



## Legislation Text

**File #:** 1053-2008, **Version:** 1

**Background:** This legislation authorizes the Public Service Director to enter into a \$176,380.00 Guaranteed Maximum Cost Agreement with Campus-Seneca LLC (dba Campus Apartments, contract compliance number 20-1728309, expiration 6/17/2010) for the construction of streetscape improvements on Broad Street and Grant Avenue adjacent to the Seneca Apartments redevelopment project located at the southeast corner of Broad Street and Grant Avenue. The Seneca Apartments redevelopment project involves the renovation of the existing 10-story building at 361 E. Broad Street that was designed by renowned Ohio architect Frank Packard in 1917 and is on the City's Register of Historic Places. The current owners, Campus-Seneca LLC (dba Campus Apartments), purchased the long vacant building in 2004 for renovation into 77 residential apartments and the construction of a ground floor retail and lobby space within the historic building. Streetscape improvements include construction of sidewalks, curbs, street trees, and street lighting. These improvements will greatly enhance the appearance of the public pedestrian environment. More information is contained on the attached Detailed Project Description document. The Development Department has identified and negotiated this Agreement and the Public Service Department will enter into contract and administer the Agreement. The formal competitive bidding requirements of Chapter 329 of the City Code are being waived for the procurement of engineering and construction services pursuant to this Guaranteed Maximum Cost Agreement.

**Fiscal Impact:** This expense is budgeted in the Streets and Highways G.O. Bonds Fund, Fund 704, Downtown Streetscape project.

To authorize the Public Service Director to enter into a Guaranteed Maximum Cost Agreement with Campus-Seneca LLC (dba Campus Apartments) for the construction of streetscape improvements on Broad Street and Grant Avenue for the Transportation Division; to waive the competitive bidding requirements of the Columbus City Code, 1959; and to authorize the expenditure of \$176,380.00 from the Streets and Highways G.O. Bonds Fund. (\$176,380.00)

**WHEREAS**, the need exists to enter into a Guaranteed Maximum Cost Agreement for the construction of new downtown streetscape improvements at the southeast corner of Broad Street and Grant Avenue; and

**WHEREAS**, this project will provide improvements to the public right-of-way that meet or exceed the standards of the Downtown Streetscape Plan; and

**WHEREAS**, this streetscape project will greatly enhance the appearance of the pedestrian environment and complement the adjacent Seneca Apartments private sector investment; and

**WHEREAS**, in order to allow streetscape projects and their adjacent private sector projects to proceed on schedule, streetscape construction agreements were negotiated, conditioned on the City's ability to fund new projects and City Council approval of the necessary legislation; and

**WHEREAS**, it is in the best interest of the city to waive the formal competitive bidding requirements of the Columbus City Code, 1959, and that this agreement be awarded in accordance with Section 186 of the Columbus City Charter; now, therefore

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

**SECTION 1.** That the Public Service Director be and is hereby authorized to enter into a Guaranteed Maximum Cost Agreement with Campus-Seneca LLC (dba Campus Apartments) for the construction of downtown streetscape improvements at the southeast corner of Broad Street and Grant Avenue for the Transportation Division in the amount of \$176,380.00 pursuant to Section 186 of the Columbus City Charter.

**SECTION 2.** That in accordance with Section 329.27 of the Columbus City Code, City Council has determined that it is in the best interest of the City of Columbus that the formal competitive bidding requirements of Chapter 329 be and are hereby waived for the

procurement of engineering and construction services pursuant to this Guaranteed Maximum Cost Agreement.

**SECTION 3.** That the expenditure of \$176,380.00, or so much thereof as may be necessary be and is hereby authorized and approved as follows:

**Division/ Fund / OCA Code / O.L. 1 Code / O.L. 3 Code / Project No. / Project Title / Amount**

59-09/ 704 / 530801 / 06 / 6631/ 530801 / Downtown Streetscape Improvements / \$176,380.00

**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 this ordinance shall take effect and be in force from and after the earliest period allowed by law.