



City of Columbus

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

Legislation Text

File #: 2908-2022, 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 THP Limited, Inc. for 77 North Front Street and 111 North Front Street construction assessment services. This assessment will investigate the water intrusion through the exterior curtain wall at both 77 and 111 North Front Street, Columbus, Ohio. At 77 North Front Street, leaks are occurring on the East Side of the Building at the glass roof of the lobby and along the vertical ends of the lobby curtain wall. At 111 North Front Street, the leaks are occurring on the north side elevation at the 7th floor level. This contract will be for assessment services only, to determine the source and extent of water infiltration in both buildings. Once the assessment has concluded, future contract (s) and/or legislation will address the renovation of such water leaks.

Formal proposals were solicited and the City received one (1) bid (0 FBE, 0 MBE) on July 29, 2022 as follows:

Bidder/Consultant	Contract Compliance No.	City	FBE/MBE
THP Limited, Inc.	CC-004494	Cincinnati	EBO_CC

THP Limited, Inc. was the sole respondent to the RFP, which was evaluated and found acceptable by the project manager. The Office of Construction Management is therefore recommending that the contract be awarded to THP Limited, Inc. for a contract amount would be \$38,300.00.

THP Limited, Inc. Contract Compliance No. CC-004494, expired and a renewal is in process.

Emergency action is requested so that the exterior assessment of the water leaks at the 77 and 111 North Front Street Buildings is expedited and performed prior to freezing temperatures this winter.

Fiscal Impact: This legislation authorizes a transfer within and expenditure of \$38,300.00 from the Construction Management Capital Improvement Fund for the 77, 111 N. Front Street - Arrest Water Leaks at Curtain Wall project.

To authorize the Director of Finance and Management to enter into a contract, on behalf of the Office of Construction Management, with THP Limited, Inc. for construction assessment services; to amend the 2022 Construction Management Capital Budget; to authorize the transfer within and expenditure of \$38,300.00 from the Construction Management Capital Improvement Fund; and to declare an emergency. (\$38,300.00).

WHEREAS, the Finance and Management Department, Office of Construction Management, desires to enter into a contract with THP Limited, Inc. for 77 North Front Street and 111 North Front Street construction assessment services; and

WHEREAS, formal proposals were solicited by the Office of Construction Management and the City received one proposal on July 29, 2022; and

WHEREAS, THP Limited, Inc. was the sole respondent to the RFP, which was evaluated and found acceptable by the project manager; and

WHEREAS, it is necessary to amend the 2022 Capital Improvement Budget; and

WHEREAS, it is necessary to authorize the transfer of \$38,300.00 within the Construction Management Capital Fund; and

WHEREAS, it is necessary to authorize the expenditure of \$38,300.00 from the Construction Management Capital 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 THP Limited, Inc. for 77 North Front Street and 111 North Front Street so construction assessment services is expedited and performed prior to freezing temperatures this winter, thereby immediately 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 the Department of Finance and Management is hereby authorized to enter into a contract, on behalf of the Office of Construction Management, with THP Limited, Inc. for 77 North Front Street and 111 North Front Street construction assessment services.

SECTION 2. That the 2022 Capital Improvement Budget be amended as follows to establish sufficient authority for this project:

Fund 7733

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

Municipal Campus Renovations (Unvoted Carryover) / P570030 -100213/ \$4,850,000 /\$4,811,700 / (\$38,300.00)

77, 111 N. Front Street - Arrest Water Leaks at Curtain Wall (Unvoted Carryover) / P570119 -100000 / \$0 /\$38,300.00 / \$38,300.00

SECTION 3. That the transfer of \$38,300.00 or so much thereof as may be needed, is hereby authorized within Fund 7733 (Construction Management Capital Fund), **from** Dept-Div 4550, Project P570030 -100213 (Municipal Campus Renovations), Object Class 06 (Capital Outlay) **to** Dept-Div 4550, Project P570119 -100000 (77, 111 N. Front Street - Arrest Water Leaks at Curtain Wall project), Object Class 06 (Capital Outlay) per the account codes in the attachment to this ordinance.

SECTION 4. That the expenditure of \$38,300.00, or so much thereof as may be necessary, is hereby authorized in Fund 7733 (Construction Management Capital Fund) in Dept-Div 4550, P570119 -100000 (77, 111 N. Front Street - Arrest Water Leaks at Curtain Wall project), 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 source for all contracts or contract modifications associated with this 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.