



Legislation Text

File #: 2736-2012, **Version:** 1

BACKGROUND: This legislation authorizes the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with Maiher Demolition and Salvage for demolition of the former South Side Settlement House (SSSH) located at 310 Innis Avenue, as well as a city owned warehouse at 2077 Parkwood Avenue. The project shall include, but is not limited to, the demolition of two existing City buildings, associated structures, disconnection of utilities, and the removal of hazardous material.

The 2077 Parkwood Avenue warehouse was acquired approximately 15 years ago as a part of an overall facility complex plan for the Department of Public Service. However, it was subsequently determined that this was not viable operationally nor was there public support for the overall plan.

South Side Settlement, an Ohio not-for-profit corporation, deeded the SSSH to the City to be used to assist in the provision of a variety of social service programs in an effort to revitalize the south side neighborhood. Due to current economic conditions and the preceding cuts in support funding over the course of several years, South Side Settlement had not been able to support the maintenance of the building. The current building improvements suffer from functional obsolescence and significant deferred maintenance, and contains far too many deficiencies and lacks the overall amount of space to effectively serve as a neighborhood facility.

Since taking ownership the City has been working with the neighbors and the Southern Gateway Revitalization Collaborative as part of a comprehensive approach to revitalize the neighborhood. The former Reeb Avenue Elementary School has since been identified as the facility location for the delivery of these key neighborhood services. The Reeb School building will be renovated and possibly expanded, to house various non-profit entities providing programs and services identified as paramount for the revitalization of the community.

In accordance with Columbus City Code Section 4113.79, Area Commissions were notified of these demolitions. The Reeb-Hosack Civic Association and the Columbus South Side Area Commission were notified and both have given their approval of the SSSH demolition. The decorative ornamental stairwell, known as the IntroCenter, located within the courtyard will be removed and safely stored elsewhere while its final disposition and placement is decided. The Columbus Arts Commission was consulted as well, and has approved its removal, knowing that ultimate permanent placement will be determined at a later time.

The North Linden Area Commission was notified of the 2077 Parkwood Avenue demolition and did not offer any objections back to the City within the 60 day notification period as provided for within City Code.

Formal bids were solicited and six companies submitted bids on November 7, 2012 as follows (0 FBE, 0 MBE):

Maiher Demolition and Salvage, Inc.	\$420,099.00
Dore & Associates Contracting	\$423,400.00
Watson General Contracting	\$461,754.00
S G Loewendick & Sons	\$463,000.00
B & B Wrecking	\$529,000.00
NCM Demolition and Remediation, LP	\$575,000.00
O'Rourke Wrecking Company	\$681,000.00

Emergency action is requested so the remediation and demolition can begin before winter. At present as vacant, but secured buildings, there is a potential risk to nearby residents and businesses.

Maiher Demolition and Salvage, Inc. Contract Compliance No. 34-1545629, expiration date 1/24/13.

Fiscal Impact: The cost of this contract is \$420,099.00. The current unencumbered cash balance in the Construction Management Capital Improvement Fund, Parkwood-Demolition is \$250,000.00. This legislation authorizes the transfer of \$170,099.00 between projects within the Construction Management Improvement Fund, Facility Renovations - Various.

To authorize the Finance and Management Director to enter into a contract on behalf of the Office of Construction with Maiher Demolition and Salvage for the demolition of the former South Side Settlement House at 310 Innis Avenue and for a warehouse building at 2077 Parkwood Avenue; to authorize the expenditure of \$420,099.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$420,099.00)

WHEREAS, it is necessary to amend the 2012 Capital Improvement Budget; and

WHEREAS, it is necessary to transfer funds within the Construction Management Capital Improvement Fund; 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 authorize the Finance and Management Director to enter into a contract with Maiher Demolition and Salvage for the demolition of the former South Side Settlement House at 310 Innis Avenue and for a warehouse building at 2077 Parkwood Avenue, so the so the remediation and demolition can begin before winter, thereby eliminating the potential risk to nearby residents and businesses, 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 2012 Capital Improvement Budget be amended as follows:

Fund 733

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

Facility Renovations - Various 570030-100120 (Unvoted Carryover) \$474,530|\$304,431|(\$170,099)

Parkwood Demolition 570030-100206(Councilmanic SIT Supported) \$250,000|\$420,099|\$170,099

SECTION 2. That the City Auditor is hereby authorized to transfer funding within the Construction Management Capital Improvement Fund, Fund 733 as follows:

FROM:

Dept/Div: 45-27| Fund: 733| Project Number 570030-100120|Project Name -Facility Renovation |OCA Code: 733120|OL3: 6620| Amount: \$170,099.00

TO:

Dept/Div: 45-27| Fund: 733| Project Number 570030-100206|Project Name - Parkwood Demolition |OCA Code: 730206|OL3: 6620| Amount: \$170,099.00

SECTION 3. That the Finance and Management Director is hereby authorized to enter into a contract on behalf of the

Office of Construction with Maiher Demolition and Salvage for the demolition of the former South Side Settlement House at 310 Innis Avenue and for a warehouse building at 2077 Parkwood Avenue.

SECTION 4. That the expenditure of \$420,099.00, 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:

Dept./Div.: 45-27
Fund: 733
Project: 570030-100206
OCA Code: 730206
Object Level 1: 06
Object Level 3: 6620
Amount: \$420,099.00

SECTION 5. 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 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 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 8. 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.