



## Legislation Details (With Text)

**File #:** 1373-2021      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 5/26/2021      **In control:** Public Utilities Committee

**On agenda:** 6/21/2021      **Final action:** 6/24/2021

**Title:** To authorize the Director of Public Utilities to renew its contract with Cornerstone Maintenance Services, Ltd. to provide HVAC and Air Purification Equipment Maintenance Services for the Department of Public Utilities, and to authorize the expenditure of \$425,000.00 from the Sewerage System Operating Fund and \$30,000.00 from the Power Operating Fund. (\$455,000.00)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD 1373-2021 Financial Coding - HVAC & Air Purification Maint Svcs - Renewal #3, 2. ORD 1373-2021 HVAC & Air Purification Maintenance Services - Renewal #3 - Addt'l Info

Date	Ver.	Action By	Action	Result
6/24/2021	1	CITY CLERK	Attest	
6/23/2021	1	MAYOR	Signed	
6/21/2021	1	COUNCIL PRESIDENT	Signed	
6/21/2021	1	Columbus City Council	Approved	Pass
6/14/2021	1	Columbus City Council	Read for the First Time	

This ordinance authorizes the Director of Public Utilities to renew its contract with Cornerstone Maintenance Services, Ltd. to provide HVAC and Air Purification Equipment Maintenance Services for the various facilities within the Department of Public Utilities, FEM Project No. 1505.3. The Department facilities that are currently in need of this contract are Division of Sewerage and Drainage facilities, including the Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, and the Compost Facility, and Division of Power substations and buildings. Other Department facilities may be added in the future by modification. The work to be performed under this contract will involve HVAC & Air Purification units and their associated equipment and systems that require inspection, sampling, testing, troubleshooting, balancing, media replacement, maintenance, and repair or replacement of failed components. The work may also include updating of software for the various HVAC units or any HVAC associated equipment. Maintenance and repair of piping and ductwork are also considered part of the HVAC and Air Purification system and therefore part of the required work.

The Department of Public Utilities advertised and solicited competitive bids in accordance with Section 329 of City Code. Two (2) bids (2 MAJ) were received and opened on June 6, 2018. Cornerstone Maintenance Services, Ltd. was awarded the contract as the lowest, responsive, and responsible bidder. The original contract was for one (1) year from the date of execution by the City of Columbus, with the option to renew for three (3) additional years, on a year-to-year basis. Renewals require approval of the City and the Contractor and must be approved by City Council. If unforeseen issues or difficulties are encountered that would require additional funding, a modification will be requested. This proposed renewal #3 is for year 4 of the contract. The contract will be extended through July 19, 2022.

**SUPPLIER:** Cornerstone Maintenance Services Ltd. (01-0852059), DAX Vendor #000055, MAJ, Expires 3/10/22. Cornerstone Maintenance Services, Ltd. does not hold MBE/FBE status.

The company is not debarred according to the Excluded Party Listing System of the Federal Government or prohibited from being awarded a contract according to the Auditor of State Unresolved Findings for Recovery Certified Search.

1. Amount of additional funds: Total amount of additional funds needed for this contract renewal #3 is \$455,000.00. Total contract amount including this renewal is \$1,982,968.96.

2. Reason additional funds were not foreseen: The need for additional funds was known at the time of the initial contract award, as this is a planned renewal.

3. Reason other procurement processes were not used: Work under this renewal is a continuation of services included in the scope of the original bid contract. No lower pricing/more attractive terms and conditions are anticipated at this time.

4. How was cost determined: The cost, terms, and conditions are in accordance with the original agreement.

**FISCAL IMPACT:** \$455,000.00 is needed and budgeted for this contract within the Sewerage System Operating Fund and the Power Operating Fund.

Div. of Sewerage & Drainage  
\$372,109.06 was spent in 2020  
\$535,756.87 was spent in 2019

Div. of Power  
\$3,998.93 was spent in 2020  
\$9,262.32 was spent in 2019

To authorize the Director of Public Utilities to renew its contract with Cornerstone Maintenance Services, Ltd. to provide HVAC and Air Purification Equipment Maintenance Services for the Department of Public Utilities, and to authorize the expenditure of \$425,000.00 from the Sewerage System Operating Fund and \$30,000.00 from the Power Operating Fund. (\$455,000.00)

**WHEREAS,** a need exists in the Department of Public Utilities for HVAC and Air Purification Equipment Maintenance Services at various facilities; and

**WHEREAS,** the Department facilities that are currently in need of this contract are Division of Sewerage and Drainage facilities, including the Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, and the Compost Facility and the Division of Power's substations and buildings. Other Department facilities may be added in the future by modification; and

**WHEREAS,** two (2) bids were received and tabulated by the Department of Public Utilities on June 6, 2018, for HVAC and Air Purification Equipment Maintenance Services for the various facilities within the Department of Public Utilities, FEM Project No. 1505.3; and

**WHEREAS,** a contract was established with Cornerstone Maintenance Services, Ltd. based upon the lowest, responsive, and best bid received; and

**WHEREAS,** the original contract was for one (1) year from the date of execution, with the option to renew for three (3) additional one-year terms based upon mutual agreement of the parties, availability of budgeted funds, and approval by City Council; and

**WHEREAS,** the Department of Public Utilities wishes to renew its contract with Cornerstone Maintenance Services, Ltd. to provide the necessary funding and extend the contract through July 19, 2022; and

**WHEREAS**, if unforeseen issues or difficulties are encountered that would require additional funding, a modification will be requested; and

**WHEREAS**, it has become necessary in the usual daily operation of the Department of Public Utilities to authorize the Director of Public Utilities to renew the contract with Cornerstone Maintenance Services, Ltd. for HVAC and Air Purification Equipment Maintenance Services for Department of Public Utilities facilities, 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 be and is hereby authorized to renew and increase contract No. PO126843 with Cornerstone Maintenance Services, Ltd., 2620 Adda Ave., Columbus, OH 43231 for HVAC and Air Purification Equipment Maintenance Services for the various facilities within the Department of Public Utilities, FEM Project No. 1505.3, in accordance with the specifications on file in the office of the Division of Sewerage and Drainage. Total amount of renewal No. 3 is ADD \$455,000.00. Total contract amount including this renewal is \$1,982,968.96. This renewal will extend the contract through and including July 19, 2022.

**SECTION 2.** This renewal is in accordance with the relevant provisions of Chapter 329 of City Code relating to contract renewals.

**SECTION 3.** That the expenditure of \$425,000.00, or so much thereof as may be necessary, is hereby authorized in Fund 6100 Sewerage System Operating Fund in object class 02 Supplies and Materials in the amount of \$175,000.00 and object class 03 Services in the amount of \$250,000.00, per the accounting codes in the attachment to this ordinance.

**SECTION 4.** That the expenditure of \$30,000.00, or so much thereof as may be necessary, is hereby authorized in Fund 6300 Power Operating Fund in object class 02 Supplies and Materials in the amount of \$15,000.00 and object class 03 Services in the amount of \$15,000.00, 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 this Ordinance shall take effect and be in force from and after the earliest period allowed by law.