



Legislation Text

File #: 0469-2005, **Version:** 2

BACKGROUND: This ordinance authorizes the Public Service Director to enter into a professional services contract with DLZ company for design modifications for the new fleet maintenance facility for the Fleet Management Division.

Originally, the Fleet Management Division planned to construct the new maintenance facility at the Public Service Complex at East 25th Avenue and received bids for the construction in mid-1999. Due to neighborhood opposition, the facility was not constructed at the East 25th Avenue location. These plans must now be modified and updated.

Ordinance 0933-2005 passed Council on June 13, 2005, authorizing the purchase of 27 acres of property at 4275 Groves Road in the amount of \$775,000.00 as a location for the new fleet maintenance facility. In addition, a public meeting with the Mid East Area Community Collaborative (MACC) was held on Wednesday, June 29, 2005, to discuss the proposed fleet maintenance facility as well as a Transportation Division outpost facility.

The existing maintenance facility at 423 Short Street was originally constructed as a vehicle storage building for refuse collection vehicles and retrofitted in the early 1970's for repairing vehicles and administrative offices. The existing facility is spatially inadequate to handle the maintenance of a large and modern City fleet. The design and construction of a new facility will provide a building specifically designed for fleet maintenance operations and will be large enough to consolidate several maintenance garages (the 1940's era fire vehicle maintenance facility at 270 Greenlawn Avenue, 515 Short Street, 475 Short Street, and other garages) at a centralized location. Vacating the Short Street location will present opportunities for future riverfront and/or Brewery District development. The new maintenance facility is estimated to be 130,000 square feet, large enough to accommodate all manner of Fire, Police, Refuse Collection and Transportation Division vehicles and room to service the City's fleet well into the twenty-first century.

The Public Service Department is committed to building a new fleet maintenance facility to conduct vehicle repairs and service the needs of the city fleet. Due partly to the inadequacies and condition of the existing facilities, particularly the Greenlawn Avenue maintenance garage, the Public Service Department has an aggressive plan to construct a new fleet maintenance facility, with a projected move-in date by mid-year 2007. However, the existing facility design must be modified to accommodate a new site location, limited design charette, code updates, public meetings, and scope changes, the latter which includes 'green building' initiatives, requirements for emergency power, overhead vehicle exhaust venting, incorporation of new technology and space for the Police and Fire Divisions (Maintenance 34/35 and the Traffic/Motorcycle Unit).

The firm of Stacy & Asebrook, Ltd., provided a space feasibility and needs study in 1997. Four design firms were invited to submit Request For Proposals (RFPs) to furnish architectural services in June 1997 for a new fleet maintenance facility. Dodson-Stilson Inc., (A DLZ Company) was selected by the Fleet Management Division, Public Service Department, to design the new fleet maintenance facility. The original contract for professional design services was authorized by Council on June 29, 1998 by Ordinance #1577-98 in the amount of \$600,000 with Dodson-Stilson, Inc. (A DLZ Company). The original design contract with Dodson-Stilson, Inc., is now complete. Dodson-Stilson, Inc., now does business exclusively under the company name of DLZ.

DLZ has the institutional knowledge of the project and produced the original design plans (under Dodson-Stilson). It is practical and cost effective for the coordination and continuity of the project to use DLZ as the consultant on the design modifications. In addition, in order to meet the timeline of having a new fleet maintenance facility by mid-year 2007, design modifications must be complete by November 2005 with construction bids scheduled to be received before the end of 2005. Using another design firm would delay the project for approximately 120 days and increase overall design and construction costs. Therefore, it is not practical to contract with a different consultant. For this reason, the Public Service Department requests a waiver of Request For Proposals (RFPs) for this design modification. The hourly rate, overhead rate, and percentage of profit for this design contract were negotiated by the Public Service Department and DLZ, and used as a basis to determine the amount of this modification. Including this contract, total design costs will be \$1.2 million for the new fleet maintenance facility.

FISCAL IMPACT: The Fleet Management Division requested \$20 million in the 2005 Capital Improvements Budget (CIB) for a new fleet maintenance facility. Until the 2005 Capital Improvements Budget is adopted, a certification from the Special Income Tax Fund is necessary. This ordinance will transfer funding from the Special Income Tax Fund as a temporary measure until such time as the City sells bonds or notes for the project. This ordinance also amends the 2004 Capital Improvement Budget to reflect the projects design modification expense as the 2004 CIB did not include funding for the fleet maintenance facility. Design modification costs are estimated at \$725,000.00 and this ordinance authorizes an expenditure in this amount. The Public Service Department projects construction to take place before the end of 2005 and be completed by mid-year 2007. Total cost of the project, including design and land acquisition, is estimated at \$20.6 million (this includes the \$600,000 spent on the existing facility design).

