



## Legislation Text

---

**File #:** 1667-2013, **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 2K General Company for the City Hall Window Replacement and 2<sup>nd</sup> Floor Office Renovation Project.

Extensive field investigation was conducted on the first and second floor perimeter (outward facing) windows of City Hall due to their deteriorated state. Owing to the compromised structural integrity of the first and second floor perimeter windows, it was determined that these windows are in need of full replacement. This project will include the removal of the windows in their entirety and installation of new custom-made aluminum windows and cast aluminum ornamental grilles to match the historic windows in style, color and sightlines. Since the existing ornamental grilles on the first floor are in reasonably good condition, they will be restored and reinstalled however the second floor grilles will be replaced. The new windows will be high performing and thermally efficient, with the required industry standard thermal breaks, sealants and insulation.

As part of this project, the second floor Mayor's Offices area and conference room will be renovated and reconfigured for improved functionality and efficiency. In large part this renovation project is necessary to bring this area up to all applicable building standards and to replace various mechanical systems that are outdated, unwelcoming, or inefficient. This project should also enhance the functionality of this office suite to allow business and operations to operate more efficiently and comfortably by locating support functions and meeting rooms more closely together. Upgrades will also provide for additional seating, improved audio/visual technology, and fire sprinkler protection.

Formal bids were solicited and three companies submitted bids on June 10, 2013 as follows (0 FBE, ^1, MBE):

2K General Company	\$3,374,211.50
Berglund Construction	\$4,125,328.00
^Smoot Construction	\$4,680,000.00

The Office of Construction Management recommends the bid award be made to 2K General Company. The waiver of the competitive bidding provisions of the Columbus City Codes is necessary as 2K General Company did not include a pricing element for the window grilles in its bid submittal. During the due diligence review of the bids this omission was identified and 2K offered the add-on pricing bringing their total bid to \$3,374,211.50. After adding this additional cost to the original bid offer the project cost remains substantially lower than the next lowest bid by nearly \$700,000.00. Otherwise the 2K bid was fully responsive, the City has worked successfully with 2K on other projects, and both the City and the project design professional (Schooley Caldwell) believe 2K to be fully qualified for this project. Rejecting this bid to contract with the next highest bid would cost the City considerably more.

**Emergency action** is suggested so as to initiate this project at the earliest practical opportunity. Window replacements, in particular, should be performed during the typically better weather months of summer and fall. These upgrades will also improve the overall energy performance of the Facility - the adjacency of City Hall to the river and other open spaces often makes for harsh winds and weather elements.

2K General Company Contract Compliance No. 31-1653018 expiration date May 15, 2014.

**FISCAL IMPACT:** The cost of this contract is \$3,374,211.50. Sufficient funding is available in the Construction Management Capital Improvement Fund.

To amend the 2013 Capital Improvement Budget; to authorize the City Auditor to transfer funds between projects within the Construction Management Capital Improvement Fund; to authorize the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with 2K General Company for the City Hall Window Replacement and Second Floor Office Renovation Project; to waive the competitive bidding provisions of the Columbus City Codes; to authorize the expenditure of \$3,374,211.50 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$3,374,211.50)

**WHEREAS,** it is necessary to amend the 2013 Capital Improvement Budget and to transfer cash between projects in the Construction Management Capital Improvement Fund; and

**WHEREAS,** it is necessary to enter into a contract with 2K General Company for the window replacement and 2nd Floor Office Renovation; and

**WHEREAS,** formal bids were solicited and three companies submitted bids; and

**WHEREAS,** it is in the best interest of the Finance and Management Department, Office of Construction Management to waive the competitive bidding requirements of the Columbus City Codes; 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 enter into a contract with 2K General for the City Hall Window Replacement and 2<sup>nd</sup> Floor Office Renovation, to initiate this project at the earliest practical opportunity. Window replacements, in particular, should be performed during the typically better weather months of summer, 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 2013 Capital Improvement Budget be amended as follows:

**FUND 733**

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

570030-100200 Piedmont Avenue One Stop Shop (Unvoted Carryover)	\$252,417 \$0 (\$252,417)
570030-100201 Carolyn Avenue Transportation & Housing (Unvoted Carryover)	\$252,417 \$0 (\$252,417)
570043-100001 Municipal Court Renovations - Various (Unvoted Carryover)	\$1,150,659 / \$781,281 / (\$369,378)
570030-100152 City Hall Windows (Unvoted Carryover)	\$2,500,000 \$3,374,212 \$874,212

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

FROM:

Dept./Div.: 45-50| Fund: 733|Project Number 570030-100200|Project Name - Piedmont Avenue One Stop|OCA Code: 733200|OL3: 6620|Amount \$252,416. 57

Dept./Div.: 45-50| Fund: 733|Project Number 570030-100201|Project Name - Carolyn Avenue Transportation & Housing|OCA Code: 733201|OL3: 6620|Amount \$252,416.58

Dept./Div.: 45-50| Fund: 733|Project Number 570043-100001|Project Name - Municipal Court Renovations - Various|OCA Code: 743001|OL3: 6620|Amount \$369,378.42

TO:

Dept./Div.: 45-50| Fund: 733|Project Number 570030-100152|Project Name - City Hall Windows - Replacement|OCA Code: 730152|OL3: 6620|Amount \$874,211.57

**SECTION 3.** That the Finance and Management Director is hereby authorized and directed to enter into a contract on behalf of the Office of Construction Management with 2K General Company for the City Hall Window Replacement and 2nd Floor Office Renovation.

**SECTION 4.** That the expenditure of \$3,374,211.50 or so much thereof as may be necessary in regards to the action authorized in SECTION 3, be and is hereby authorized and approved as follows:

Division: 45-50  
Fund: 733  
Project: 570030-100152  
OCA Code: 730152  
Object Level 1:06  
Object Level 3: 6620  
Amount: \$3,374,211.50

**SECTION 5.** That in accordance with the Columbus City Codes, City Council has determined it is in the best interest of the City of Columbus that the bidding requirements be and hereby are waived for the action authorized in SECTION 3.

**SECTION 6.** 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 7.** 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 8.** 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 9.** 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 nor vetoes the same.

