



## Legislation Text

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**File #:** 1494-2013, **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 Dore & Associates Contracting, Inc. for the demolition of the 109 North Front Street Building, the removal of its hazardous material, and the removal and storage of the Harry E. Richter Workers Memorial Park until its permanent replacement is determined at Battelle Riverfront Park.

This building is functionally obsolete suffering from a number of structural and mechanical deficiencies. It is highly energy inefficient, and due to its multi-level design with narrow and uneven floor plates, cannot be renovated in a cost efficient manner to create a modern office environment suitable for the provision of city services.

The building demolition work will be performed in preparation for future construction on the site. The scope of services include: decommissioning and demolition of the building; removal of hazardous wastes; removal of electrical/natural gas services, telephone/data wiring, exterior building shell, basement walls, foundations, slabs-on-grade, and the disposal of all said building components. Once the building demolition is complete, the site will be properly backfilled and re-compacted to a level grade in preparation for future construction.

The Department of Finance and Management is currently in contract negotiation for the design of a new building at the same site and will come to City Council under a separate ordinance for authorization to proceed with design.

Both the Downtown Commission and the Columbus Art Commission were notified of the demolition and redevelopment of this site and have approved the building demolition and removal of the park. Additionally, the Columbus Recreation and Parks Commission was notified of the removal of the Park and is supportive of its removal and relocation. As well, Central Ohio Labor Council, AFL/CIO was also notified of the Park removal and relocation and has expressed its support.

Formal bids were solicited and the City received eight bids on May 24, 2013 as follows (\*1 FBE, 0 MBE):

Dore & Associates Contracting, Inc.	\$1,677,000.00
Independence Excavating, Inc.	\$1,966,442.00
Homrich Incorporated	\$2,033,000.00
S.G. Loewendick & Sons, Inc.	\$2,283,325.00
Environmental Assurance Company, Inc.	\$2,436,800.00
NCM Demolition	\$2,720,000.00
Central Insulation Systems, Inc.	\$2,791,000.00
*Hina Environmental	\$3,495,400.00

The Office of Construction Management recommends the bid award be made to the most responsive and responsible bidder, Dore & Associates Contracting, Inc.

Contract Compliance No. 38-1366164, expiration date 6/28/14.

**Emergency action** is requested so the building can be demolished as soon as possible. By the end of this summer all current occupants will have been relocated to either permanent or temporary locations. Demolition of the Building will enable all utilities to be disconnected as soon as practical, as well as all custodial, maintenance, and security functions can be redeployed elsewhere.

**FISCAL IMPACT:** The cost of this contract is \$1,677,000.00. Sufficient funding is available within the Construction Management Capital Improvement Fund.

To amend the 2013 Capital Improvement Budget; to authorize the City Auditor to transfer \$79,806.00 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 Dore & Associates Contracting, Inc. for the demolition of the 109 North Front Street Building; to authorize the expenditure of \$1,677,000.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$1,677,000.00)

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

**WHEREAS,** it is necessary for demolition of the 109 North Front Street building to occur because this building is functionally obsolete suffering from a number of structural and mechanical deficiencies that cannot be renovated in a cost efficient manner to provide city services; and

**WHEREAS,** the removal and storage of the Harry E. Richter Workers Memorial Park is necessary until its permanent replacement is determined at Battelle Riverfront Park; and

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

**WHEREAS,** Dore & Associates Contracting, Inc. is the most responsive and responsible bidder; and

**WHEREAS,** an emergency exists in the usual daily operation of the Finance and Management Department in that it is immediately necessary to enter into contract to enter into a contract on behalf of the Office of Construction Management with Dore & Associates Contracting, Inc. for the demolition of the 109 North Front Street 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 2013 Capital Improvement Budget be amended as follows:

**FUND 733**

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

Old Power Plant 570063-100000 (Unvoted Carryover)	\$392,000	\$398,027	\$6,027
Old Power Plant 570063-100000 (Unvoted Carryover)	\$398,027	\$318,221	(\$79,806)
109 N. Front St - Building Demolition 570061-100000 (Unvoted Carryover)	\$1,595,000	\$1,597,194	\$2,194
109 N. Front St - Building Demolition 570061-100000 (Unvoted Carryover)	\$1,597,194	\$1,677,000	\$79,806

**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 570063-100000|Project Name - Old Power Plant|OCA Code: 733063|OL3: 6620|Amount \$79,806.00

TO:

Dept. /Div.: 45-50| Fund: 733|Project Number 570061-100000|Project Name - 109 N. Front St. - Building Demolition|OCA Code: 733061|OL3: 6620|Amount \$79,806.00

**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 Dore & Associates Contracting, Inc. for the demolition of the 109 North Front Street Building.

**SECTION 4.** That the expenditure of \$1,677,000.00, 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: 570061-100000  
OCA Code: 733061  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$1,677,000.00

**SECTION 5.** 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 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 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 8.** 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.