



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0660-2017, **Version:** 1

BACKGROUND:

The City's Department of Public Service (DPS) is engaged in the Arterial Rehabilitation-Polaris Parkway at Orion Place (DEL-CR615-0.000 PID 95549) Public Improvement Project ("Public Project"). The City must acquire certain fee simple title and lesser real property interests located in the vicinity of the right-of-way of Polaris Parkway, Columbus, Ohio 43240 (collectively, "Real Estate") in order for DPS to timely complete the Public Project. The Public Project's design is complete and the Public Project's proposed construction schedule requires the City's acquisition of the Real Estate to be tentatively completed by February 2018. The City passed Ordinance Number 2384-2016 authorizing the City Attorney to acquire the Real Estate and contract for associated professional services (*e.g.* surveys, title work, appraisals, *etc.*).

The City, in accordance with the Local Public Agency Agreement between DPS and the Ohio Department of Transportation (ODOT), must follow ODOT mandated quality-based selection (QBS) procedures for solicitation and selection of ODOT pre-qualified professional real estate appraisers and reviewers. These procedural requirements apply because the City is receiving federal funding through ODOT. The City Attorney complied with all appropriate QBS procedures, which required posting for three (3) weeks on ODOT's website and a request for Letters of Interest. In accordance with the appropriate selection criteria, the City Attorney selected the following six qualified professional real estate appraisers and review appraisers out of the thirteen who submitted Letters of Interest to perform the necessary real estate appraisal reports: Brian W. Barnes & Co. Inc., Rebecca A. Belcastro, Ohio Real Estate Consultants, Robert Weiler Company ("Appraisers") and Martin & Wood Appraisal Group, LTD., and Principle Real Estate Group, ("Review Appraisers").

The total costs of appraising the Real Estate assigned to each of the Appraisers and Review Appraisers are anticipated to exceed Twenty Thousand and 00/100 U.S. Dollars (\$20,000.00) but not to exceed Fifty Thousand and 00/100 U.S. Dollars (\$50,000.00).

CONTRACT COMPLIANCE:

Not applicable.

FISCAL IMPACT:

Not applicable (City Ordinance Number 2384-2016 authorized funding for the City Attorney to enter into the professional service contracts).

EMERGENCY JUSTIFICATION:

Emergency action is requested in order to acquire and accept the Real Estate and allowing the Public Project to be completed without unnecessary delay, which will preserve the public peace, health, property, safety, and welfare.

To authorize the City Attorney to execute contracts with Brian W. Barnes & Co. Inc., Rebecca A. Belcastro, Ohio Real Estate Consultants, Robert Weiler Company, Martin & Wood Appraisal Group, LTD., and Principle Real Estate Group for appraisal services necessary for the Arterial Rehabilitation-Polaris Parkway at Orion Place Public Improvement Project; and to declare an emergency. (\$0.00)

WHEREAS, the City intends to improve the public right-of-way in the vicinity of Polaris Parkway, Columbus, Ohio 43240 by allowing the Department of Public Service (DPS) to engage in the Arterial Rehabilitation-Polaris Parkway at Orion Place (DEL-CR615-0.000 PID 95549) Public Improvement Project (“Public Project”); and

WHEREAS, the City intends to acquire the necessary fee simple title and lesser property interests located in the vicinity of the right-of-way of Polaris Parkway, Columbus, Ohio 43240 (*i.e.* Real Estate) in order for DPS to complete the Public Project; and

WHEREAS, the City, pursuant to its passage of Ordinance Number 2384-2016, intends for the City Attorney to acquire the Real Estate and contract for associated professional services (*e.g.* surveys, title work, appraisals, *etc.*) needed for the Public Project; and

WHEREAS, the City pursuant to the Local Public Agency agreement between the DPS and the Ohio Department of Transportation (ODOT) followed ODOT’s mandated quality-based selection (QBS) procedures for solicitation and selection of professional real estate appraisers and review appraisers because the City is receiving federal funding through ODOT; and

WHEREAS, the City, in compliance with all appropriate QBS procedures, and, in accordance with the appropriate selection criteria, intends to utilize the following qualified professional real estate appraisers and review appraisers to perform the Public Project’s real estate appraisal reports: Brian W. Barnes & Co. Inc., Rebecca A. Belcastro, Ohio Real Estate Consultants, Robert Weiler Company (“Appraisers”) and Martin & Wood Appraisal Group, LTD., and Principle Real Estate Group, (“Review Appraisers”); and

WHEREAS, an emergency exists in the usual daily operations of the Department of Public Service and the City Attorney’s Office in that it is immediately necessary to acquire and accept the Real Estate and allowing the Public Project to be completed without unnecessary delay, which will preserve the public peace, property, health, welfare, and safety; **now, therefore,**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the City Attorney is authorized to spend City funds authorized under Ordinance Number 2384-2016 and enter into a contract for professional real estate appraisal services for the Arterial Rehabilitation-Polaris Parkway at Orion Place (DEL-CR615-0.000 PID 95549) Public Improvement Project (“Public Project”) with the following qualified professional real estate appraisers and review appraisers: Brian W. Barnes & Co. Inc. (Contract Compliance # CC005310), Rebecca A. Belcastro (Contract Compliance # CC020566), Ohio Real Estate Consultants (Contract Compliance # CC005101), Robert Weiler Company (Contract Compliance# CC006134) (“Appraisers”) and Martin & Wood Appraisal Group, LTD. (Contract Compliance # CC012706), and Principle Real Estate Group (Contract Compliance # CC001072), (“Review Appraisers”).

SECTION 2. That for the reasons stated in the preamble of this resolution, which are fully incorporated into this ordinance as if rewritten, this ordinance is declared to be an emergency measure and shall take effect and be in force from and after its adoption and approval by the Mayor or ten (10) days after its adoption if the Mayor neither approves nor vetoes this ordinance.