



Legislation Text

File #: 2112-2012, **Version:** 1

BACKGROUND: This legislation authorizes the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with Moody-Nolan, Inc. for professional architectural and engineering consulting services for the Reeb Avenue Building renovation.

Under the authority of Ordinance 1423-2012, passed July 16, 2012, the City is in the process of closing on the Reeb Avenue property this fall. This school was no longer necessary for Columbus Public School purposes; however, it provides great potential as a community resource. Working with the efforts under way with the South Side Collaborative we will renovate and possibly expand the former School as a location for the delivery of critical human services, childcare, education and civic pride. This same group will work to attract, develop and maintain long-term relationships with community partners that will occupy space in the renovated Reeb Elementary School for the provision of needed community services.

The competitive bidding provisions of the Columbus City Codes are waived because a formal solicitation for these professional services was not conducted due to the fact that Moody-Nolan, Inc. has had an ongoing and significant presence in the planning and formulation of the Reeb School renovation, and an earlier iteration when the services of the Southside Learning and Development Center (a significant service provider what will operate from the School) was considering a stand-alone facility. Given their substantial role in the initial project formulation and subsequent space planning it would not be prudent for the City to solicit another proposal. Furthermore, Finance and Management has determined that Moody-Nolan, Inc.'s fee proposal for the project is reflective of this extensive background and knowledge and it would be imprudent to seek another proposal.

Emergency action is requested to begin the space planning and design of the project so that programming can begin as soon as possible. Resources and proper facilities for the neighborhood are lacking and with the demise of the former South Side Settlement House a replacement facility is critical to efforts to revitalize this neighborhood.

Moody-Nolan Contract Compliance No. 31-1256984, expiration date June 8, 2014.

Fiscal Impact: The cost of this contract is \$789,485.00. Funding is available in the Gov'l B.A.B.'s (Build America Bonds) Fund. As well, community champions have come forward pledging over \$3.0 million to date towards this project.

To authorize the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with Moody-Nolan, Inc. for professional architectural and engineering consulting services for the Reeb Avenue building renovation; to authorize the expenditure of \$789,485.00 from the Gov'l B.A.B.'s (Build America Bonds) Fund; to waive the competitive bidding provisions of the Columbus City Codes; and to declare an emergency. (\$789,485.00)

WHEREAS, the City desires to enhance the quality of life with and for South Side residents along Parsons Ave. through the coordination of education, employment, health care, affordable housing, social and economic development efforts; and

WHEREAS, the South Side Settlement House discontinued operations and ceased to offer programming options residents had come to depend on due, in part, to the fact that the building had many mechanical, infrastructure, code, environmental, and life-safety deficiencies; and

WHEREAS, it is necessary to waive the competitive bidding provisions of the Columbus City Codes due to the longstanding and valuable role that Moody-Nolan, Inc. has played by working with some of the major stakeholders and occupants of what will become of the Reeb Avenue School; and

WHEREAS, an emergency exists in the usual daily operation of the Finance and Management Department, Construction Management, in that it is immediately necessary to enter into a professional services contract to begin the design of this community resource for the delivery of critical human services, childcare, education and civic pride, 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 Finance and Management Director is hereby authorized and directed to enter into a contract on behalf of the Office of Construction Management with Moody-Nolan, Inc. for professional architectural and engineering consulting services for the Reeb Avenue building renovation.

SECTION 2. That the expenditure of \$789,485.00, or so much thereof as may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved as follows:

Division: 45-27
Fund: 746
Project: 570043-100007
OCA Code: 764307
Object Level: 06
Object Level 3: 6620
Amount \$789,485.00

SECTION 3. That for good cause shown, the competitive bidding provisions of the Columbus City Codes are hereby waived.

SECTION 4. That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

SECTION 5. 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 6. 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.