



## Legislation Text

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**File #:** 3086-2016, **Version:** 1

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**BACKGROUND:** This legislation authorizes the Finance and Management Director to modify a contract with Palmetto Construction for Phase 1 renovations at the 4252 Groves Road Building. Under Phase 1 renovations, several Public Safety divisions will be relocated to this facility. The Fire Division Warehouse will be relocated from its current home on Williams Road, which is currently a leased property. The Fire Warehouse stores equipment utilized by the Division of Fire that is not otherwise housed at one of the Fire Stations or the Training Academy. Such items include back-up fire apparatus, emergency response vehicles, rescue vehicles, EMS emergency units, and various supplies and equipment. Additionally, the Support Services Division along with the Weights/Measures/Licensing Division will be relocated from the Piedmont/Carolyn Avenue complex.

Phase 1 renovations of the building will include replacement of the exterior building envelope, as well as interior renovations on approximately one-half of the existing building. Interior renovations will include office space, HVAC, electrical, and fire suppression systems. The existing roof will remain, but will be renovated/improved in terms of structure and weather tightness. Site work will also include new storm lines to properly handle storm water, and asphalt paving around the building. It should be noted that interior office space renovations will accommodate city employees as well as public access for the Weights/Measures/Licensing division.

This modification is necessary due to unforeseen underground water conditions that were encountered during Phase 1 construction. Due to the large volume of underground water encountered, the engineering firm is in the process of redesigning the site to contain a wet retention pond. Since this groundwater issue was an unknown factor in the original design and contraction cost estimate, a contract modification is needed to expand the scope and funding for this project to address these unforeseen elements.

The original contract with Palmetto Construction was formally bid through SA006092 and was established pursuant to Ordinance 3076-2015.

Original Contract Amount:	\$12,583,341.00
Modification No. 1 (current)	\$1,650,000.00
Total (Orig. + Mods 1)	\$14,233,341.00

**Emergency action** is requested so that this renovation project is adequately funded and construction can continue without delay. Timely project completion will allow for City departments/divisions to relocate on schedule and will ensure that the City does not incur additional costs associated with leased property.

Palmetto Construction Services, LLC, Contract Compliance No. 27-2790089, expiration date November 4, 2017

**Fiscal Impact:** This ordinance authorizes an expenditure of \$1,650,000.00 from the Construction Management Capital Improvement Fund with Palmetto Construction Services, LLC for Phase 1 renovations at the 4252 Groves Road Building under the purview of the Office of Construction Management. The Department of Finance & Management budgeted \$1,650,000.00 in the capital fund for these expenditures.

To amend the 2016 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 modify a contract with Palmetto Construction Services, LLC for Phase 1 renovations at the 4252 Groves Road Building; to authorize the expenditure of \$1,650,000.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$1,650,000.00)

**WHEREAS**, the original contract with Palmetto Construction was formally bid through SA006092 and was established pursuant to Ordinance 3076-2015; and

**WHEREAS**, it is necessary to modify this contract due to unforeseen underground water conditions that were encountered during Phase 1 construction; 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 modify a contract with Palmetto Construction so that this renovation project is adequately funded and construction can continue without delay, 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 2016 Capital Improvement Budget be amended as follows:

**Fund 733**

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

570030 - 100120 / Facility Renovations - Various /Councilmanic SIT Supported/\$2,726,000/(\$1,650,000)/\$1,076,000

570057 - 100001/Groves Road Building Renov/Councilmanic SIT Supported/\$0/\$1,650,000/\$1,650,000

**SECTION 2.** That the transfer of \$1,650,000.00 in cash and appropriation is hereby authorized between projects within the Construction Management Capital Improvement Fund 7733 per the account codes in the attachment to this ordinance:

**See Attached File: Ord 3086-2016.xls**

**SECTION 3.** That the Finance and Management Director is hereby authorized to modify a contract, on behalf of the Office of Construction Management, with Palmetto Construction Services, LLC for Phase 1 renovations at the 4252 Groves Road Building.

**SECTION 4.** That the expenditure of \$1,650,000.00, or so much thereof that may be necessary in regards to the action authorized in SECTION 3, is hereby authorized in the Construction Management Capital Improvement Fund 7733, Sub Fund 000000 in Object Class 06 - Capital Outlay, per the accounting codes in the attachment to this ordinance.

**See Attached File: Ord 3086-2016.xls**

**SECTION 5.** 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 6.** 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 7.** 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 8.** That for reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared an emergency measure and shall take effect and be enforced from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.