



## Legislation Text

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**File #:** 1683-2013, **Version:** 1

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**BACKGROUND:** This legislation authorizes the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with Schooley Caldwell and Associates for professional architectural and engineering consulting services for the new Front and Long Street building.

The scope of work for this project will include design of a new building to be constructed approximately where 109 North Front currently stands. The goal of this project is to develop and enhance the cohesiveness, functionality, flexibility, sustainability, durability, and accessibility of the City Hall Campus. The design will incorporate a LEED (Leadership in Environmental and Energy Design) certified rating. By following LEED requirements the City wants to establish benchmarks for design, construction and operation of high performance buildings.

The scope of the work shall include, but is not limited to master planning, design, engineering, contract administration services, LEED certification program management services, and other related design and consulting services for the new building. The size of this building, though not fully known at this time, is approximately five stories and approximately 130,000 gross square feet. The first two levels, possibly one underground and one above, will be for parking vehicles. Schooley Caldwell and Associates is to provide all surveys and boring locations, utilities design, structural, mechanical, electrical, floor plans, parking, landscaping, site work, and Building Department plan review.

The selection of the vendor for professional consulting services is in accordance with the competitive bidding provisions of the Columbus City Code. Requests for Statements and Qualifications were sent out and nine responses were received (0 FBE, \*1 MBE, ^ASN): NBBJ, Mecham & Apel Architects, Inc., \*Moody Nolan, Inc., Adonai, Jerome Scott, ^Star Consultants, Schooley Caldwell, and Richard Fleischman. Schooley Caldwell and Associates was deemed the most responsive and responsible bidder.

**Emergency action** is requested so that space planning, design and associated engineering can begin as soon as possible. The City is determined to greatly improve operational and management efficiency by locating various city operations into a single building, improve access, better address business and citizen interaction with the various administrative departments, and further the downtown energy and redevelopment currently under way.

Schooley Caldwell and Associates Contract Compliance No. 31-0972509, expiration date 01/16/2015.

**FISCAL IMPACT:** This project is funded in the 2013 Capital Improvements Budget. Bonds have not yet been sold for this project; therefore it is necessary to certify funds needed in the amount of \$1,100,000.00 against the Special Income Tax Fund. Upon sale of the bonds, this will be reimbursed. The balance of \$4,600,000.00 will come from existing cash within the Construction Management Capital Improvement Fund, the Gov'l SuperB.A.B.'s Fund, and the Gov'l B.A.B.'s Fund.

To authorize and direct the City Auditor to appropriate and transfer \$1,100,000.00 from the Special Income Tax Fund to the Construction Management Capital Improvement Fund; to authorize the City Auditor to appropriate \$1,100,000.00 within the Construction Management Capital Improvement Fund; to authorize the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with Schooley Caldwell and Associates for professional architectural and engineering consulting services for the new Front and Long Street building; to authorize the expenditure of \$5,700,000.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$5,700,000.00)

**WHEREAS**, it is necessary to amend the 2013 Capital Improvement Budget to account for encumbrance cancellations and cash transfers between projects in the Construction Management Capital Improvement Fund, the Gov'l SuperB.A.B.'s Fund, and the Gov'l B.A.B.'s Fund; and

**WHEREAS**, Requests for Statements and Qualifications were sent out and nine responses were received; and

**WHEREAS**, Schooley Caldwell & Associates was deemed by the evaluation committee to be overall most responsive and responsible bidder; and

**WHEREAS**, it is necessary to transfer funds from the Special Income Tax Fund to fund this project; and

**WHEREAS**, the City will sell notes or bonds to fund this project and will reimburse the Special Income Tax Fund; and

**WHEREAS**, this transfer should be considered as a temporary funding method; and

**WHEREAS**, the aggregated principal amount of obligations which the City will issue to finance this project is presently expected not to exceed \$1,100,000.00; and

**WHEREAS**, the City anticipates incurring certain Original Expenditures (as defined in Section 1.150-2(c) of the Treasury Regulations (the "Treasury Regulations") promulgated pursuant to the Internal Revenue Code of 1986, as amended) with respect to the project described in this ordinance (the "Project"); and

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Finance and Management, Office of Construction Management, in that it is immediately necessary to authorize the Finance and Management Director to enter into a contract with Schooley Caldwell & Associates for professional architectural and engineering consulting services for the new Front and Long Street building so that space planning, design and associated engineering can begin as soon as possible, 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.** The sum of \$1,100,000.00 be and is hereby appropriated from the unappropriated balance of the Special Income Tax Fund, Fund 430, and from all monies estimated to come into said fund from any and all sources and unappropriated for any other purpose during the fiscal year ending December 31, 2013 to the City Auditor, Department 22 -01, Object Level One 10, OCA code 902023, Object Level Three 5502.

