



Legislation Text

File #: 1376-2015, **Version:** 1

BACKGROUND: This legislation authorizes the Finance and Management Director to modify a contract on behalf of the Office of Construction Management with Thomas & Marker Construction Company for the Reeb Avenue Building Renovations Project. This project involves the renovation of the historic portion of the Reeb Avenue Elementary School, and a child care addition, where the vintage 1960s addition once stood. The facility will be known as the Reeb Avenue Center.

The former Reeb Avenue Elementary School is located at 280 East Reeb Avenue. It is being renovated and expanded to house non-profit organizations to provide programs and services that meet the needs of the neighborhood. The Reeb Avenue School was originally constructed in 1907. This project will renovate the historic portion of the building, approximately 44,790 sq. ft., as well as the approximate 4,500 sq. ft. gymnasium addition that was constructed in 1968. The classroom portion of the 1968 addition has been demolished and replaced with an addition of approximately 17,702 sq. ft. for a daycare center.

These renovations and additions will support much needed services within the Southern Gateway community. Among the many functions to be provided by the not-for-profit groups that will occupy this facility will be child care, educational services to children of all ages, support services for families, and workforce development programs.

The City of Columbus currently owns, and will continue to own, the building. A non-profit organization, the Reeb Avenue Center, was formed as a tax-exempt 501(c)(3) status from the IRS and will govern and serve as master tenant of the Reeb Avenue Center. Tenants will enter into lease agreements with the Board of the Reeb Avenue Center. Tenants will be expected to pay rents to cover the operating expenses of the Center and for the establishment of a capital fund reserve.

Items requiring additional funding for this contract modification are: kitchen modifications, unforeseen asbestos abatement, foundation waterproofing and drainage, building security, water meter and backflow space, capping of abandoned sewer taps, and installation of technology fiber.

Additionally, the State of Ohio grant of \$2,000,000.00 assessed an associated administrative fee of \$30,000.00. Accounting for this fee does not otherwise increase the cost of the contract; however it does increase the amount of city funding by a like amount to the project.

Emergency action is requested so that to the greatest extent possible the project can be completed prior to the 2015 academic school year.

Thomas & Marker Construction Company Contract Compliance No. 34-4476858, expiration date 01/30/16.

Fiscal Impact: The original amount for this contract was \$11,598,750.00. With this contract modification, the revised contract amount becomes \$12,127,224.05. Of this, the city will have committed \$6,437,224.05, or 53%, within the Construction Management Capital Improvement Fund and Information Services Bond Fund. The remainder of the funding, \$5,690,000.00, or 47%, is to come from payments, donations, grants, contributions, or gifts from private, federal, and state entities; due to the varied nature of the revenue sources, it is necessary to properly account for the monies in

different funds.

To authorize the Finance and Management Director to modify a contract, on behalf of the Office of Construction Management, with Thomas & Marker Construction Company for the Reeb Avenue Building Renovations Project; to authorize the City Auditor to transfer cash and appropriation in the amount of \$30,000; to authorize the additional expenditure of \$470,000.00 from Construction Management Capital Improvement Fund and \$58,474.05 from the Information Services Bond Fund; and to declare an emergency. (\$528,474.05)

WHEREAS, the Department of Finance and Management, Office of Construction Management, desires to modify a contract Thomas & Marker Construction Company for the Reeb Avenue Building Renovations Project; and

WHEREAS, funding for the Reeb Avenue Building Renovations Project is available from the Construction Management Capital Improvement Fund, Information Services Bond Fund, Federal, State, foundations, and private donations; and

WHEREAS, it is necessary to authorize the transfer of cash and appropriation from the Construction Management Capital Improvement fund; and

WHEREAS, an emergency exists in the usual daily operation of the Finance and Management Department, Office of Construction Management, in that it is immediately necessary to modify a contract with Thomas & Marker Construction Company for the Reeb Avenue Building Renovations Project, so that the project can be completed prior to the 2015 academic school year, thereby, preserving the public health, 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 modify a contract, on behalf of the Office of Construction, with Thomas & Marker Construction Company for the Reeb Avenue Building Renovations Project.

SECTION 2. That the City Auditor is hereby authorized to transfer appropriation within the Construction Management Capital Improvement Fund 733 as follows:

From:

Dept/Div: 45-50
Fund: 733
Project: 570064-100000
OCA: 733064
Object Level 1: 06
Object Level 3: 6620
Amount: \$ 30,000

To:

Dept/Div: 45-50
Fund: 733
Project: 570064-100000
OCA: 733064
Object Level 1: 05
Object Level 3: 5501
Amount: \$ 30,000

SECTION 3. That the City Auditor is hereby authorized and directed to transfer cash and appropriation as follows:

From:

Dept/Div: 45-50
Fund: 733
Project: 570064-100000
OCA: 733064
Object Level 1: 05
Object Level 3: 5501
Amount: \$ 30,000

From:

Dept/Div: 45-50
Fund: 220
Grant : TBD
OCA: TBD
Object Level 3: 0886
Amount: \$ 30,000

SECTION 4. That the expenditure of \$528,474.05 or so much thereof as may be necessary in regard to the actions authorized in Sections 1, be and is hereby authorized and approved as follows:

Dept/Div: 45-50
Fund: 733
Project: 570064-100000
OCA: 733064
Object Level 1: 06
Object Level 3: 6620
Amount: \$ 470,000.00

Division: 47-02
Fund: 514
Sub-fund: 004
Project: 470046-100007
OCA Code: 514467
Object Level 1: 06
Object Level 3: 6655
Amount: \$58,474.05{Carryover}

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 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 nor vetoes the same.