorizes the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with General Temperature Control for the renovation of the existing HVAC ventilation system at the North Market, 59 Spruce Street.

The North Market is Columbus' only public market and is visited by millions of people annually - by locals, visitors, tourists, and conventioners. The current Market was purchased by the City in 1992, and then renovated in partnership with the City and private entities.

The product mix offered by vendors at the North Market has changed significantly over the past 15 years to meet the demands of the customer base patronizing the Market. This change in customer demand has resulted in a shift in the vendor mix with the majority of merchants now offering meals prepared on site for North Market shoppers. Much of the ventilating equipment has been in place since the Market was opened in 1995, has exceeded its life expectancy and is not energy efficient.

This project is intended to increase fresh air flow to correct health and fire safety related problems while vastly improving the customers' experience by minimizing food odors that linger in the air and on customer clothing and reducing grease and soot deposits on surfaces and equipment on the Market's interior. In order to update the current ventilation system to meet modern code standards four new make-up air units will be installed on the roof; ten new kitchen hoods will be installed throughout the vendor area, and a new building exhaust fan. The new make-up air units will allow for more precise control of both the temperature and humidity within the building to create a comfortable environment for patrons and vendors. Also, to meet the increased electrical demand from the kitchen hoods, allow for the addition of cooking equipment and preparation of healthier food alternatives, as well as, create expanded retail business opportunities, the electrical panels at several locations with the building will be upgraded as part of this project. Work will be performed in cooperation with the North Market Development Authority and the merchants; however, due to the scope of this work, some business interruption and customer inconvenience will be impossible to avoid.

Finance and Management will also be working with the North Market Development Authority to renegotiate the property lease for the Market. The term of the current lease ends in 2015; however, the City and the Authority Board are in agreement that there is a need to revisit and reestablish an appropriate capital reserve for future renovations and upgrades to the Market, as well as to explore maintenance responsibilities in hopes of achieving operational efficiencies.

Formal bids were solicited and two vendors submitted a bid on February 25, 2013 as follows (0 FBE, 0 MBE):

General Temperature Control	\$1,168,000.00
Limbach	\$1,549,000.00

The Office of Construction Management recommends the bid award be made to the most responsive and responsible bidder, General Temperature Control.

**Emergency action** is requested so that needed renovations can be completed as soon as possible to meet the operational needs of the North Market, thereby providing necessary services to the businesses, patrons and visitors of the facility.

General Temperature Control Contract Compliance No. 31-1201236, expiration date March 13, 2014.

**Fiscal Impact:** The total cost of this project is \$1,168,000.00. The current unencumbered cash balance in the North Market-HVAC project (570045-100001) is \$148,000. The legislation authorizes the transfer of \$1,020,000 between projects within the Construction Management Capital Improvement Fund.

To amend the 2013 Capital Improvement Budget; to authorize the City Auditor to transfer \$1,020,000.00 between projects within the Construction Management Capital Improvement Fund; to authorize the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with General Temperature Control for the renovation of the existing HVAC ventilation system at the North Market, 59 Spruce Street; to authorize the expenditure of \$1,168,000.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$1,168,000.00)

**WHEREAS,** to amend the 2013 Capital Improvement Budget and to transfer cash between projects in the Construction Management Capital Improvement Fund; and

**WHEREAS,** the North Market is Columbus' only public market and is visited by millions of people annually - by locals, visitors, tourists, and conventioners; and

**WHEREAS,** the product mix offered by vendors at the North Market has changed over the past 15 years to meet the demands of the customer base patronizing the Market resulting in a shift in the vendor mix to a majority of vendors that offer meals prepared on site for Market customers ; and

**WHEREAS,** much of the building's ventilating equipment has been in place since the Market opened in 1995, and has exceeded its life expectancy and is not energy efficient; and

**WHEREAS,** this project is intended to correct health and fire safety related problems while vastly improving the customers' experience; and

**WHEREAS,** the building ventilation system must be brought up to modern code standards to correct air quality, health , and fire safety related issues and will result in vastly improving the customers' shopping experience at the North Market; and

**WHEREAS,** it is necessary to renovate and update the existing HVAC ventilation system and related electrical panels at the North Market; and

**WHEREAS,** formal bids were solicited and two companies submitted bids; and

**WHEREAS,** a lease with the North Market Development Authority ensures the proper long-term maintenance and upkeep of the Market will be properly addressed and sustainability of the Market; 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 enter into a contract with General Temperature Control for the renovation of the HVAC ventilation system for the North Market, 59 Spruce Street, so that needed renovations can be completed as soon as possible to meet the operational needs of the North Market, thereby providing necessary services to the patrons and businesses of the facility, thereby protecting the public health, 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**

59-07 North Market Improvements 570045-100000 (Unvoted Carryover)	\$689,462 \$0 (\$689,462)
Municipal Court Renovations - Various 570043-100001 (Unvoted Carryover)	\$2,638,053 \$2,307,515 (\$330,538)
North Market-HVAC 570045-100001 (Unvoted Carryover)	\$148,000 \$1,168,000 \$1,020,000

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

**FROM:**

Dept/Div: 45-50| Fund: 733|Project Number 570045-100000|Project Name - 59-07 North Market Improvements|OCA Code: 733045|OL3: 6620|Amount \$689,461.48

Dept/Div: 45-50| Fund: 733|Project Number 570043-100001|Project Name - Municipal Court Renovations - Various|OCA Code: 743001|OL3: 6620|Amount \$330,538.52

**TO:**

Dept/Div: 45-50| Fund: 733|Project Number 570045-100001|Project Name - North Market HVAC|OCA Code: 733451|OL3: 6620|Amount \$1,020,000

**SECTION 3.** That the Finance and Management Director is hereby authorized to enter into a contract on behalf of the Office of Construction Management with General Temperature Control for the renovation of the HVAC ventilation system for the North Market, 59 Spruce Street.

**SECTION 4.** That the expenditure of \$1,168,000.00, or so much thereof as may be necessary in regard to the action authorized in SECTION 3, be and is hereby authorized and approved as follows:

Division: 45-50  
Fund: 733  
Project: 570045-100001  
OCA Code: 733451  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$1,168,000.00

**SECTION 5.** That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

**SECTION 6.** 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 7.** 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.

