



Legislation Text

File #: 2803-2014, **Version:** 1

The City leases a building from the Franklin County Commissioners located at 375 S. High Street, commonly known as the Franklin County Municipal Court Building (MCB), to house operations associated with the Franklin County Municipal Court. In order to maintain and operate the MCB in a professional, cost effective, and efficient manner, the City contracts with Paradigm Properties of Ohio, LLC, through a Facilities Management Agreement (FMA). This Agreement was approved by City Council via Ordinance 0767-2012. The FMA sets the annual building management fee and details the management company duties in the oversight of the daily building operations and maintenance of the MCB, includes direct payment of all operating expenses, except utilities. The Agreement also establishes standards for procuring services, preparing RFP's and soliciting bids for outside maintenance and repair services, and requires certain accounting and reporting procedures for all expenditures of building operating funds. Since 2009, janitorial services in the MCB have been provided by Franklin County, under the lease agreement by and between the City and the Franklin County Commissioners, through the County's janitorial services contractor. The City had previously reimbursed the county for all expenses associated with janitorial services provided in the MCB, most recently pursuant to Ordinance 0596-2014. Franklin County informed the city that as of January 1, 2015, the County will no longer provide janitorial services for the MCB under the lease agreement between the parties. The FMA agreement details requirement for the building management company to procure and oversee janitorial services should the county cease providing service to the MCB.

This ordinance authorizes a modification of the 2014-15 MCB contract amount with Paradigm Properties of Ohio, LLC for payment of MCB building operating expenses to cover the cost of janitorial services through April 30, 2015. This contract was previously modified in via Ordinance 0706-2014.

Paradigm Properties of Ohio, LLC's contract compliance number is 311609350 and expires 1/3/2016.

Emergency action is requested to ensure janitorial services continue at the MCB without interruption.

Fiscal Impact: Sufficient funding is budgeted and available within the Finance and Management Department, Real Estate Management Office 2014 general fund budget. This modification was reflected in the 2014 3rd Quarter Financial Review.

To authorize the modification of the existing Facilities Management Agreement with Paradigm Properties of Ohio, LLC for Municipal Court Building operating expenses for janitorial expenses; to authorize the expenditure of \$100,000.00 from the General Fund; and to declare and emergency (\$100,000.00).

WHEREAS, under the terms of a building lease agreement effective April 1, 2009, Franklin County has provided contract janitorial services in the MCB; and

WHEREAS, Franklin County has notified the city that it will no longer provide these janitorial services at the MCB as of January 1, 2015; and

WHEREAS, the City's FMA agreement with Paradigm Properties of Ohio, LLC provides that the management company will procure and oversee janitorial services in the MCB should the county cease providing janitorial service to the building; and

WHEREAS, it is now necessary to modify the existing FMA with Paradigm Properties of Ohio, LLC to reflect this change; and

WHEREAS, an emergency exists in the usual daily operation of the Finance and Management Department, Real Estate Management Office, in that it is immediately necessary to authorize the modification of the existing Agreement with Paradigm Properties of Ohio, LLC to ensure proper and efficient building operations continue uninterrupted, thereby immediately preserving the public health, peace, property, safety, and welfare; now, therefore:

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

SECTION 1. To authorize the Finance and Management Director to modify the existing Facilities Management Agreement with Paradigm Properties of Ohio, LLC for payment of Municipal Court Building operating expenses for janitorial services through April 30, 2015.

SECTION 2. That the expenditure of \$100,000.00 or so much thereof as may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved as follows:

Dept. /Div.: 45-51
Fund: 10
OCA Code: 450037
Object Level 1: 03
Object Level 3: 3370
Amount: \$100,000.00

SECTION 3. That the expenditures above shall be paid upon order of the Director of Finance and Management and that no order shall be drawn or money paid except by voucher, the form of which shall be approved by the City Auditor.

SECTION 4. That the City Auditor is authorized to make any accounting changes necessary to ensure that this contract is properly accounted for and recorded accurately on the City's financial record. The City Auditor is authorized to make any changes to revise the funding source for any contract or contract modification associated with this ordinance.

SECTION 5. 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 or vetoes the same.