



## Legislation Text

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**File #:** 1742-2012, **Version:** 1

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**BACKGROUND:** This legislation authorizes the Finance and Management Director to modify a contract on behalf of the Office of Construction Management with Harris Design Services for the renovation of the 120 West Gay Street building. The original contract was authorized by Ordinance No. 2213-2006, passed December 11, 2006. The original contract authorized professional design services with Harris Design Services for the master plan and design plans for the renovation of the former Police Headquarters building located at 120 West Gay Street; however, due to various "site unforeseens", additional services and funding are necessary to complete this renovation project.

Below is a summary of unforeseen expenses associated with the renovation of the 120 West Gay Street building, thus necessitating this contract modification with Harris Design Services:

- Central Safety Building wall failure of September 2011 and associated re-engineering & architecture
- Unknown underground unforeseen such as: abandoned bad soils from old fuel tank site, existing sanitary sewers, railroad rails/ties & unsuitable soils, and City Hall lower west plaza retaining wall insufficient footers.
- Value engineering and redesign of the underground pedestrian tunnel

Harris Design Services is a nationally recognized design firm and has institutional knowledge of the project and performed the original professional services. It is practical and cost effective for the coordination and continuity of the project to use them for this modification. Therefore, it would not be in the best interest of the City to engage a different vendor.

Emergency action is requested so that the needed renovations at the 120 West Gay Street building can continue and be completed as quickly as possible. This will ensure that construction is completed prior to winter weather and so that resulting energy savings can be realized as quickly as possible and any potential safety concerns can be addressed.

Harris Architects Contract Compliance No. 31-6568390, expiration date May 23, 2014.

**Fiscal Impact:** The cost of this modification is \$424,857.00. Funding is available within the Construction Management Capital Improvement Fund.

To authorize the Finance and Management Director to modify a contract on behalf of the Office of Construction Management with Harris Design Services for renovation of the 120 West Gay Street building; to authorize the expenditure of \$424,857.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$424,857.00)

**WHEREAS**, it is necessary to amend the 2012 Capital Improvement Budget and transfer cash between projects in the Construction Management Capital Improvement Fund; and

**WHEREAS**, Ordinance No. 2213-2006, passed December 11, 2006, authorized the original contract for professional design services with Harris Design Services for the master plan and design plans for the renovation of the former Police Headquarters building located at 120 West Gay Street; and

**WHEREAS**, it is necessary to modify the contract with Harris Design Services due to various unforeseen expenditures related to this renovation project; 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 Harris Design Services for the renovation of the 120 West Gay Street building thereby allowing the existing renovation project to continue without interruption, thus providing the opportunity for construction to be completed prior to winter weather and so that resulting energy savings can be realized as quickly as possible and any potential safety concerns can be addressed quickly, thereby preserving the public health, peace, property, and welfare; now, therefore:

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

**SECTION 1.** That the 2012 Capital Improvement Budget be amended as follows:

**Fund 733**

Municipal Court Renovations - Various (Councilmanic SIT Supported) 570043-100001	\$3,137,000	\$2,712,143
(\$424,857)		
59-07 Old Police Headquarters (Councilmanic SIT Supported) 570056-100000		
\$2,000,000	\$2,424,857	\$424,857

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

FROM:

Dept./Div.: 45-27|Fund: 733|Project Number: 570043-100001|Project Name - Municipal Court Renovations - Various  
|OCA: 743001|OL3: 6620|Amount: \$424,857.00

TO:

Dept./Div.: 45-27|Fund: 733|Project Number: 570056-100000|Project Name: 59-07 Old Police Headquarters |OCA:  
733056|OL3: 6620|Amount: \$424,857.00

**SECTION 3.** That the Finance and Management Director is hereby authorized to modify a contract on behalf of the Office of Construction Management with Harris Design Services for renovation of the 120 West Gay Street building.

**SECTION 4.** That the expenditure of \$424,857.00, or so much thereof as may be necessary in regard to the action authorized in SECTION 3, be and is hereby authorized and approved as follows:

Division: 45-27

Fund: 733

Project: 570056-100000

OCA Code: 733056

Object Level: 06

Object Level 3: 6620

Amount: \$424,857.00

**SECTION 5.** That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

**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 for the 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.