



Legislation Text

File #: 1221-2012, **Version:** 1

BACKGROUND: This ordinance authorizes the Finance and Management Director to modify a contract on behalf of the Office of Construction Management with Asebrook & Co. Architects, LLC. for consultant services for construction administration and inspection of the exterior building renovation at the Central Safety Building, 120 Marconi Boulevard. The original contract authorized by Ordinance No. 0168-2010 and passed February 10, 2010, authorized professional services for the design and construction for insulation and exterior sealing of the Building.

During the investigatory phase of the project it was determined that the thermal envelope or exterior curtain wall was not energy efficient when the building was constructed because the vapor barrier was not properly installed (not continuous). So, instead of simply re-caulking the exterior stone cladding panels, the panels are to be removed so that a vapor barrier can be properly installed. The exterior panels will then be cleaned, reaffixed, and re-caulked. This project will greatly improve the energy efficiency of the Building and will improve tenant comfort.

Asebrook & Co. Architects, LLC. has institutional knowledge of the project and performed the original assessment, therefore it is most practical and cost effective for the coordination and continuity of the project to continue our contractual relationship with them for this next phase of the project. Prices already established in the contract were used to determine the cost of this modification.

Emergency action is requested so this project can be bid and initiated this year. As the project will likely be completed partially this year and partially next, the sooner the overall project is completed the sooner the City will benefit from reduced energy consumption and much improved tenant comfort. Additionally, with construction ongoing at 120 West Gay (the former Central Police Headquarters Building) and eventual demolition of the 109 North Front Street Building there is strong competition for lay-down areas necessary for contractor equipment, material deliveries, and work locations.

Asebrook & Co. Architects, LLC. Contract Compliance No. 20-2103714; expiration date August 12, 2012.

Fiscal Impact: The cost of the original contract was \$95,600.00. The cost of this modification is \$144,500.00. The total cost of this contract is \$240,100.00. A transfer of \$44,000.00 between projects within the Gov'l SuperB.A.B.'s (Build America Bonds) Fund is necessary to provide sufficient authority for said project. An additional \$92,804.00 will be transferred between projects within the Construction Management Capital Improvement Fund and \$7,696.00 will be transferred between projects within the Gov'l B.A.B.'s (Build America Bonds) Fund.

To amend the 2012 Capital Improvement Budget; to account for encumbrance cancellations and authorize transfers between projects within the Gov'l SuperB.A.B.'s (Build America Bonds) Fund, Construction Management Capital Improvement Fund, and the Gov'l B.A.B.'s (Build America Bonds) Fund; to authorize the Finance and Management Director to modify a contract on behalf of the Office of Construction Management with Asebrook & Co. Architects, LLC. for consultant services for construction administration and inspection of the exterior building renovation at the Central Police Building; to authorize the expenditure of \$144,500.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$144,500.00)

WHEREAS, it is necessary to amend the 2012 Capital Improvement Budget and to account for encumbrance cancellations and to transfer cash between projects within the Gov'l SuperB.A.B.'s (Build America Bonds) Fund, Construction Management Capital Improvement Fund, and the Gov'l B.A.B.'s (Build America Bonds) Fund; and

WHEREAS, Ordinance No. 0168-2010, passed February 10, 2010, authorized professional services for the design and construction for insulation and exterior sealing of the Central Safety Building, 120 Marconi Boulevard; and

WHEREAS, it is necessary to modify a contract with an architectural firm for professional services for consultant services for construction administration and inspection services for the exterior building renovation at the Central Safety Building, 120 Marconi Boulevard; 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 modify a contract with Asebrook & Co. Architects, LLC. for consultant services for construction administration and inspection of the exterior building renovation at the Central Safety Building, 120 Marconi Boulevard, so that this project can be bid and initiated later this year, 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 2012 Capital Improvement Budget be amended as follows:

Fund 707

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

Facility Renovations - Various (Unvoted Carryover) 570030-100120	\$44,000 \$0 (\$44,000)
Central Safety Building (CSB) Envelope (Unvoted Carryover) 570059-100000	\$0 \$44,000 \$44,000

Fund 733

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

Facility Renovations - Various (Unvoted Carryover) 570030-100120	\$909,362 \$816,557 (\$92,805)
Central Safety Building (CSB) Envelope (Unvoted Carryover) 570059-100000	\$0 \$92,805 \$92,805

Fund 746

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

Facility Renovations - Various (Unvoted Carryover) 570030-100120	\$6,133 \$7,696 \$1,563
Facility Renovations - Various (Unvoted Carryover) 570030-100120	\$7,696 \$0 (\$7,696)
Central Safety Building (CSB) Envelope (Unvoted Carryover) 570059-100000	\$0 \$7,695 \$7,695

SECTION 2. That the City Auditor is hereby authorized to transfer funds within the Gov'l SuperB.A.B.'s (Build America Bonds) Fund as follows:

Fund 707

FROM:

Dept./Div: 45-27|Fund: 707|Project Number: 570030-100120|Project Name - Facility Renovations - Various |OCA: 773120|Amount: \$44,000.00

TO:

Dept./Div.: 45-27| Fund: 707 |Project Number: 570059-100000|Project Name: Central Safety Building (CSB) Envelope |OCA: 707059|Amount: \$44,000.00

SECTION 3. That the City Auditor is hereby authorized to transfer funds with the Construction Management Capital Improvement Fund as follows:

Fund 733

FROM:

Dept./Div: 45-27|Fund: 733 |Project Number: 570030-100120|Project Name: Facility Renovations - Various |OCA Code: 733120|Amount: \$92,805.00

TO:
Dept./Div.: 45-27 |Fund: 733|Project Number: 570059-100000|Project Name: Central Safety Building (CSB) Envelope
|OCA: 733059|Amount: \$92,805.00

SECTION 4. That the City Auditor is hereby authorized and directed to transfer funds within the Gov'l B.A.B.'s (Build America Bonds) Fund as follows:

Fund 746

FROM:
Dept./Div.: 45-27|Fund: 746 |Project Number: 570030-100120|Project Name: Facility Renovations - Various |OCA:
733030|Amount: \$7,695.00

TO:
Dept./Div.: 45:27 |Fund: 746 |Project Number: 570059-100000|Project Name: Central Safety Building (CSB) Envelope
|OCA: 746059|Amount: \$7,695.00

SECTION 5. That the Finance and Management Director is hereby authorized to modify a contract on behalf of the Office of Construction Management with Asebrook & Co. Architects, LLC. for consultant services for construction administration and inspection of the exterior building renovation at the Central Safety Building.

SECTION 6. That the expenditure of \$144,500.00, or so much thereof as may be necessary in regard to the action authorized in SECTION 5, be and is hereby authorized and approved as follows:

Division: 45-27
Fund: 707
Project: 570059-100000
OCA Code: 707059
Object Level: 06
Object Level 3: 6620
Amount: \$44,000.00

Division: 45-27
Fund: 733
Project: 570059-100000
OCA Code: 733059
Object Level: 06
Object Level 3: 6620
Amount: \$92,805.00

Division: 45-27
Fund: 746
Project: 570059-100000
OCA Code: 746059
Object Level: 06
Object Level 3: 6620
Amount: \$7,695.00

SECTION 7. That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

SECTION 8. 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 9. 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.