**SECTION 2.** That the City Auditor is hereby authorized to transfer and appropriate said funds in SECTION 1 to the Construction Management Capital Improvement Fund as follows:

Fund / Project Number / Project Name / O.L. 01-03 Codes / OCA / Amount  
733 / 570061-100001 / 109 N. Front St. - New Building Design / 06-6601 /761001/\$1,100,000.00

**SECTION 3.** That the 2013 Capital Improvement Budget be amended as follows:

**Fund 707**

**Project Name** | **Project No.** | **Current Authority** | **Revised Authority** | **Difference**  
Roof Renovation Program 570030 - 100002 (Unvoted Carryover) \$3,068 | \$0 | (\$3,068)

Facility Renovations - Various 570030 - 100120 (Unvoted Carryover) \$34 | \$0 | (\$34)

109 N. Front St. - New Building Design 570061 - 100001 (Unvoted Carryover) \$0|\$3,102|\$3,102

**Fund 746**

**Project Name|Project No.|Current Authority|Revised Authority|Difference**

1111 East Broad Training Move/Floor 570030 - 100117 (Unvoted Carryover) \$5,993|\$0|(\$5,993)

Facility Renovations - Various 570030 - 100120 (Unvoted Carryover) \$8,342|\$9|(\$8,351)

Facility Renovations - Various 570030 - 100120 (Unvoted Carryover) \$8,351|\$0|(\$8,351)

Facility Renovation - Security Improvement - Downtown Campus 570030 - 100163 (Unvoted Carryover) \$270|\$0|(\$270)

City Hall Exterior Lighting 570031 - 100126 (Unvoted Carryover) \$183|\$0|(\$183)

109 N. Front St. - New Building Design 570061 - 100001 (Unvoted Carryover) \$0|\$14,797|\$14,797

**Fund 733**

**Project Name|Project No.|Current Authority|Revised Authority|Difference**

North High St. Overhead Ped 570001 - 100000 (Unvoted Carryover) \$45,749|\$0|(\$45,749)

Facility Renovation 570030 - 100000 (Unvoted Carryover) \$3,212|\$0|(\$3,212)

1111 East Broad Training Move/Floor 570030 - 100117 (Unvoted Carryover) \$1,457|\$0|(\$1,457)

City Hall Elevator - Replacement 570030 - 100153 (Unvoted Carryover) \$262|\$0|(\$262)

Architecture & Engineering Capital Blanket 570030 - 100143 (Unvoted Carryover) \$30,360|\$0|(\$30,360)

4252 Groves Road Building 570057 - 100000 (Unvoted Carryover) \$786,795|\$135,000|(\$651,795)

109 N. Front St. - New Building Design 570061 - 100001 (Unvoted Carryover) \$3,910,000|\$4,643,835|\$732,835

**SECTION 4.** That the City Auditor is hereby authorized to transfer funding within the Gov'l SuperB.A.B.'s (Build America Bonds) Fund, Fund 707 as follows:

FROM:

Dept/Div: 45-50| Fund: 707|Project Number 570030 - 100002|Project Name - Roof Renovation Program |OCA Code: 773002|OL3: 6620|Amount \$3,068.00

Dept/Div: 45-50| Fund: 707|Project Number 570030 - 100120 |Project Name - Facility Renovations - Various |OCA Code: 773120|OL3: 6620|Amount \$33.80

TO:

Dept/Div: 45-50| Fund: 707|Project Number 570061 - 100001 |Project Name - 109 N. Front St. - New Building Design |OCA Code: 776101|OL3: 6620|Amount \$3,101.80

**SECTION 5.** That the City Auditor is hereby authorized to transfer funding within the Gov'l B.A.B.'s (Build America Bonds) Fund, Fund 746 as follows:

FROM:

Dept/Div: 45-50| Fund: 746|Project Number 570030 - 100117 |Project Name - 1111 East Broad Training Move/Floor|OCA Code: 763117|OL3: 6620|Amount \$5,992.23

