



Legislation Text

File #: 1437-2015, **Version:** 1

1. BACKGROUND

This ordinance seeks authorization for the Director of the Department of Public Service to enter into a Construction Guaranteed Maximum Reimbursement Agreement with The Annex at River South II, Ltd., for up to \$260,000.00 to construct the Downtown Streetscape - Trautman Building (High Street) project.

The City of Columbus and The Annex at River South II, Ltd. are engaged in a Public-Private Partnership (3P) to make streetscape improvements in support of the redevelopment of the Trautman and HUB buildings in the River South District of downtown Columbus as part of the Downtown Streetscape - Trautman Building (High Street) project.

2. CONTRACT COMPLIANCE INFORMATION

The contract compliance number for The Annex at River South II, Ltd. is 31-1691172. The expiration date is 1/7/16.

3. FISCAL IMPACTS

Funds in the amount of \$260,000.00 are available for this project in the Streets and Highways Bond Fund within the Department of Public Service. An amendment to the 2015 Capital Improvement Budget is necessary for the purpose of providing sufficient spending authority for the aforementioned project expenditure.

4. EMERGENCY DESIGNATION

The Department of Public Service is requesting emergency designation in order to allow the Director of the Department of Public Service to immediately execute a Construction Guaranteed Maximum Reimbursement Agreement, which is necessary to facilitate the construction of these improvements to maintain the project schedule and meet community commitments.

To amend the 2015 Capital Improvement Budget; to authorize the City Auditor to transfer cash and appropriation between projects within the Streets and Highways Bond Fund; to authorize the Director of Public Service to enter into a Construction Guaranteed Maximum Reimbursement Agreement with The Annex at River South II, Ltd.; to authorize the expenditure of up to \$260,000.00 from the Streets and Highways Bond Fund to pay for the agreement; and to declare an emergency. (\$260,000.00).

WHEREAS, The Annex at River South II, Ltd. is redeveloping the former Trautman and HUB properties on High Street for a \$21 million mixed-use project in the River South area of Downtown Columbus, known as The Annex at River South II; and

WHEREAS, the City of Columbus and The Annex at River South II, Ltd. are engaged in a Public-Private Partnership (3P) to make streetscape improvements in support of the redevelopment as part of the Downtown Streetscape - Trautman Building (High Street) project; and

WHEREAS, the Department of Public Service has identified the need to enter into a Construction Guaranteed Maximum Reimbursement Agreement with The Annex at River South II, Ltd. for the construction of the Downtown Streetscape - Trautman Building (High Street) project; and

WHEREAS, this ordinance authorizes the Director of the Department of Public Service to enter into a Construction Guaranteed Maximum Reimbursement Agreement with The Annex at River South II, Ltd. for the construction of the Downtown Streetscape - Trautman Building (High Street) project; and

WHEREAS, it is necessary to authorize an amendment to the 2015 Capital Improvement Budget for the purpose of providing sufficient spending authority for the aforementioned project expenditure; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Public Service, in that it is immediately necessary to authorize said Construction Guaranteed Maximum Reimbursement Agreement to maintain the project schedule and meet community commitments; 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 2015 Capital Improvements Budget authorized by ordinance 0557-2015 be and is hereby amended to provide sufficient budget authority for the appropriate projects authorized within this ordinance as follows:

Fund / Project / Project Name / C.I.B. / Change / C.I.B. as Amended

704 / 590415-100012 / Public Private Partnership (3P) Projects (Voted Carryover) / \$1,837,255 / (\$260,000) / \$1,577,255

704 / 530801-100014 / Downtown Streetscape - Trautman Building (High Street) (Voted Carryover) /\$0 / \$260,000 / \$260,000

SECTION 2. That the City Auditor be and is hereby authorized to transfer cash and appropriation within the Streets and Highways Bonds Fund, No. 704, as follows:

Transfer from:

Fund / Project / Project Name / O.L. 01-03 Codes / OCA / Amount

704 / 590415-100012 / Public Private Partnership (3P) Projects) / 06-6600 / 741512 / \$260,000

Transfer to:

Fund / Project / Project Name / O.L. 01-03 Codes / OCA / Amount

704 / 530801-100014 / Downtown Streetscape - Trautman Building (High Street) / 06-6600 / 780114 / \$260,000

SECTION 3. That the Director of the Department of Public Service is authorized to enter into a Construction Guaranteed Maximum Reimbursement Agreement with The Annex at River South II, Ltd., 230 West Street, Suite 200, Columbus, OH 43215, pursuant to Section 186 of the Columbus City Charter to construct the Downtown Streetscape - Trautman Building (High Street) project.

SECTION 4. That for the purposes of paying the cost of this contract a sum of up to \$260,000.00, or so much thereof as may be needed, is hereby authorized to be expended from the Streets and Highways Bond Fund as follows:

Fund / Project / Project Name / O.L. 01-03 Codes / OCA / Amount

704 / 530801-100014 / Downtown Streetscape - Trautman Building (High Street) / 06-6631 / 780114 / \$260,000

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 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.