



Legislation Text

File #: 2237-2013, **Version:** 1

BACKGROUND: This legislation authorizes the Finance and Management Director to modify a contract on behalf of the Office of Construction Management for a professional services contract with Advanced Engineering Consultants for architectural and engineering consulting services for the City Hall HVAC, Fire Protection System, and Plumbing System Renovation Project.

The original contract was authorized by Ordinance No. 1124-2007, passed July 16, 2007. This initial scope of work was for the design and construction administration of a sprinkler system and basic renovations to the HVAC, electrical, and plumbing systems within City Hall. This original design work was suspended due to the deepening recession in 2009. Ordinance No. 0838-2010, passed July 1, 2010, authorized a modification to the contract for the design of a complete building HVAC renovation, design of lighting fixture upgrades to provide energy efficient lighting in the office areas, and design of the replacement of plumbing flush valves to meet LEED project goals. This design was completed in 2011. The advertisement of those bid documents was put on hold pending the identification of adequate capital funds for the construction.

The relocation of several divisions out of City Hall and into other City-owned buildings early in 2013 caused the need to perform a long-term space needs assessment, to ensure that the HVAC, electrical, and plumbing renovations were appropriate for the future use of City Hall. The results of that needs assessment and a City Hall building code assessment (completed in June 2013) indicated that a redesign of the proposed HVAC system would be in the best long-term interests of the City.

This modification will authorize the HVAC system redesign; the design of a complete sprinkler system and the design of various facility components to meet current building code requirements; will provide construction administration; and will provide part-time construction inspection. It will result in three potential construction bid packages that will be phased over the next few years, depending upon the availability of capital funding. This modification also provides for the creation of City Hall design standards, an historic fabric analysis, and an exterior envelope assessment.

Advanced Engineering Consultants has institutional knowledge of the project and produced the original design plans. It is practical and cost effective for the coordination and continuity of the project to use Advanced Engineering Consultants Architects, Inc. on the design modifications. Selecting another engineer at this point would lead to duplicated work and slow the project considerably. Therefore, it would not be in the best interests of the City to bid these professional services.

Emergency action is requested so that the needed HVAC upgrades can be completed as quickly as possible, thereby planning for the restoration of proper heating, cooling electrical and fire suppression within this historic building.

FISCAL IMPACT: The cost of this contract is \$997,516.00. This ordinance is contingent on the passage of Ordinance No. 2227-2013.

To authorize the Finance and Management Director to modify a contract on behalf of the Office of Construction Management with Advanced Engineering Consultants for architectural and engineering consulting services for the City Hall HVAC, Fire Protection System, and Plumbing System Renovation Project; to authorize the expenditure of \$997,516.00 from the Construction Management Capital Improvement Fund; and to declare an emergency.

(\$997,516.00)

WHEREAS, Ordinance No. 1124-2007, passed July 16, 2007 authorized the Finance and Management Director to contract with Advanced Engineering Consultants for architectural and engineering consulting services for the City Hall HVAC, Fire Protection System, and Plumbing System Renovation Project; and

WHEREAS, Ordinance No. 0838-2010, passed July 1, 2010 authorized a modification of the original contract; and

WHEREAS, an emergency exists in the 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 modify a contract with Advanced Engineering Consultants for architectural and engineering consulting services for the City Hall HVAC, Fire Protection System, and Plumbing System Renovation, so that the needed HVAC upgrades can be completed as quickly as possible, thereby planning for the restoration of proper heating, cooling electrical and fire suppression within this historic building, 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 modify a contract on behalf of the Office of Construction Management with Advanced Engineering Consultants for architectural and engineering consulting services for the City Hall HVAC, Fire Protection System, and Plumbing System Renovation Project.

SECTION 2. That the expenditure of \$997,516.00, 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: 45-07
Fund: 733
Project: 570031-100002
OCA Code: 733102
Object Level 1: 06
Object Level 3: 6620
Amount: \$997,516.00

SECTION 3. 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 4. 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 5. 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 6. 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 or vetoes the same.