



# City of Columbus

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

## Legislation Text

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**File #:** 1736-2014, **Version:** 1

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**BACKGROUND:** This legislation authorizes the Director of Finance and Management to enter into a contract on behalf of the Office of Construction Management with J. B. & Company, Inc. for the replacement of the North Market roof. The current roof at the North Market is beyond its useful life, has been repaired a number of times, and must be replaced to ensure Market operations and activities will continue safely. This new roof will have a 30 year warranty.

The North Market is Central Ohio's last remaining public market since (operating since 1876) and is heavily visited by residents, tourists, and conventioners. The current Market was purchased by the City in 1992, and then renovated in partnership with the City and private entities. Annually more than 1 million people visit the North Market making it one of the most successful public markets in the country and a significant economic engine and attraction for central Ohio.

The work will be performed in cooperation with the North Market Development Authority and the merchants; however, due to the scope of this work, some business interruption and customer inconvenience will be impossible to avoid.

Finance and Management is working with the North Market Development Authority to renegotiate the property lease for the Market. The term of the current lease ends in 2015; however, the City and the Authority Board are in agreement that there is a need to revisit and reestablish an appropriate capital reserve for future renovations and upgrades to the Market, as well as to explore maintenance responsibilities in hopes of achieving operational efficiencies.

Formal bids were solicited and four companies submitted bid on June 25, 2014 as follows (0 FBE, 0 MBE):

J. B. & Company, Inc.	\$1,080,841.00
Harold J. Becker Company Inc.	\$1,146,200.00
K & W Roofing, Inc.	\$1,368,117.00
Kalkreuth Roofing and Sheet Metal, Inc.	\$1,388,000.00

The Office of Construction Management recommends the bid award be made to the most responsive and responsible bidder, J. B. & Company, Inc.

**Emergency action** is requested so that needed renovations can be completed as soon as possible to meet the operational needs of the North Market.

J. B. & Company, Inc. Contract Compliance No. 34-1140174, expiration date February 25, 2016.

**Fiscal Impact:** The cost of this contract is \$1,080,841.00. A transfer of \$876,978.20 between projects within the Construction Management Capital Improvement Fund is necessary to provide sufficient authority for said project.

To amend the 2014 Capital Improvement Fund; 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 J. B. & Company, Inc. for the replacement of the North Market roof; to authorize the expenditure of \$1,080,841.00 from the Construction Management Capital Improvement

Fund; and to declare an emergency. (\$1,080,841.00)

**WHEREAS**, it is necessary to amend the 2014 Capital Improvement Budget and to transfer cash between projects within the Construction Management Capital Improvement Fund; and

**WHEREAS**, the Department of Finance and Management, Office of Construction Management desires to enter into a contract for the replacement of the North Market roof; and

**WHEREAS**, formal bids were solicited and four companies submitted bids; 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 enter into a contract with J. B. & Company, Inc. for the replacement of the North Market roof, so that needed renovations can be completed as soon as possible to meet the operational needs of the North Market, thereby, preserving the public health, property, safety, and welfare; now, therefore;

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

**SECTION 1.** That the 2014 Capital Improvement Budget be amended as follows:

**Fund 733**

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

Facility Renovations-Various 570030-100120 (Unvoted Carryover)	\$489,350 \$0 (\$489,350)
Facility Renovations-Various 570030-100120 (Councilmanic SIT Supported)	\$2,259,500 \$1,871,872 (\$387,628)
North Market Exterior 570030-100142 (Unvoted Carryover)	\$203,863 \$876,978 \$1,080,841

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

FROM:

Dept/Div: 45-50| Fund: 733|Project Number 570030-100120|Project Name - Facility Renovations -Various|OCA Code: 733120|OL3: 6620|Amount \$876,978.20

TO:

Dept/Div: 45-50| Fund: 733|Project Number 570030-100142|Project Name - North Market Exterior |OCA Code: 730142|OL3: 6620|Amount \$876,978.20

**SECTION 3.** That the Finance and Management Director is hereby authorized to enter into a contract on behalf of the Office of Construction with J. B. & Company, Inc. for the replacement of the North Market roof.

**SECTION 4.** That the expenditure of \$1,080,841.00, or so much thereof as may be necessary in regards to the action authorized in SECTION 3, be and is hereby authorized and directed and approved as follows:

Division: 45-50  
Fund: 733

Project: 570030-100142  
OCA Code: 730142  
Object Level: 06  
Object Level 3: 6620  
Amount: \$1,080,841.00

**SECTION 5.** 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 6.** 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 7.** 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 8.** 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.