



## Legislation Text

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**File #:** 0852-2013, **Version:** 1

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**BACKGROUND:** This legislation authorizes the Finance and Management Department to enter into contract on behalf of the Office of Construction Management with Pizzuti Solutions, LLC for professional owner representation services for the redevelopment of 109 North Front Street.

This building is functionally obsolete suffering from a number of structural and mechanical deficiencies. It is highly energy inefficient, and due to its multi-level design with narrow and uneven floor plates, cannot be renovated in a cost efficient manner to create a modern office environment suitable for the provision of city services. As well, Carolyn/Piedmont Complex is aging and is functionally obsolete. The cost to renovate and/or add on would be extremely costly, and the location not suited for city operations with high traffic volume. The vision for a replacement building at the 109 North Front Street is for a centralized and single location for the Departments of Building and Zoning, Public Service, and Development. Also, location of these functions and agencies will greatly enhance inter-agency coordination and cooperation for programs such as One-Stop and Code Enforcement.

It is necessary for the Department of Finance and Management to augment its staff for the design and construction of a new Front and Long Street building. Pizzuti Solutions, LLC will participate in areas of planning and programming, conceptual design, schematic design, design development, constructability review, bidding and contract negotiations, construction oversight, project closeout and project documentation. By utilizing professional owner representation services City staff can focus on completing day-to-day responsibilities associated with new construction such as leadership direction for the project, developing a final budget, project scope, selection of professional Architectural and Engineering services, design, construction, quality control, building commissioning, and liaison activities with other City agencies that are needed to complete this scope of work.

Pizzuti Solutions will employ a value-added approach that will assist the City in delivering the best quality project outcome; an outcome that can't be measured by construction or project cost savings alone. Pizzuti Solutions will work as an extension of the staff assigned by the City, will work as directed by City staff and will make recommendations on many project issues requiring decisions by City staff. Pizzuti Solutions will assist and advise the City in managing to meet all City goals, objectives, and requirements. This approach will ensure that all project funds are used wisely to generate the best long-term value for the City of Columbus. In this way, Pizzuti Solutions will help build the City demonstrate the high level of accountability and involvement that public projects require.

The City of Columbus has conveyed to Pizzuti Solutions, LLC the vision and importance of developing a cohesive municipal office campus located in downtown Columbus. Pizzuti Solutions, LLC sees some significant opportunities to not only create a functional and sustainable office building designed for long-term value, but also to create further value by planning facilities that support public activities and contribute to the City vision of a vibrant downtown.

The selection of the vendor for professional services is in accordance with the competitive bidding provisions of the Columbus City Codes, 1959. Requests for Statements of Qualifications were available on October 29, 2012 and responses were to be submitted on or before November 30, 2012. The City received six proposals (0 FBE, 0 MBE): David Neiderhiser and Group, Pizzuti Solutions, LLC, Project Control Systems, Inc., ACM, HR Gray and Associates, and

Thomas and Marker Construction Company. We then met with Pizzuti Solutions and negotiated a fee proposal and scope commensurate with the project.

**Emergency action** is requested so as to engage the services of Pizzuti Solutions, LLC at the earliest practical opportunity. Much of the value of the contractual engagement derives from the role of the owners representative at the front end of the project and while architectural services are being solicited, negotiated, and contracted.

Pizzuti Solutions, LLC Contract Compliance No. 46-2372444, expires March 27, 2015.

**Fiscal Impact:** The cost of this contract is \$1,990,000.00. Sufficient funding for this project is available in the Construction Management Capital Improvement Fund.

To authorize the Director of Finance and Management to enter into a professional engineering services contract with Pizzuti Solutions, LLC for the owners representation services for the redevelopment of 109 North Front Street; to authorize the expenditure of \$1,990,000.00 from the Construction Management Capital Fund; and to declare an emergency. (\$1,990,000.00)

**WHEREAS**, the Department of Finance and Management, Office of Construction Management, desires to contract with a professional services company for professional owner representation services; and

**WHEREAS**, Pizzuti Solutions, LLC is the most responsive and responsible bidder; 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 professional engineering services contract with Pizzuti Solutions, LLC for the owners representation services for the redevelopment of 109 North Front Street, so as to engage the services of Pizzuti Solutions, LLC at the earliest practical opportunity, 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 Finance and Management Director is hereby authorized to enter into a professional engineering services contract with Pizzuti Solutions, LLC for the owners representation services for the redevelopment of 109 North Front Street.

**SECTION 2.** That the expenditure of \$1,990,000.00, or so much thereof as may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved as follows:

Division: 45-50  
Fund: 733  
Project: 570061-100001  
OCA Code: 761001  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$1,990,000.00

**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 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 5.** 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 6.** 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.