



Legislation Text

File #: 3254-2017, **Version:** 1

BACKGROUND: This legislation authorizes the Finance and Management Director to modify the Facilities Management Agreement with Paradigm Properties of Ohio to provide additional funding for the repair and replacement of sanitary sewer and vent piping at the Municipal Court Building located at 375 South High Street. Paradigm Properties serves as the City's property management company for both the Municipal Court Building and the Jerry Hammond Center and does so under the terms and conditions of a City Council approved Facilities Management Agreement.

The existing plumbing infrastructure at the Municipal Court Building has been in place since the mid-1970's and has become aged and beyond its useful life. As part of a routine video scoping/plumbing assessment, it was determined that sanitary sewer system and related vent piping is in need of replacement and repair in order to ensure that the plumbing infrastructure remains in good working condition. The Office of Construction Management in cooperation with the Facilities Management Division and Paradigm Properties engaged an engineering consultant to provide a scope of work and cost estimate for these needed renovations. The total cost for engineering services along with construction/renovation costs is \$123,498.00. A construction contingency of \$24,700.00 (20%) is needed to fund any unforeseen potentially encountered during the construction phase. Therefore, a total funding modification of \$148,198.00 is requested. All other terms and conditions of the Facilities Management Agreement will remain unchanged.

Emergency action is requested to ensure that needed renovations can be started as soon as possible to ensure that the plumbing system at the Municipal Court remains in good working condition.

Fiscal Impact: This ordinance authorizes an expenditure of \$148,198.00 from the Construction Management Capital Improvement Fund with Paradigm Properties of Ohio for the repair and replacement of sanitary sewer and vent piping at the Municipal Court Building. The Finance and Management Department budgeted \$150,000.00 in the Capital Fund for these renovations.

To authorize the Director of the Department of Finance and Management to modify the existing Facilities Management Agreement with Paradigm Properties of Ohio, LLC, for repair and replacement of the sanitary sewer and vent piping at the Municipal Court Building; to authorize the expenditure of \$148,198.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$148,198.00)

WHEREAS, Ordinance No. 0767-2012, passed by City Council, April 16, 2012, authorized the original Facilities Management Agreement (FMA) contract with Paradigm Properties of Ohio; and

WHEREAS, it is necessary to modify the Facilities Management Agreement with Paradigm Properties of Ohio to provide additional funding for the repair and replacement of sanitary sewer and vent piping at the Municipal Court Building located at 375 South High Street: and

WHEREAS, it is necessary to authorize the expenditure of \$148,198.00 from the Construction Management Capital Improvement Fund to provide funding for these needed renovations; 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 to modify the existing Facilities Management Agreement with Paradigm Properties of Ohio and the related expenditure of \$148,198.00 so that needed renovations can be started as soon as

possible to ensure that the plumbing system at the Municipal Court remains in good working condition, thereby immediately 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 modify an existing contract with Paradigm Properties of Ohio, LLC for the repair and replacement of the sanitary sewer system and vent piping at the Municipal Court Building .

SECTION 2. That the expenditure of \$148,198.00, 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, Object Class 06 - Capital Outlay, per the accounting codes in the attachment to this ordinance.

SECTION 3. 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 4. That the expenditures above shall be paid upon order from 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 5. That the City Auditor is authorized to make any accounting changes necessary to ensure that this contract is properly accounted for and recorded accurately on the City's financial record. The City Auditor is authorized to make any changes to revise the funding source for any contract or contract modification associated with this ordinance.

SECTION 6. 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.