



## Legislation Text

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**File #:** 1182-2008, **Version:** 1

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**BACKGROUND:** This legislation authorizes the Finance and Management Director to modify and increase a contract on behalf of the Office of Construction Management with Harris Design Services (Certified emerging MBE business), in the amount of \$1,500,000.00 for professional services (design and construction administration) for the renovation of 120 West Gay Street, the former Police Headquarters building. This bulk of this modification is necessary due to two factors. The first relates to scope changes necessitated by regulations in the current building code. Modern building code requirements related to egress, safety systems, elevator and restroom capacity demanded changes in scope to ensure not only compliance with the code, but that the requisite, usable, square footage was available within the facility. The second factor is attributable to expedited additional architectural and engineering services to correct/address and incorporate unforeseen scope as related to 120 West Gay Street and 90 West Broad Street underground utilities renovations. The current configuration of the main electrical feed down Ludlow Alley and into City Hall does not meet code, is unsafe and needs to be remedied immediately. Ordinance 2213-2006, passed on December 13, 2006 authorized the master plan and design plans for the renovation of the former Police Headquarters building located at 120 West Gay Street. Upon completion of the renovations 120 West Gay Street, the Department of Human Resources, Income Tax Division, Civil Service Commission, Safety Director's Office, Purchasing Office, City Attorney's Office, and one additional agency to be determined will relocate to the building.

Due to the fact that Harris Design Services was awarded the original contract, a modification with Harris Design Services is the logical and most expeditious option for addressing the additional professional services. Involving another architect at this point would lead to logistical problems and the likelihood of errors. Therefore, it would not be in the best interests of the City to bid the additional Architectural and Engineering services.

This ordinance also authorizes the transfer of \$1,453,499.16 between projects within the Construction Management Capital Improvement Fund and amends the 2008 Capital Improvement Budget, Ordinance No. 0690-2008. The Old Police Headquarters project has an unencumbered cash balance of \$46,500.84.

**EMERGENCY ACTION** is requested so that necessary design services for 120 West Gay are completed, thereby ensuring that important utilities upgrades are not delayed.

**FISCAL IMPACT:** The cost of this contract was authorized by Ordinance Number 2213-2006, passed on December 13, 2006, in the amount of \$1,800,000.00. This modification is for \$1,500,000.00, thereby increasing the total contract to \$3,300,000.00.

Harris Design Services Contract Compliance Number 31-6568390, Expiration 7/9/2009.

To authorize the Finance and Management Director to increase and modify a contract on behalf of the Office of Construction Management with Harris Design Services for the renovation of 120 West Gay Street; to authorize the City Auditor to transfer \$1,453,499.16 between projects within the Construction Management Capital Improvement Fund; to authorize the additional expenditure of \$1,500,000.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$1,500,000.00)

**WHEREAS**, Ordinance 2213-2006, passed December 13, 2006, authorized the master plan and design plans for the renovation of the former Police Headquarters building located at 120 West Gay Street, and

**WHEREAS**, it is necessary to modify the contract with Harris Design Services for expedited additional Architectural and Engineering services, and

**WHEREAS**, said renovations are necessary to correct/address and incorporate unforeseen scope changes as related to 120 West Gay Street and 90 West Broad Street underground utilities renovation, and

**WHEREAS**, upon completion of renovations at the former Police Headquarters building located at 120 West Gay Street, various City Agencies will relocate to the building, and

**WHEREAS**, it is necessary to amend the 2008 Capital Improvement Budget and transfer cash between projects within the Construction Management Capital Improvement Fund, and

**WHEREAS**, an emergency exists in the usual daily operation of the Finance and Management Department, Office of Construction Management, in that it is immediately necessary to authorize the Finance and Management Director to modify and increase a contract with Harris Design Services, to expedite additional Architectural and Engineering services to correct/address and incorporate unforeseen scope changes as related to 120 West Gay Street and 90 West Broad Street underground utilities renovation, so that important utilities upgrades are not delayed, thereby facilitating and 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 2008 Capital Improvement Fund is hereby amended as follows:

<u>Project/Project #</u>	<u>Fund Amount</u>	<u>Revised</u>
Old Police Headquarters 570056 (Unvoted Carryover)	\$67,801	\$1,521,300
Old Police Headquarters 570056 (New Funding)	\$24,900,000	\$23,446,501
Municipal Court Building Renovation 570043 (Unvoted Carryover)	\$1,670,851	\$217,352
Municipal Court Building Renovation 570043 (New Funding)	\$4,410,634	\$5,864,133

**SECTION 2.** The City Auditor is hereby authorized and directed to transfer funds within the Construction Management Capital Improvement Fund as follows:

FROM:

Dept/Div: 45-50|Fund: 733|Project Number 570043|Project Name - Municipal Court Building Renovations|OCA Code 733000  
|Amount \$1,453,499.16

TO:

Dept/Div: 45-50|Fund: 733|Project Number 570056|Project Name - Old Police Headquarters|OCA Code 733000|Amount  
\$1,453,499.16

**SECTION 3.** That the Finance and Management Director is hereby authorized to modify and increase a contract on behalf of the Office of Construction Management with Harris Design Services for expedited additional Architectural and Engineering services to correct/address and incorporate unforeseen scope as related to 120 West Gay Street and 90 West Broad Street underground utilities renovation.

**SECTION 4.** That the expenditure of \$1,500,000.00, or so much thereof as may be necessary in regard to the action authorized in SECTION 3, be and is hereby authorized and approved as follows:

Division: 45-50  
Fund: 733  
Project: 570056  
OCA: 733000  
Object Level 1: 06  
Object Level 3: 6620  
Amount: 1,500,000.00

**SECTION 5.** 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 6.** 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.