



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1623-2012, **Version:** 1

Background: In 2009, the City of Columbus requested the tax foreclosure of a 118-unit apartment complex known as the Lockwood Apartments, located at the northeast corner of Lockbourne and Smith Roads. The complex was subject to numerous code violations and has been vacant for several years. Now under the ownership of the Columbus Land Bank Program, this legislation seeks authorization for the Director of Development to contract with S. G. Lowendick & Sons, Inc. (contract compliance number 314420502, expiration 5/7/2014) to perform asbestos abatement services and demolish the 10 buildings on the site. Lowendick was one of five companies who responded to a Request for Proposals (SA-004385) and were selected by an evaluation committee as the company with the best proposal. Authorization is necessary to enter into a contract for up to \$720,041, including the proposed price of \$685,753.41, plus a 5% contingency. Approximately half of the bid amount is for asbestos abatement, the remainder is for site work, demolition, capping of the utilities, and other associated costs.

Fiscal Impact: The \$720,041.08 is available in the 2012 Capital Improvement Budget. \$630,305 is available as carryover cash and \$89,736.08 is contingent on the July 10th Bond Sale.

Emergency Justification: Emergency action is requested in order to complete the work within the timeframe for which the cost estimates were given.

To authorize the Director of Development to enter into a contract with S. G. Lowendick & Sons, Inc. to demolish ten (10) structures at the northeast corner of Lockbourne and Smith Roads; to authorize the expenditure of \$720,041.08 from the Housing Preservation Fund; and to declare an emergency. (\$720,041.08)

WHEREAS, The City of Columbus Land Bank Program successfully gained control of 10 vacant multi-family structures commonly known as Lockwood Apartments, parcels numbered 010-089600; 010-117344; 010-134967; 010-1122203; 089601; 010-089608; 010-132189; 010-132190; and

WHEREAS, the structures were abandoned by the previous property owners and lienholders and must be demolished due to its deteriorated condition; and

WHEREAS, the legislation authorizes the Director of Development to enter into contract with S.G. Lowendick and Sons, Inc. (contract compliance number: 314420502, expiration 5/7/2014) for up to \$720,041 to perform asbestos abatement and demolition services; and

WHEREAS, \$720,041.08 is available in the 2012 Capital Improvements Budget, the Housing Preservation Fund 782; \$630,305.00 is available as carryover cash and \$89,736.08 is contingent upon the July 10th Bond Sale; and

WHEREAS, emergency action is requested in order to complete the work within the timeframe for which the cost estimates were given; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to enter into contract with S. G. Lowendick & Sons, Inc., all for the immediate preservation of 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 Director of Development is hereby authorized to enter into a contract with S. G. Lowendick & Sons, Inc. (contract compliance number 314420502, expiration 5/7/2014) for up to \$720,041 to demolish 10 vacant multi-family structures located at the northeast intersection of Lockbourne and Smith Roads, commonly known as The Lockwood Apartments.

Section 2. That for the purpose stated in Section 1, the expenditure of \$720,041.08 from the Development Department, Division No. 44-10, Fund 782 Housing Preservation, Project No. 782004-100000 Vacant Housing Demolition, OCA Code 782004, Object Level Three 6635 is hereby authorized.

Section 3. That this contract is awarded pursuant to Section 329.14 of the Columbus City Codes, 1959, as amended.

Section 4. That the City Auditor is authorized to make any accounting changes to revise the funding source for any contract or contract modification associated with the expenditure of the funds in Section 2 above.

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 passage and approval by the Mayor or ten days after its passage if the Mayor neither approves nor vetoes the same.