



## Legislation Text

---

**File #:** 0287-2011, **Version:** 1

---

**BACKGROUND:** This legislation authorizes the Finance and Management Director to extend a contract on behalf of the Facilities Management Division with CBRE Technical Services, LLC for general building maintenance at the Municipal Court Building, 375 South High Street. The current contract expires March 31, 2011.

CBRE Technical Services, LLC is responsible for general building maintenance for the Municipal Court Building. Services provided under this contract are for building maintenance and repair services. Custodial services are not included as a part of this contract, as these are provided by the Franklin Commissioners under the terms of the building lease to the City. The original contract was authorized by Ordinance No. 0611-2005, passed April 20, 2005, and has been modified five times under the renewal provisions as established by the contract.

There are two reasons why it is in the best interest of the City to extend the existing contract. The first is that the Department of Finance and Management intends to take a comprehensive approach in bidding similar type contracts. A comprehensive approach should provide greater efficiencies, economies and coordination of similar functions and services, though it is possible though that one or several contracts may be established once this bidding process is complete. In order to accomplish this goal, it is necessary to align the contract ending date of this contract with others. Therefore, we are requesting that City Council waive the competitive bidding provisions of the Columbus City Code Section 329 to allow the current building maintenance contract at 375 South High Street to be extended by thirteen months for the period covering April 1, 2011 through April 30, 2012. CBRE Technical Services has performed within the expectations of the contract and has agreed to continue servicing the building under the same terms and conditions. Bidding for a single year is not likely to create any additional savings for the City and is likely to disrupt ongoing services. Secondly, the City is in the middle of a Master Space Plan Study, which will be followed by a renovation sequencing and construction budgeting process, the results of which may have an impact on how the the City plans to address general building maintenance for the Municipal Court Building. By extending the current contract, it will allow time to complete the planning process and determine the impact on general building maintenance services to be provided under a new contract.

**Emergency action** is requested to ensure maintenance will continue uninterrupted at the Municipal Court building.

**Fiscal Impact:** The Facilities Management Division budgeted \$230,000.00 in the 2011 General Fund Budget for this contract. The Division expended \$230,000.00 in the 2010 General Fund. The cost of this contract is \$249,166.67. The thirteenth month will be funded by reducing monies budgeted for unexpected emergencies.

CBRE Technical Services, LLC Contract Compliance No. 04-3507926, expiration date June 11, 2011.

To authorize the Finance and Management Director to extend a contraction on behalf of the Facilities Management Division with CBRE Technical Services, LLC for general building maintenance at the Municipal Court building, 375 South High Street; to authorize the expenditure of \$249,166.67 from the General Fund; to waive the competitive bidding provisions of the Columbus City Codes; and to declare an emergency. (\$249,166.67)

**WHEREAS**, it is necessary to provide general building maintenance at the Municipal Court building, 375 South High Street; and

**WHEREAS**, Ordinance No. 0611-2005, passed by City Council on April 20, 2005 authorized the Public Service Department, Facilities Management Division, to enter into a contract with CBRE Technical Services, LLC for general building maintenance at the Municipal Court Building; and

**WHEREAS**, it is necessary for the Facilities Management Division to extend the contract with CBRE Technical Services, LLC for an additional thirteen months beginning April 1, 2011; and

**WHEREAS**, an emergency exists in the usual daily operation of the Finance and Management Department, Facilities Management

Division, in that it is immediately necessary to authorize the Finance and Management Director to extend a contract with CBRE Technical Services, LLC for the ongoing general maintenance for the Municipal Court Building to protect the safety of the officials and visiting public using this building without interruption, 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 extend a contract for the Facilities Management Division with CBRE Technical Services, LLC for the general maintenance of the Municipal Court building, 375 South High Street, beginning April 1, 2011 through April 30, 2012.

**SECTION 2.** That the expenditure of \$249,166.67, or so much thereof that 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: 010  
OCA Code: 450044  
Object Level 1: 03  
Object Level 3: 3336  
Amount: \$249,166.67

**SECTION 3.** That in accordance with Section 329.27 of the Columbus City Code, City Council has determined that it is in the best interest of the City of Columbus that the formal competitive bidding requirements of Chapter 329 be and hereby are waived for the action authorized in SECTION 1.

**SECTION 4.** 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.