



## Legislation Details (With Text)

**File #:** 0563-2024      **Version:** 1

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

**File created:** 2/15/2024      **In control:** Finance & Governance Committee

**On agenda:** 3/18/2024      **Final action:** 3/21/2024

**Title:** To authorize the Director of Finance and Management, on behalf of the Office of Construction Management, to enter into a construction contract with General Temperature Control for the HVAC Renovation for Gladden House Project; to authorize the appropriation and expenditure of funds in an amount up to \$1,432,049.76 within the Community Development Block Grant Fund (CDBG) 2248; to authorize the Director of Finance and Management to enter into a Participation Agreement with Franklin County and accept State and Local Fiscal Recovery Funds (SLFRF) for the Gladden House Project; and to declare an emergency. (\$1,432,049.76)

**Sponsors:**

**Indexes:** MBE Participation, WBE Participation

**Code sections:**

**Attachments:** 1. ORD 0563-2024 Funding

Date	Ver.	Action By	Action	Result
3/21/2024	1	CITY CLERK	Attest	
3/20/2024	1	MAYOR	Signed	
3/18/2024	1	COUNCIL PRESIDENT	Signed	
3/18/2024	1	Columbus City Council	Approved	Pass

**1. BACKGROUND:** This legislation authorizes the Director of Finance and Management to enter into a construction contract, on behalf of the Office of Construction Management, with General Temperature Control, for the HVAC Renovation for Gladden House Project, in the amount of \$1,432,049.76.

Work under this project includes HVAC renovation at the Gladden Community House including air handler replacements, variable air volume box replacements, temperature controls, electrical upgrades, and other such work as may be necessary to complete the contract.

**2. CONSTRUCTION CONTRACT AWARD:** The project was let by the Office of Construction Management via Vendor Services and Bid Express. Two bids were opened on January 26, 2024 from the following Majority-designated vendors:

1. General Temperature Control \$1,328,000.00 (base bid)
2. Roberts Service Group \$1,403,000.00 (base bid)

General Temperature Control’s bid was deemed the lowest, best, most responsive and responsible bid in the amount of \$1,328,000.00. The maximum contract amount allowed is \$1,432,049.76 due to available funding. The Department’s fixed contingency cost of \$150,000.00 was reduced to \$104,049.76 to meet this requirement.

**3. CONTRACT COMPLIANCE INFO:** General Temperature Control, CC# 4830, expires 8/31/24, Majority-owned firm.

Searches in the Excluded Party List System (Federal) and the Findings for Recovery list (State) produced no findings against General Temperature Control.

**4. MINORITY CONTRACT PARTICIPATION:** Of the 505 vendors solicited, 187 were Minority-owned, 311 were Small Business-owned, 117 were Women-owned, and 2 Veteran-owned. The ODI-assigned goal for this project is 15%. General Temperature Control proposed using Hina Environmental Solutions, an MBE and WBE -designated firm, to meet this goal.

**5. EMERGENCY DESIGNATION:** Construction needs to be complete by November 2, 2024 in order to meet the requirements of the CDBG grant. Emergency designation will eliminate 6 weeks of downtime. Materials should be ordered as soon as possible due to current supply-chain issues. Having the necessary materials on order will enable the contractor to mobilize and finish construction by the November 2, 2024 deadline.

**6. FISCAL IMPACT:** Funding for this project will come from City of Columbus Community Development Block Grant (CDBG) and Coronavirus Aid, Relief, and Economic Security Act (CARES Act) supplemental Community Development Block Grant Coronavirus (CDBG-CV) funds under the U.S. Department of Housing and Urban Development (HUD), as well as Franklin County State Local Fiscal Recovery Funds (SLFRF) under the U.S. Department of the Treasury. The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to cities and counties to develop viable urban communities. An appropriation of funds will be needed to align this Ordinance with the Draft FY 2024 Annual Action Plan as approved by City Council through the adoption of Ordinance No. 2993-2023. This legislation will also authorize the receipt of funds from Franklin County and a participation agreement outlining the use of those funds for this project.

The appropriation and expenditure of \$1,432,049.76 will be needed within the Community Development Block Grant (CDBG) Fund 2248.

