



Legislation Text

File #: 0477-2007, Version: 1

Background: The Division of Police desires to consolidate and relocate both its Property Room, currently located at Fairwood Avenue, and its Police Crime Lab, located in leased space at King Avenue, to a location on the near Southside. Both the Property Room and the Crime Lab are at capacity and have outgrown their current space. The ability to locate both operations within one building will allow for increased efficiency and reduction of operating expenses. The Division has been looking for a building that will allow for the co-location of these related functions as well as meet the projected growth needs of both operations. A property has been identified at 724 Woodrow Avenue that will meet the Division's current and future space needs, provide sufficient parking to support of both functions, and eliminate the need to transport evidence between two different locations. The new location consists of approximately nine (9) acres with a building of approximately 168,000 square feet, and paved parking for a minimum of 400 cars. The building contains 20,000 square feet of newly renovated office space, including ADA compliant restrooms and 148,000 square feet of industrial and warehouse space with five dock doors and a drive-in door. The property is centrally located and easily accessible via S.R. 104, I-71, and I-70. The proposed City operations are in full alignment with the City's South Side Plan and supports development and revitalization within the South Side Planning Area. This legislation authorizes the Director of Finance and Management, on behalf of the Department of Public Safety, to execute those documents necessary to purchase that real property from Our Masonry Company, Incorporated and to expend \$1,580,000.00 for costs associated with said acquisition. The balance of funds transferred will be used for renovation and construction design services. The purchase price equates to a cost of \$9.40 per square foot. Purchase contingencies include satisfactory completion of: an independent appraisal by an appraiser hired on behalf of the City; Environmental Site Assessments (Phase I ESA and Phase II if necessary); a Property Condition Assessment; and seismic/vibration studies. This ordinance is presented as an emergency measure.

Fiscal Impact: The Department of Public Safety has determined that the expenditure for this purchase will come from the Voted 2004 Safety Bond Fund. Currently, the Fire Station #35 (Waggoner Road) project has an unencumbered cash balance of \$4,283,316. This proposed transfer of \$2,000,000 will pay for the purchase of the property, and also allow for expenses associated with the design of the new construction. The 2007 Capital Improvement Budget, when presented to City Council for passage, will include \$2,000,000 of budget authority for the Fire Station #35 project. This authority will allow for the reimbursement of \$2,000,000 for this project when the city conducts the 2007 bond sale later in the year. If monies are needed before this bond sale occurs, the administration will request the City Auditor's office to certify against the Special Income Tax fund. This will allow the project to proceed without any delays in the construction schedule.

Emergency Justification: Emergency action is requested to allow this acquisition to proceed in agreement with the closing transaction deadlines and other terms of the purchase contracts, which includes the required legislation to be approved by Council on or before April 9, 2007.

To authorize the Director of Finance and Management, on behalf of the Department of Public Safety, to execute those documents necessary to purchase that real property known as 724 Woodrow Avenue from Our Masonry Company, Incorporated, for the relocation and consolidation of various Division of Police functions, and to expend \$1,580,000.00 for costs associated with said acquisition, and to authorize the transfer of \$2,000,000.00 within the 2004 Voted Safety Bond Fund for said acquisition and renovation design services, and to amend the 2006 CIB, and to declare an emergency (\$1,580,000.00).

WHEREAS, the City of Columbus, Department of Public Safety, Division of Police, desires to enter into a purchase contract, between the City and Our Masonry Company, Incorporated to purchase that real property known as 724 Woodrow Avenue from Our Masonry Company, Incorporated; and

WHEREAS, the Division of Police desires to relocate both its Property Room, and its Police Crime Lab, to that real property located on the near Southside; and

WHEREAS, both the Property Room and the Crime Lab are at capacity and have outgrown their current space; and

WHEREAS, the 724 Woodrow Avenue location will meet the Division's current and future space needs, provide sufficient parking to support both functions, and eliminate the need to transport evidence between two different locations; and

WHEREAS, the new location consists of approximately nine (9) acres with a building of approximately 168,000 square feet, paved parking for a minimum of 400 cars, 20,000 square feet of newly renovated office space (including ADA compliant restrooms), and 148,000 square feet of industrial and warehouse space; and

WHEREAS, it is necessary to transfer \$2,000,000 between projects and amend the 2006 Capital Improvement Budget in order to provide funds for the purchase and design work; and

WHEREAS, an emergency exists in the usual daily operation of the City of Columbus, in that it is immediately necessary to authorize the Director of Finance and Management, on behalf of the Department of Public Safety, to execute those documents necessary to purchase that real property known as 720 Woodrow Avenue from Our Masonry Company, Incorporated, and to expend \$1,580,000.00 for costs associated with said acquisition for the immediate preservation of the public health, peace, property and safety; now, therefore:

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

SECTION 1. That the Director of Finance and Management, on behalf of the Department of Public Safety be, and hereby is, authorized to execute those documents, as approved by the Department of Law, Real Estate Division, necessary for the purchase of that real property known as 720 Woodrow Avenue, Columbus, Ohio, Parcel Tax I.D. Numbers 010-89610 and 010-003108.

SECTION 2. That the transfer of \$2,000,000.00 within Fund 701, Voted 2004 Safety Bond Fund, be and hereby is authorized as follows:

From:

Dept/Div	Fund	Fund Name	Project Name	Project Number	Amount
30-04	701	V-2004 Safety	Fire Station 35	340113	\$2,000,000

To:

Dept/Div	Fund #	Fund Name	Project Name	Project Number	Amount
30-03	701	2004 Safety	Property Room/Crime Lab	330033	\$2,000,000

SECTION 3. That the 2006 Capital improvements Budget, Ordinance# 1108-2006, be and hereby is amended as follows:

Current CIB:

Dept/Div	Fund #	Project Name	Project Number	Current Budget
30-04	701	Fire Station 35	340113	\$5,420,900
30-03	701	Property Room/Crime Lab	330033	\$0

Revised CIB:

Dept/Div	Fund #	Project Name	Project Number	Revised Budget
30-04	701	Fire Station 35-Waggoner Road	340113	\$3,420,900
30-03	701	Police Property Room/Crime Lab	330033	\$2,000,000

SECTION 4. That the expenditure of \$1,580,000.00, or so much thereof as may be necessary be and the same is hereby authorized as follows; **Police Property and Crime Lab Project #330033**, Voted 2004 Safety Bond Fund, # 701, OCA Code 644476, Dept./Div. 30-03; Object Level Three 6603.

SECTION 5. 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.