



## Legislation Text

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**File #:** 3029-2015, **Version:** 1

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**BACKGROUND:** This legislation authorizes the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with Golon, Inc. for the renovation of the Front Street Garage Facade, located at 98-102 North Front Street.

Formal bids were solicited and the City received three (3) bids on November 17, 2015 as follows (FBE, MBE):

Golon, Inc.	\$1,693,000.00
2K General, Co.	\$2,275,000.00
R.W. Setterlin Building Company	\$2,335,322.00

The purpose of this project is to renovate and restore the façade on the entire west elevation along Front Street and the west half of the south elevation along West Elm Street. The scope of work will include the installation of new granite, sandstone, and brick on these exterior elevations. Additionally, the storefront glass and framing at the Wellness Center, Security/Lobby Area, and Print Room will be replaced. This project will address the ongoing deterioration of the garage façade which was originally constructed in 1928.

This project was presented to, and approved by, the Downtown Commission at its May 8, 2015 meeting.

The Office of Construction Management recommends that the bid be made to the most responsive and responsible bidder, Golon, Inc.

The waiver of the competitive bidding provisions of the Columbus City Codes is necessary as Golon's electrical subcontractor is not prequalified. However, the bid price for the electrical work is only 8% of the total project bid. Otherwise the Golon, Inc. bid proposal was fully responsive and the project design professional, FMS Architects believes Golon to be fully qualified for this project. Rejecting this bid to contract with the next higher bid would cost the City considerably more.

**Emergency action** is requested so as to expedite this project. Because of age and poor condition of the façade, it is necessary to replace it in order to avoid the potential of masonry material falling off the exterior of the Garage.

Golon, Inc. Contract Compliance No. 23-2871443, expiration date November 12, 2016

**Fiscal Impact:** The cost of this contract is \$1,750,000.00 (\$1,693,000 bid + \$57,000 contingency). This legislation will also amend the 2015 Capital Improvement Budget and transfer funds between projects within the Construction Management Capital Improvement Fund to ensure that spending authority is in the correct area of expense.

To amend the 2015 Capital Improvement Budget; to authorize the City Auditor to transfer funds 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 Golon, Inc. for the renovation of the Front Street Garage Facade, located at 98-102 North Front Street; to authorize the expenditure of \$1,750,000.00 from the Construction Management Capital Improvement Fund; to waive the competitive bidding provisions of Columbus City Code Chapter 329; and to

declare an emergency. (\$1,750,000.00)

**WHEREAS**, it is necessary to amend the 2015 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 with Golon, Inc. for the renovation of the Front Street Garage Facade, located at 98-102 North Front Street; and

**WHEREAS**, formal bids were solicited and the City received three (3) bids; and

**WHEREAS**, for the reasons outlined in the background section of this ordinance, it is in the best interest of the city to waive the competitive bidding provisions of Columbus City Code Chapter 329; 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 Director to enter into a contract with Golon, Inc. for the renovation of the Front Street Garage Facade, 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 2015 Capital Improvement Budget be amended due to cancellation of encumbrances from completed projects and to provide sufficient authority for this project as follows:

**Fund 733**

**Project Number / Project / Current CIB Authority / Amendment Amount / Revised CIB Amount**

570030 - 100121/ 1111 East Broad - HVAC Retrofit /Unvoted Carryover/\$0/\$20,209/\$20,209

570030 - 100142/North Market Exterior/Unvoted Carryover/\$0/\$1,619/\$1,619

570030 - 100143/Arch/Engineering Blanket/Unvoted Carryover/\$0/\$23,633/\$23,633

570030 - 100145/ Front Street Garage - Phase 3/Unvoted Carryover/\$645,000/\$215/\$645,215

**SECTION 2.** That the 2015 Capital Improvement Budget be amended as follows:

**Fund 733**

**Project Number / Project / Current CIB Authority / Amendment Amount / Revised CIB Amount**

570030 - 100102/Facility Renovations-Project cost Allocation/Unvoted Carryover/\$9,001/(\$9,001)/\$0

570030 -100102/Facility Renovations-Project cost Allocation/Councilmanic SIT/\$172,100/(\$172,100)/\$0

570030 -100120/Facility Renovations-Various/Councilmanic SIT/\$1,929,141/(\$627,140)/\$1,302,001

570030 - 100121/1111 East Broad - HVAC Retrofit /Unvoted Carryover/\$20,209/(\$20,209)/\$0

570030 - 100142/North Market Exterior/Unvoted Carryover/\$1,619/(\$1,619)/\$0

570030 - 100143/Arch/Engineering Blanket/Unvoted Carryover/\$23,633/(\$23,633)/\$0

570030 - 100144/Facilities Management Division - Various/Unvoted Carryover/\$1,000/(\$1,000)/\$0

570063 - 100000/Old Power Plant/Unvoted Carryover/\$100,000/(\$100,000)/\$0

570064 - 100000/Reeb Elementary - Renovation/Unvoted Carryover/\$150,086/(\$150,086)/\$0

570030 - 100145/Front Street Garage - Phase 3/Unvoted Carryover/\$645,215/\$305,548/\$950,763

570030 - 100145/Front Street Garage - Phase 3/Councilmanic SIT/\$0/\$799,240/\$799,240

**SECTION 3.** That the transfer of cash and appropriation within the Construction Management Capital Improvement Fund be authorized as follows:

**FROM:**

Fund/Project / Project Name / O.L. 01-03 Code / OCA / Amount

733/570030 - 100102/ Facility Renovations-Project cost Allocation /06-6620/733302/\$181,100.38  
733/570030 - 100120/ Facility Renovations-Various /06-6620/733120/\$627,139.95  
733/570030 - 100121/1111 East Broad - HVAC Retrofit /06-6620/730121/\$20,208.45  
733/570030 - 100142/ North Market Exterior/06-6620/730142/\$1,618.31  
733/570030 - 100143/ Arch/Engineering Blanket/06-6620/730143/\$23,632.35  
733/570030 - 100144/ Facilities Management Division - Various/06-6620/730144/\$1,000.00  
733/570063 - 100000/ Old Power Plant /06-6620/733063/\$100,000.00  
733/570064 - 100000/ Reeb Elementary - Renovation /06-6620/733064/\$150,086.00

**TO:**

Fund/Project / Project Name / O.L. 01-03 Code / OCA / Amount

733/570030 - 100145/ Front Street Garage - Phase 3/06-6620/730145/\$1,104,785.44

**SECTION 4.** That the Finance and Management Director is hereby authorized and directed to enter into a contract, on behalf of the Office of Construction Management, with Golon, Inc. for renovations to the Front Street Garage Facade, located at 98-102 North Front Street.

**SECTION 5.** That the expenditure of \$1,750,000.00, or so much thereof as may be necessary in regard to the action authorized in SECTION 4, be and is hereby authorized and approved as follows:

Division: 45-50  
Fund: 733  
Project: 570030-100145  
OCA Code: 730145  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$1,750,000.00

**SECTION 6.** That the monies in the foregoing Sections 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 7.** That this Council finds it in the best interests of the City to waive the competitive bidding provisions of Columbus City Code Chapter 329.

**SECTION 8.** 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 9.** 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 10.** 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 11.** 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