



City of Columbus

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

Legislation Text

File #: 2560-2019, **Version:** 1

BACKGROUND: This legislation authorizes the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with The Righter Company for elevator modernization in the City Hall Building at 90 West Broad Street. This project consists of modernization of three elevators in City Hall at 90 West Broad Street. Currently there are three (3) elevators that service City Hall. The elevators were renovated approximately ten (10) years ago and are in need of replacement. Work includes replacement of equipment, controls and other work along with ensuring that the elevators and related systems are up to current elevator code. An alternate has been included for all three elevators for interior cab upgrades.

Formal bids were solicited and the City received four (4) bids (0 FBE, 0 MBE) on September 6, 2019 as follows:

<u>Company</u>	<u>City</u>	<u>Bid Amount</u>	<u>AS1/FBE/MBE</u>
2K General Company	Delaware	\$1,625,000.00	EBOCC
The Righter Company, Inc.	Columbus	\$1,625,000.00	EBOCC
R.W. Setterlin Building Company	Columbus	\$1,675,000.00	EBOCC
Altman General Contractors	Columbus	\$1,841,800.00	EBOCC

After evaluation of the bids, it was determined that the lowest non-local bid was submitted by 2K General Company in the amount of \$1,625,000.00. The local bidder, The Righter Company, Inc.'s bid was \$1,641,310.00. In accordance with Columbus City Code Section 329.212, if a local bidder is within 1% of the non-local's bid, the local bidder may be awarded the contract if they agree to meet the lowest bid price and to provide a revised bid to demonstrate the same. The Righter Company, Inc., elected to revise their bid to meet the lowest bid price. Therefore, the Office of Construction Management recommends the bid award be made to the lowest, responsive, responsible, and best bidder, The Righter Company, Inc., in accordance with Columbus City Code Section 329.212.

The Righter Company Contract Compliance No. 31-0889208, expiration date January 19, 2020.

Fiscal Impact: This legislation authorizes an expenditure of \$1,625,000.00 from the Construction Management Capital Improvement Fund with The Righter Company for services related to elevator modernization in City Hall. These funds are budgeted within the Construction Management Capital Improvement Fund.

Emergency action is requested so that renovations can begin as quickly as possible to ensure that elevators remain compliant with applicable codes.

To amend the 2019 Capital Improvement Budget, to authorize the Director of Finance and Management to enter into a contract on behalf of the Office of Construction Management with The Righter Company, Inc. for elevator modernization in City Hall; to authorize the transfer of \$1,625,000.00 within the Construction Management Capital Improvement Fund; to authorize the expenditure of \$1,625,000.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$1,625,000.00)

WHEREAS, it is necessary to amend the 2019 Capital Improvement Budget and to authorize transfers between projects within the Construction Management Capital Improvement Fund; and

WHEREAS, the Finance and Management Department, Office of Construction Management desires to enter into a contract for modernize the existing elevators located in City Hall at 90 West Broad Street; and

WHEREAS, the Office of Construction Management solicited bids for this project and four firms submitted bids on

September 6, 2019; and

WHEREAS, The Righter Company was deemed the lowest, responsive, and responsible bidder in accordance with Section 329.212; and

WHEREAS, it is necessary to authorize the expenditure of \$1,625,000.00 from the Construction Management Capital Improvement Fund; and

WHEREAS, an emergency exists in the usual daily operation of the Finance and Management Department, in that it is immediately necessary to authorize the Director of Finance and Management to enter into a contract with The Righter Company for services related to elevator modernization located in City Hall, so that such renovations can begin as quickly as possible to ensure that the elevators remain compliant with applicable codes, 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 Finance and Management Director is hereby authorized to enter into a contract on behalf of the Office of Construction Management with The Righter Company, Inc. for elevator modernization in the City Hall Building at 90 West Broad Street in accordance with Columbus Section 329.212.

SECTION 2. That the 2019 Capital Improvement Budget be amended as follows:

Project Name / Project Number / Current Authority/ Revised Authority/ Difference

Fund 7733

City Hall Plaza East Renovations Unvoted Carryover/P570036-100000/\$3,380,000/\$1,755,000/(\$1,625,000)

City Hall Elevator Modernization Unvoted Carryover P570030-100153/\$0/\$1,625,000/\$1,625,000

SECTION 3. That the transfer of \$1,625,000.00, or so much thereof as may be necessary, is hereby authorized within Fund 7733 (Construction Management Capital Improvement Fund), per the accounting codes in the attachment of this ordinance.

See attached: Ord 2560-2019 legislation template

SECTION 4. That the expenditure of \$1,625,000.00, or so much thereof as may be necessary in regard to the action authorized in SECTION 1, is hereby authorized in Fund 7733, Construction Management Capital Improvement Fund, in Object Class 06 (Capital Outlay) per the accounting codes in the attachment to this ordinance.

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 sources for all contracts or contract modifications associated with the ordinance.

SECTION 8. 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 9. 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.

