



Legislation Text

File #: 1539-2021, **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 Pizzuti Solutions, LLC for professional owner's representation services for the design and construction of a new Municipal Court building located on South High Street between Mound and Fulton Streets.

This project is for an Owner Representative to assist the City of Columbus to ensure that the design requirements of the city are adhered to during all phases of the programming, design, and construction of a new Municipal Court building. The Owner Representative will assist in the procurement of an Architectural/Engineering firm as well as a construction contractor. The Owner Representative will help coordinate programming and design between the architectural team and the agencies that will be housed in the new municipal court building, including the Municipal Court Judges, City Attorney, Municipal Court Clerk, and facilitate the needs for technology, security and other applicable facility needs. Additionally, in conjunction with the architectural team, the owner's representative will also be involved in construction oversight to confirm that all aspects of construction follow the contract documents and standard construction practices throughout the duration of the project.

The Department of Finance and Management, Office of Construction Management, solicited Request for Proposals for the professional owner representation services for the design and construction of a new Municipal Court building. The project was formally advertised on Vendor Services website. On May 19, 2021 the city received four (4) responses (0 AS1, 0 FBE, 0 MBE,) as listed. All proposals were deemed responsive and were fully evaluated by the Evaluation Committee:

Bidder/Consultant	City	FBE/MBE
Pizzuti Solutions LLC	Columbus	EBOCC
Hill International, Inc.	Columbus	EBOCC
J.S. Held, LLC	Grove City	EBOCC
The Concord Group	Columbus	EBOCC

Pizzuti Solutions, LLC received the highest score by the evaluation committee and will be awarded the professional owner representation services for the design and construction of a new Municipal Court building contract.

Pizzuti Solutions, LLC Contract Compliance No. 46-2372444 expiration date October 30, 2021.

Emergency action is requested to engage the services of Pizzuti Solutions, LLC as soon as practical. Much of the value of the contractual engagement derives from the role of the owners representative at the front end of the project while architectural services are being solicited, negotiated, and contracted.

Fiscal Impact: This legislation authorizes an expenditure of \$6,080,300.00 from the Construction Management Capital Improvement Fund with Pizzuti Solutions, LLC for the professional owner representation services for the design and construction of a new Municipal Court building located on South High Street between Mound and Fulton Streets.

To amend the 2020 Capital Improvement Budget; to authorize the Director of Finance and Management to enter into a contract on behalf of the Office of Construction Management with Pizzuti Solutions, LLC for the professional owner's representation services for the design and construction of a new Municipal Court building; to authorize the transfer of \$6,080,300.00 within the Construction Management Capital Improvement Fund; to authorize the expenditure of

\$6,080,300.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$6,080,300.00)

WHEREAS, it is necessary to amend the 2020 Capital Improvement Budget and to authorize the transfer between projects within the Construction Management Capital Improvement Fund; and

WHEREAS, the Finance and Management Department, Office of Construction Management desires to enter into a contract for professional owner's representation services for the design and construction of a new Municipal Court building, located on South High Street between Mound and Fulton; and

WHEREAS, four firms submitted bids on May 19, 2021 and Pizzuti Solutions, LLC achieved the highest score from the evaluation committee; and

WHEREAS, Pizzuti Solutions, LLC received the highest score from the RFP evaluation committee; and

WHEREAS, it is necessary to authorize the expenditure of \$6,080,300.000 from the Construction Management Capital Improvement Fund; and

WHEREAS, an emergency exists in the usual daily operation of the Finance and Management Department, in that it is immediately necessary to authorize the Director of Finance and Management to enter into a contract with Pizzuti Solutions, LLC for professional owner's representation services for the design and construction of a new Municipal Court building so that the owner's representative work can begin expeditiously, 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 to enter into a contract, on behalf of the Office of Construction Management, with Pizzuti Solutions, LLC for the professional owner's representation services for the design and construction of a new Municipal Court building located on South High Street between Mound and Fulton Streets.

SECTION 2. That the 2020 Capital Improvement Budget be amended as follows:

Project Name / Project Number / Current Authority / Revised Authority/Difference

Municipal Court - Design/P570101-100000/ \$7,500,000.00 /\$1,419,700.00/(\$6,080,300.00)

New Courthouse Owner Representative/P570106-100000/ \$0.00 / \$6,080,300.00 / \$6,080,300.00

SECTION 3. That the transfer of \$6,080,300.00, or so much thereof as may be needed, is hereby authorized with the Construction Management Capital Improvement Fund 7732, in Object Class 06 - Capital Outlay per the accounting codes in the attachment to this ordinance.

See Attached File: 1539-2021 Legislation Template.xls

SECTION 4. That the expenditure of \$6,080,300.00 or so much thereof as may be necessary in regard to the action authorized in SECTION 1, is hereby authorized in the Construction Management Capital Improvement Fund 7732 in Object Class 06 - Capital Outlay, per the accounting codes in the attachment to this ordinance.

See Attached File: 1539-2021 Legislation Template.xls

SECTION 5. That the monies in the foregoing sections shall be paid upon order of the Director of Finance and Management, 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 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 7. That the City Auditor is authorized to make any accounting changes to revise the funding sources for all contracts or contract modifications associated with the ordinance.

SECTION 8. 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 9. That for reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared an emergency measure and shall take effect and be enforced from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.