To authorize the Director of Finance and Management, on behalf of the Office of Construction Management, to enter into a construction contract with General Temperature Control for the HVAC Renovation for Gladden House Project; to authorize the appropriation and expenditure of funds in an amount up to \$1,432,049.76 within the Community Development Block Grant Fund (CDBG) 2248; to authorize the Director of Finance and Management to enter into a Participation Agreement with Franklin County and accept State and Local Fiscal Recovery Funds (SLFRF) for the Gladden House Project; and to declare an emergency. (\$1,432,049.76)

**WHEREAS**, the City of Columbus is an entitlement community and a Participating Jurisdiction of the U.S. Department of Housing and Urban Development, and the City is a current recipient of Community Development Block Grant funds from HUD; and

**WHEREAS**, the City Council has approved Ordinance No. 2993-2023 to adopt the Draft FY 2024 Annual Action Plan; and

**WHEREAS**, the Department of Finance and Management, Grants Management Section has budgeted \$3,394,402.00 of CDBG funding for Non-profit Facility Upgrades and Efficiency Improvements, of which \$750,000.00 the City intends to utilize for HVAC improvements at Gladden Community House; and

**WHEREAS**, the City was awarded \$9,357,365.00 in CDBG-CV funding from HUD for community development projects or programs that prevent, prepare for, and respond to the COVID-19 pandemic; and

**WHEREAS**, the new HVAC system will increase the ventilation at the Gladden Community House and will improve indoor air quality and ventilation to improve public health and prevent spread of Coronavirus in the facility; and

**WHEREAS**, the City intends to spend \$182,049.76 of CDBG-CV funds on the Gladden House Project; and

**WHEREAS**, Franklin County received State and Local Fiscal Recovery Funds from the United States Department of Treasury from the American Rescue Plan Act passed by Congress and signed into law March 11, 2021; and

**WHEREAS**, the expenditure of Coronavirus State and Local Fiscal Recovery Fund funding must support organizations providing services necessary to alleviate the negative impacts caused by the COVID-19 public health emergency; and

**WHEREAS**, the Gladden House Project supports public health and COVID-19 mitigation efforts; and

**WHEREAS**, Franklin County intends to contribute \$500,000.00 of State and Local Fiscal Recovery Funds for HVAC improvements at the Gladden Community House; and

**WHEREAS**, the City of Columbus and Franklin County desire to enter into a Participation Agreement in which the parties will jointly finance the HVAC Renovation for Gladden House Project and Franklin County's portion of the cost of the project will be provided to the City of Columbus as the financial agent for the parties; and

**WHEREAS**, this legislation is contingent on the City Auditor receiving an executed Participation Agreement; and

**WHEREAS**, two bids for the HVAC Renovation for Gladden House Project were received and publicly opened in the office of the Director of Finance and Management on January 26, 2024; and

**WHEREAS**, the lowest, best, most responsive and responsible bid was from General Temperature Control in the amount of \$1,328,000.00 (base bid); and

**WHEREAS**, the contingency amount was reduced from \$150,000.00 to \$104,049.76 to meet the maximum allowable contract amount; and

**WHEREAS**, the revised contract amount for General Temperature Control is now \$1,432,049.76; and

**WHEREAS**, it is necessary to authorize the Director of Finance and Management to award and execute a construction contract for the HVAC Renovation for Gladden House Project with General Temperature Control; and

**WHEREAS**, it is necessary to authorize the appropriation and expenditure of \$1,432,049.76 from the Community Development Block Grant Fund included in the Draft 2024 Annual Action Plan adopted under Ordinance No. 2993-2023; and

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Finance and Management, Office of Construction Management, in that it is immediately necessary to authorize the Director of Finance and Management to enter into a construction contract for the HVAC Renovation for Gladden House Project, with General Temperature Control; in an emergency manner in order to reduce project down time and expedite material orders thereby enabling construction to be completed by the November 2, 2024 deadline of the CDBG grant; for the immediate preservation of the public Safety, peace, property and safety; now therefore,

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

**SECTION 1.** That the Director of Finance and Management is hereby authorized to enter into a construction contract, on behalf of the Office of Construction Management, with General Temperature Control, for the HVAC Renovation for Gladden House Project, in an amount up to \$1,432,049.76.

**SECTION 2.** That the appropriation and expenditure up to \$1,432,049.76, or so much thereof as may be needed, is hereby authorized within the Community Development Block Grant Fund - Fund No. 2248, per the account codes in the

attachment to this ordinance.

**SECTION 3.** This legislation is contingent on the City Auditor receiving an executed Participation Agreement.

**SECTION 4.** 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 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 the Director of Finance and Management is hereby authorized to enter into a Participation Agreement with Franklin County and to accept State and Local Fiscal Recovery Funds from Franklin County in the amount of \$500,000 as a contribution to the total costs of the HVAC Renovation for Gladden House Project.

**SECTION 10.** That for reasons stated in the preamble hereto, which is hereby made a part hereof, this Ordinance is 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.