



## Legislation Text

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**File #: 0548-2020, Version: 1**

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**1.0 BACKGROUND:** This legislation authorizes the Director of Public Utilities to enter into a construction contract with 2K General Company for the Dana G. Rinehart Public Utilities Complex Office Renovations Project; in an amount up to \$1,973,520.00; for Division of Water Capital Improvements Project No. 690026-100019, Contract No. 2281.

Funds in the amount of \$2,000.00 will also be encumbered with the Department of Public Service for Prevailing Wage services.

With the construction of the new Coleman Office Complex several work groups relocated from the Rinehart Complex to that facility opening up space within the Dana G. Rinehart Utilities Complex for staff relocation. This project is being performed based on results of a space needs study to determine best use of the space for efficient workflow and staff organization.

This project consists of interior office renovation at 910 Dublin Road, 906 (910B) Dublin Road and 906B (918) Dublin Road, including mechanical, electrical, minor plumbing, technology, finishes and furniture work; window replacement, exterior building renovation and installation of a concrete sidewalk at 906B (918) Dublin Road, and other such work as may be necessary to complete the contract, in accordance with the drawings, technical specifications, and City of Columbus Construction and Material Specifications as set forth in this Invitation For Bid (IFB).

Planning Area: "68 - Dublin Road Corridor"

### **2.0 ECONOMIC IMPACT/ADVANTAGES; COMMUNITY OUTREACH; PROJECT DEVELOPMENT; ENVIRONMENTAL FACTORS/ADVANTAGES OF PROJECT:**

The Dana G. Rinehart Public Utilities Complex Office Renovations project was designed following the results of the Utilities Complex Space Needs Study. This allowed for more efficient workflow and staff placement to better utilize the existing building infrastructure. The project will include installation of energy efficient LED lighting.

This project is also being performed in conjunction with the Rinehart Public Utilities Complex Exterior Site Improvements project CIP 690026-100010. Completion of this project will allow for demolition of an older storage building to make room for construction of a new truck washout facility and materials storage building that will bring these operations into compliance with Stormwater regulations. All work will be performed to buildings housing Division of Water staff. Since this facility is not utilized by the public no community meetings were held regarding this project.

**3.0 CONSTRUCTION CONTRACT AWARD:** The Director of Public Utilities publicly opened two bids on February 12, 2020 from 2K General Company and Gutknecht Construction Company.

**3.1 PRE-QUALIFICATION STATUS:** 2K General Company and all proposed subcontractors have met code requirements with respect to pre-qualification, pursuant to relevant sections of Columbus City Code Chapter 329.

2K Construction's bid was deemed the lowest, best, most responsive and responsible bid in the amount of \$1,973,520.00. Their Contract Compliance Number is 31-1653018 (expires 9/11/20, Majority) and their DAX Vendor Account No. is 5739. Additional information regarding all bidders, description of work, contract time frame and detailed amounts can be found on the attached Information form.

Searches in the Excluded Party List System (Federal) and the Findings for Recovery list (State) produced no findings

against 2K General Company.

**4. FISCAL IMPACT:** There are sufficient funds within the Water G.O. Voted Bonds Fund, however, an amendment to the 2019 Capital Improvements Budget will be necessary.

To authorize the Director of Public Utilities to enter into a construction contract with 2K General Company for the Dana G. Rinehart Public Utilities Complex Office Renovations Project; to authorize an expenditure up to \$1,975,520.00 within the Water General Obligation Voted Bonds Fund; to provide for payment of prevailing wage services to the Department of Public Service, Design and Construction Division in an amount up to \$2,000.00; for the Division of Water; and to amend the 2019 Capital Improvements Budget. (\$1,975,520.00)

**WHEREAS**, two bids for the Dana G. Rinehart Public Utilities Complex Office Renovations Project were received and publicly opened in the offices of the Director of Public Utilities on February 12, 2020; and

**WHEREAS**, the lowest, best, most responsive and responsible bid was from 2K General Company in the amount of \$1,973,520.00; and

**WHEREAS**, it is necessary to authorize the Director of the Department of Public Utilities to award and execute a construction contract for the Dana G. Rinehart Public Utilities Complex Office Renovations Project; and

**WHEREAS**, it is necessary to authorize the Director of the Department of Public Utilities to encumber and expend funds to provide for payment of prevailing wage services associated with said project; and

**WHEREAS**, it is necessary for this Council to authorize an expenditure of funds within the Water G.O. Voted Bonds Fund, for the Division of Water; and

**WHEREAS**, it is necessary to authorize an amendment to the 2019 Capital Improvements Budget for the purpose of providing sufficient spending authority for the aforementioned project expenditures; and

**WHEREAS**, it has become necessary in the usual daily operation of the Division of Water, Department of Public Utilities, to authorize the Director of Public Utilities to enter into a construction contract for the Dana G. Rinehart Public Utilities Complex Office Renovations Project with 2K General Company, for the preservation of the public health, peace, property and safety; now therefore,

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

**SECTION 1.** That the Director of Public Utilities is hereby authorized to enter into a contract for the Dana G. Rinehart Public Utilities Complex Office Renovations Project with 2K General Company (FID #31-1653018), 19 Gruber St., Building B, Delaware, OH 43015; in an amount up to \$1,973,520.00; in accordance with the terms and conditions of the contract on file in the Office of the Division of Water; and to obtain the necessary prevailing wage related services from the Department of Public Service and to pay up to a maximum amount of \$2,000.00.

**SECTION 2.** That said contractor shall conduct the work to the satisfaction of the Director of Public Utilities and the Administrator of the Division of Water.

**SECTION 3.** That the 2019 Capital Improvements Budget is hereby amended, in Fund 6006 - Water G.O. Bonds Fund, as follows:

**Project ID | Project Name | Current Authority | Revised Authority | Change**

P690026-100010 (NEW) | Rinehart Bldg. Ext. Imp's | \$6,325,000 | \$5,259,280 | -\$1,065,720

P690026-100019 (NEW) | Rinehart Office Renovations | \$1,200,000 | \$2,265,720 | +\$1,065,720

**SECTION 4.** That the expenditure of \$1,975,520.00 or so much thereof as may be needed, is hereby authorized in Fund 6006 - Water G.O. Bonds Fund, in Object Class 06 - Capital Outlay, per the accounting codes in the attachment to this ordinance.

**SECTION 5.** 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 6.** That the City Auditor is hereby authorized and directed to transfer any unencumbered balance in the project account to the unallocated balance 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 no longer required for said project; except that no transfer shall be made from a project account by monies from more than one source.

**SECTION 7.** That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

**SECTION 8.** 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 9.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.