Emergency action is requested so that design modifications for the new fleet maintenance facility may proceed to meet the goal of construction beginning in 2005 and project completion by mid-year 2007.

To amend the 2004 Capital Improvements Budget; to authorize and direct the City Auditor to appropriate and transfer \$725,000.00 from the Special Income Tax Fund to the Fleet Management Services Fund, to authorize the Public Service Director to enter into a professional services contract with DLZ for the design modification for the new fleet maintenance facility for the Fleet Management Division, to authorize the expenditure of \$725,000.00 from the Fleet Management Services Fund, to waive the competitive bidding requirements of the Columbus City Codes, ~~and to declare an emergency.~~ (\$725,000.00)

WHEREAS, the Fleet Management Division has outgrown its current fleet maintenance facilities at Short Street and Greenlawn Avenue, and

WHEREAS, the original Request For Qualifications (RFQ) for the new fleet maintenance facility was advertised, and

WHEREAS, Dodson-Stilson, Inc., now a DLZ company, was awarded a professional services contract for the original design for the new fleet maintenance facility, and

WHEREAS, it is necessary to modify the design for the new maintenance facility to include code updates and scope changes,

WHEREAS, it is in the best interest of the City to accelerate this design modification of the new fleet maintenance facility, and

WHEREAS, this ordinance provides for the City Auditor to transfer \$725,000.00 from the Special Income Tax Fund to the Fleet Management Services Fund, and

WHEREAS, the City will sell notes or bonds to fund this project and will reimburse the Special Income Tax Fund and this transfer should be considered as a temporary funding method, and

WHEREAS, the aggregate principal amount of obligations which the City will issue to finance this project is presently not expected to exceed \$725,000.00, and

WHEREAS, it is in the best interest of the City of Columbus to waive formal competitive bidding requirements for the design modification for the new fleet maintenance facility, ~~and~~

~~**WHEREAS**, an emergency exists in the usual daily operation of the Public Service Department, Fleet Management Division, in that it is immediately enter into a professional services contract with DLZ for the design modification of a new fleet maintenance facility to adhere to a schedule that permits construction to begin in 2005, 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 2004 Capital Improvement Budget be amended as follows:

Project Name	Project No.	Dept/Div	Fund #	Existing Budget	Revised Budget	CIB as Amended
Fleet Facility	550001	5905	513	\$ -0-	\$725,000.00	\$725,000.00

SECTION 2. That from the unappropriated monies in the Special Income Tax Fund, Fund 430, and from the monies estimated to come into said fund from any and all sources and unappropriated for any other purpose during the fiscal year ending December 31, 2005, the sum of \$725,000.00 be and hereby is appropriated to the City Auditor, Department No. 22-01, Object Level One Code 10, Object Level Three Code 5500 and OCA Code 920023.

SECTION 3. That the City Auditor is hereby authorized to transfer said funds to the Fleet Management Services Fund, Fund 513, Project 550001, at such time as it is deemed necessary by the City Auditor and to expend said funds or so much thereof as may be necessary.

SECTION 4. That the amount of \$725,000.00 is hereby appropriated within Fund 513, the Fleet Management Services Fund, Department 59-05, Fleet Management Division, Object Level One Code 06, Object Level Three Code 6681, OCA Code 642454, Project 550001, for a professional services contract for the design modification of the new fleet maintenance facility for the Fleet Management Division.

SECTION 5. That the monies appropriated in the foregoing Section 4 shall be paid upon order of the Public Service Director and that no order shall be drawn or money paid except by voucher, the form of which shall be approved by the City Auditor.

SECTION 6. That upon obtaining other funds for this capital improvement, the City Auditor is hereby authorized to repay the Special Income Tax Fund the amount transferred under Section 3 above and said funds are hereby deemed appropriated for such purpose.

SECTION 7. That the City Auditor is authorized to make any accounting changes to revise the funding source for any contract(s) or contract modification(s) associated with the expenditure of the funds transferred under Section 3 above.

SECTION 8. That the City intends that this ordinance constitute an "official intent" for purposes of Section 1.150-2(e) of the Treasury Regulations promulgated pursuant to the Internal Revenue Code of 1986, as amended.

SECTION 9. That the Public Service Director be and hereby is authorized to enter into a professional services contract with DLZ for the design modification of the new fleet maintenance facility for the Fleet Management Division.

SECTION 10. That for the purpose of paying the cost of said contract, the amount of \$725,000.00, or so much thereof as may be needed, is hereby authorized and directed to be expended from the Fleet Management Services Fund, Fund 513, Department No. 59-05, Object Level One Code 06, Object Level Three Code 6681, OCA Code 642454, Project 550001 to pay the cost thereof.

SECTION 11. To waive Section 329.12 of the competitive bid requirements of Columbus City Code, 1959.

SECTION 12. ~~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.~~ **That this ordinance shall take effect and be in force from and after the earliest period allowed by law.**