



City of Columbus

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

Legislation Text

File #: 0482-2020, 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 R.W. Setterlin Building Company for the Neighborhood Building Renovation located at 1410 Cleveland Avenue.

This project is for the renovation of a 21,000 square foot facility formerly known as the Point of Pride Center. This facility houses the Department of Neighborhood's 311 Call Center and Administrative Staff. This renovation will include but is not limited to selective demolition, architectural, electrical, plumbing, mechanical, new generator, furnishing, interior finishes, signage and graphics and some site work. It will also include layout of the second floor and half of the first floor to accommodate the new tenants.

Formal bids were solicited and the City received three (3) bids (0 FBE, 0 MBE) on January 8, 2020 as follows:

<u>Company</u>	<u>City</u>	<u>Bid</u>	<u>Amount</u>
<u>AS1/FBE/MBE</u>			
Gutknecht Construction	Columbus	\$3,382,000.00	EBOCC
R.W. Setterlin Building Company	Columbus	\$3,452,000.00	EBOCC
Elford Contractions	Columbus	\$3,608,000.00	EBOCC

After evaluation of the bids, it was determined that the lowest bidder is non-responsible per Columbus City Code Section 329.23(f). Per this code section, the Department of Finance and Management can deem a bid non-responsible for several factors. In this instance, (2)(b) applies, which states "Whether the bidder has a successful record of complying with and meeting completion deadlines as well as controlling costs on similar construction projects". Gutknecht Construction was determined to be non-responsible by the Department of Finance under this section. R.W. Setterlin Building Company is within 2.07% of the lowest bid and is both responsive and responsible and therefore the Department of Finance and Management recommends that the contract be awarded to R.W. Setterlin Building Company.

R.W. Setterlin Building Company Contract Compliance No. 31-0836188, expiration date January 2, 2021.

Fiscal Impact: This legislation authorizes an expenditure of \$3,452,000.00 from the Construction Management Capital Improvement Fund with R.W. Setterlin Building Company for services related to the renovation of the Neighborhoods Building located at 1410 Cleveland Avenue.

Emergency action is requested to expedite the future tenant's occupancy of building prior to September 1, 2020. There are long lead items on material such as the generator and HVAC units that will need to be ordered expeditiously in order to meet the occupancy deadline.

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 R.W. Setterlin Building Company for the renovation the Neighborhoods Building; to authorize the transfer of \$3,452,000.00 within the Construction Management Capital Improvement Fund; to authorize the expenditure of \$3,452,000.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$3,452,000.00)

WHEREAS, it is necessary to amend the 2019 Capital Improvement Budget and to authorize the transfer 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 the renovation of the Neighborhoods Building, located at 1410 Cleveland Avenue; and

WHEREAS, the Office of Construction Management solicited bids for this project and three firms submitted bids on January 8, 2020; and

WHEREAS, R.W. Setterlin Building Company was deemed the lowest, best, most responsive, and responsible bidder; and

WHEREAS, it is necessary to authorize the expenditure of \$3,452,000.00 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 to enter into a contract with R.W. Setterlin Building Company for services related to renovation of the Neighborhoods Building so that renovation work can be completed expeditiously in order to meet the occupancy deadline, 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 R.W. Setterlin Building Company for the Point of Pride Center at 1410 Cleveland Avenue.

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

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

7733/Municipal Court Phased Renovations (Unvoted Carryover) /570043-100025/\$3,638,077/\$186,077/(\$3,452,000)

7733/Neighborhoods Building Renovation (Unvoted Carryover)/570087-100000/\$0/\$3,452,000/\$3,452,000

SECTION 3. That the transfer of \$3,452,000.00, or so much thereof as may be necessary, is hereby authorized in Fund 7733 Construction Management Capital Improvement Fund, per the accounting codes in the attachment of this ordinance.

See attached: Ord 0482-2020 legislation template

SECTION 4. That the expenditure of \$3,452,000.00 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.

See attached: Ord 0482-2020 legislation template

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.