Dept/Div: 45-50| Fund: 746|Project Number 570030 - 100120 |Project Name - Facility Renovations - Various |OCA Code: 733030|OL3: 6620|Amount \$8,350.13

Dept/Div: 45-50| Fund: 746|Project Number 570030 - 100163 |Project Name - Facility Renovation - Security Improvement - Downtown Campus|OCA Code: 763163|OL3: 6620|Amount \$269.72

Dept/Div: 45-50| Fund: 746|Project Number 570031 - 100126 |Project Name - City Hall Exterior Lighting|OCA Code: 763126|OL3: 6620|Amount \$182.22

TO:

Dept/Div: 45-50| Fund: 746|Project Number 570061 - 100001 |Project Name - 109 N. Front St. - New Building Design |OCA Code: 766101|OL3: 6620|Amount \$14,794.30

**SECTION 6.** That the City Auditor is hereby authorized to transfer funding within the Construction Management Capital Improvement Fund, Fund 733 as follows:

FROM:

Dept/Div:45-50| Fund: 733|Project Number 570001 - 100000 |Project Name - North High St. Overhead Ped |OCA Code: 733000|OL3: 6620|Amount \$45,748.65

Dept/Div:45-50| Fund: 733|Project Number 570030 - 100000 |Project Name - Facility Renovation |OCA Code: 733000|OL3: 6620|Amount \$3,211.73

Dept/Div:45-50| Fund: 733|Project Number 570030 - 100117 |Project Name - 1111 East Broad Training Move/Floor |OCA Code: 733017|OL3: 6620|Amount \$1,457.30

Dept/Div:45-50| Fund: 733|Project Number 570030 - 100153 |Project Name - City Hall Elevator - Replacement |OCA Code: 730153|OL3: 6620|Amount \$261.11

Dept/Div:45-50| Fund: 733|Project Number 570030 - 100143 |Project Name - Architecture & Engineering Capital Blanket |OCA Code: 730143|OL3: 6620|Amount \$30,359.99

Dept/Div:45-50| Fund: 733|Project Number 570057 - 100000 |Project Name - 4252 Groves Road Building |OCA Code: 733057|OL3: 6620|Amount \$651,794.41

TO:

Dept/Div:45-50| Fund: 733|Project Number 570061 - 100001 |Project Name - 109 N. Front St. - New Building Design |OCA Code: 761001|OL3: 6620|Amount \$732,833.19

**SECTION 7.** That the Finance and Management Director is hereby authorized to enter into a contract on behalf of the Office of Construction Management with Schooley Caldwell & Associates for professional architectural and engineering consulting services for the new Front and Long Street building.

**SECTION 8.** That the expenditure of \$5,700,000.00 or so much thereof as may be necessary in regard to the action authorized in SECTION 7, be and is hereby authorized and approved as follows:

Division: 45-50  
Fund: 707  
Project: 570061 - 100001  
OCA Code: 776101  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$3,101.80

Division: 45-50  
Fund: 746  
Project: 570061 - 100001  
OCA Code: 766101  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$14,794.30

Division: 45-50  
Fund: 733  
Project: 570061 - 100001  
OCA Code: 761001  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$5,682,103.90

**SECTION 9.** That upon obtaining other funds for this project for the Department of Finance and Management, the City Auditor is hereby authorized and directed to repay the Special Income Tax Fund the amount transferred under Section 2.

**SECTION 10.** That the City intends that this ordinance constitute an "official intent" for purposes of Section 1.150-2(e) of the Treasury Regulations, and that the City reasonably expects to reimburse itself for certain Original Expenditures incurred with respect to the Project from the proceeds of obligations to be issued by the City in a principal amount currently estimated to be \$1,100,000.00 (the "Obligations"). The City intends to make a reimbursement allocation on its books for the Original Expenditures not later than eighteen months following the later to occur of the date of the Original Expenditure to be reimbursed or the date the Project for which such Original Expenditures were made is "placed in service" within the meaning of Treasury Regulations Section 1.150-2(c). Upon the issuance of the Obligations, the proceeds of such Obligations shall be used to reimburse the fund from which the advance for costs of the Project will be made.

**SECTION 11.** 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 12.** 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 13.** 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 14.** 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 approval by the

Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.