File #: 2655-2026, **Version:** 1

BACKGROUND: This legislation authorizes the Director of the Department of Development to enter into a planned modification of a service contract with Mann Roofing & Construction LLC for the Division of Housing's Roof Replacement Program to extend the agreement term from December 31, 2026 to December 31, 2027 in order to continue to provide roof replacement services within the City of Columbus, allowing owners to reside safely within their homes.

Original	$350,000.00	Ord. 0056-2026 PO552691
Mod 1	$ 0.00	
Total	$350,000.00	

In accordance with C.C. 329.09(a):

1. No additional funds are being requested under this modification.
2. The need for additional services was foreseen at the time the initial contract was awarded, but legislative modification is required by operation of C.C. 329.09(b).
3. It is in the City's best interest to continue with Mann Roofing & Construction LLC., one of the current contractors, to provide roof replacement services as part of the Division of Housing's Roof Replacement Program, as to not interrupt current services.
4. The pricing provided and accepted with the bid received for RFQ028880 will be maintained with this modification.

The department advertised RFQ028880 on Vendor Services and Bonfire seeking contractors to provide roof replacement services for the Roof Replacement Program. The effort was advertised from October 4, 2024, to October 25, 2024. The department notified 158 registered vendors and three (3) bids were received.

The Director of the Department of Development requested to enter into contract with the three lowest, responsive, responsible, and best bidders as multiple contractors are needed for this program. Mann Roofing and Construction LLC was awarded a service contract in an amount of $250,000.00 under Ordinance No. 3236-2024, PO483757. This agreement ended on December 31, 2025, and was not extended prior to the end of the contract term. Ordinance 0056-2026 was authorized and approved by Council on January 29, 2026.

The Roof Replacement Program is a home repair program operated by the Division of Housing. The program was established to assist low and moderate-income homeowners with replacement of roof and roof elements that constitute a critical condition, and when such condition is not corrected, could cause the homeowner to vacate their home.

The Roof Replacement Program requires two different types of agreements: a grant agreement with the participant homeowner and a contract with the contractor. Once a participant is approved for the program, the Director enters into a grant agreement with the participant that outlines the scope of work to be performed and the value of the grant (the cost of work to be performed by the contractor). While the cost of work includes a contingency, there are occasionally unforeseen circumstances that may increase the cost. If this were to occur, a grant agreement modification would be required to increase the value of the grant. The waiver of Columbus City Codes Sections 111.14 (requiring City Council approval for a grant agreement over $5,000) and 329.09 (requiring City Council approval for contract [grant] modification) for each project will allow the work to be done in a timely and efficient manner.

FISCAL IMPACT: No additional funding is necessary.

CONTRACT COMPLIANCE: the vendor number is 032158 and expires 02/18/2028.

To authorize the Director of the Department of Development to enter into a planned modification of a service contract with Mann Roofing & Construction LLC to extend the agreement term from December 31, 2026 to December 31, 2027 in order to continue to provide roof replacement services in the City of Columbus for homeowners within the Roof Replacement program. ($0.00)

WHEREAS, the Roof Replacement Program was established to assist low and moderate-income homeowners with roof repairs that constitute a critical condition, and when such a condition is not corrected, could cause the homeowner to vacate their home; and

WHEREAS, the Department of Development advertised RFQ028880 for the Roof Replacement Program seeking contractors to provide roof replacement services on Vendor Services and Bonfire from October 4, 2024, to October 25, 2024; and

WHEREAS, the Director of the Department of Development entered into a service contract with Mann Roofing & Construction LLC to provide roof replacement services for the program; and

WHEREAS, there is a need to extend the term date of the contract from December 31, 2026 to December 31, 2027 as this is a planned modification based on the initial award in RFQ028880; and

WHEREAS, it has become necessary in the usual daily operation of the Department of Development to authorize the Director to enter into a planned modification of a contract with Mann Roofing & Construction LLC to extend the contract termination date in order to continue to provide roof replacement services within the City of Columbus for homeowners in the Roof Replacement Program; and **NOW, THEREFORE,**

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

SECTION 1. That the Director of the Department of Development is hereby authorized to enter in a planned modification of a service contract with Mann Roofing & Construction LLC, to extend the contract termination date from December 31, 2026 to December 31, 2027 in order to continue to provide roof replacement services within the City of Columbus for homeowner in the Roof Replacement Program.

SECTION 2: That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

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