



Legislation Text

File #: 0638-2020, Version: 1

This ordinance is to authorize the Director of the Recreation and Parks to modify an existing contract with General Maintenance and Engineering Company (Ord. 1578-2019) for the repair and replacement of the roof at Sullivant Gardens; to authorize an expenditure of \$150,000.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency

Background: Each year the department works to replace roofs that are no longer able to be repaired. This is an ongoing maintenance item to make sure our buildings are kept in good condition and safe from the elements.

Originally, the 2019 Roof Renovation Program included Antrim Park Shelterhouse, Columbus Performing Arts Center, CRPD Maintenance Facility, and siding with insulation at the Sullivant Gardens Community Center. Due to the structural inadequacy for the roof at the Columbus Performing Arts Center to carry loads imposed by construction activities, a decision was made to put this particular roof “on hold” until it can be determined what steps and at what cost is necessary to proceed and replace the roof at the Performing Arts Center.

In the meantime, the roof at Sullivant Gardens Community Center was next to be scheduled in the 2020 program. It was also realized that the flat roof section itself was in need of repair while the metal portion needed to be replaced. The cost to add the roof to Sullivant Gardens is \$252,000. After applying a credit for non-performing the roof at Columbus Performing Arts, an additional \$150,000 is needed to complete the installation of the roof at Sullivant Gardens.

Per City Code (329.09) as it applies to contract modifications:

1. The amount of additional funds to be expended under these modifications?
 - a. Requesting \$150,000.00 to modify the construction contract with General Maintenance and Engineering Company to provide repairs and replacements of roof sections at Sullivant Gardens.
2. Why the need for additional funds could not have been seen at the times that the contracts were initially awarded?
 - a. This repair/replacement of the roof at Sullivant Gardens was originally scheduled for the 2020 program. When it was discovered that the roof at the Columbus Performing Arts building could not readily be replaced per plan, we decided to request the funds necessary to replace the next roof in the Roof Replacement Program, which is a yearly maintenance project for the Department.
3. Why is not in our best interest to award additional work through another procurement process?
 - a. General Maintenance and Engineering Company will be mobilized on site at Sullivant for the siding work, currently their crews available immediately, and are capable of completing the work so that it does not impact the overall project schedule. Also, with established prices for the roofs in the 2019 replacement project, we determined that the cost associated with the addition at Sullivant Gardens was comparable to the others that have been completed.
4. How were the prices for these modifications determined?
 - a. City staff and General Maintenance and Engineering Company developed a scope of work and concluded on a reasonable and agreeable solution to repair and replace the roof at Sullivant Gardens.

Original Contracts and Proposals were advertised through Vendor Services, in accordance with City Code Section 329, and received by the Recreation and Parks Department. Bids were advertised through Vendor Services, in accordance with City Code Section 329, on April 5, 2019 and received by the Recreation and Parks Department on April 23, 2019.

Company

Status

Amount

General Maintenance and Engineering Company	MAJ	\$800,000.00
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At the time of bidding, it was determined that General Maintenance and Engineering Company was the most responsive.

After reviewing the proposals that were submitted, it was determine that General Maintenance and Engineering Company was the lowest and most responsive bidder.

General Maintenance and Engineering Company and all proposed subcontractors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

Principal Parties:

General Maintenance and Engineering Company
1231 McKinley Avenue
Columbus, OH, 43222
Gregory Hilling, (614) 279-8611
31-4188545
2/21/21

Emergency Justification: An emergency is being requested due to the current construction taking place at the community center. This will allow the work to be done while the contractors are on-site.

Benefits to the Public: The project will continue the department's long range plan to maintain and improve departmental facilities for continued use and enjoyment by the public for many years.

Area(s) Affected: Sullivant Gardens Community Center - Franklinton (54)

Master Plan Relation: This project will support the mission of the Recreation and Parks Master Plan by updating and renovating existing park facilities.

Fiscal Impact: The expenditure of \$800,000.00 was legislated for the Roof Renovations 2019 project by Ordinance 1578 -2019. This ordinance will provide funding that will modify the previously authorized amount by \$150,000.00. \$150,000.00 is budgeted and available from and within the Recreation and Parks Voted Bond Fund 7702 to meet the financial obligations of this contract modification. The aggregate total amount authorized, including this modification, is \$950,000.00.

To authorize the Director of Recreation and Parks to modify an existing contract with General Maintenance and Engineering Company for the repair and replacement of the roof at Sullivant Gardens; to authorize the transfer of \$150,000.00 between projects from and within the Recreation and Parks Bond Fund; to amend the 2019 Capital Improvements Budget; to authorize the expenditure of \$150,000.00 from the Recreation and Parks Voted Bond Fund; and to declare an emergency. (\$150,000.00)

WHEREAS, it is necessary to authorize and direct the Director of Recreation and Parks to modify an existing contract with General Maintenance and Engineering Company, previously authorized by Ord. 1578-2019, for the repair and replacement of the roof at Sullivant Gardens; and

WHEREAS, it is necessary to authorize the transfer of \$150,000.00 between projects within the Recreation and Parks Bond Fund 7702; and

WHEREAS, it is necessary to amend the 2019 Capital Improvements Budget Ordinance 1326-2019; and

WHEREAS, it is necessary to authorize the expenditure of \$150,000.00 from the Recreation and Parks Voted Bond Fund; and

WHEREAS, an emergency exists in the usual daily operation of the Recreation and Parks Department that it is immediately necessary to authorize the Director to modify the contract with General Maintenance and Engineering Company due to the current construction taking place at the community center, 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 Director of Recreation and Parks be, and is hereby, authorized to modify an existing contract with General Maintenance and Engineering Company, previously authorized by Ord. No. 1578-2019, for the repair and replacement of the roof at Sullivant Gardens.

SECTION 2. 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 3. 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 4. 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 5. That the transfer of \$150,000.00 or so much thereof as may be needed, is hereby authorized between projects within the Recreation and Parks Bond Fund 7702 per the account codes in the attachment to this ordinance.

SECTION 6. That the 2019 Capital Improvements Budget Ordinance 1326-2019 is hereby amended as follows in order to provide sufficient budget authority for this ordinance and future projects.

Fund / Project / Project Name / Current / Change / Amended

Fund 7702 / P511000-100000; Renovation - Misc. (SIT Supported); \$1,864,346 / (\$150,000) / \$1,714,346

Fund 7702; P511008-201901; Roof Renovations 2019 (SIT Supported) / \$0 / \$150,000 / \$150,000

SECTION 7. For the purpose stated in Section 1, the expenditure of \$150,000.00 or so much thereof as may be necessary to pay the cost thereof, be and is hereby authorized from the Voted Bond Fund 7702 in object class 06 Capital Outlay per the accounting codes in the attachments to this ordinance.

SECTION 8. 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.