



## Legislation Details (With Text)

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**File #:** 1178-2017      **Version:** 1

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

**File created:** 4/26/2017      **In control:** Public Utilities Committee

**On agenda:** 5/22/2017      **Final action:** 5/24/2017

**Title:** To authorize the Director of Public Utilities to enter into a planned modification of the HVAC and Air Purification Maintenance Services contract with Cornerstone Maintenance Services, Ltd., for the Division of Sewerage and Drainage, and to authorize the expenditure of \$385,000.00 from the Sewerage System Operating Fund. (\$385,000.00)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD 1178-2017 Financial Coding - HVAC & Air Purification Equip Maint Svc Mod #4, 2. ORD 1178-2017 HVAC & Air Purification Equip Maint Svc Mod #4 - Sub Work ID Form, 3. ORD 1178-2017 HVAC and Air Purification Equip Maint Svc Mod #4 - Addt'l Info Form

Date	Ver.	Action By	Action	Result
5/24/2017	1	CITY CLERK	Attest	
5/23/2017	1	MAYOR	Signed	
5/22/2017	1	COUNCIL PRESIDENT	Signed	
5/22/2017	1	Columbus City Council	Approved	Pass
5/15/2017	1	Columbus City Council	Read for the First Time	

The purpose of this legislation is to authorize the Director of Public Utilities to execute a planned modification to an existing contract for HVAC and Air Purification Equipment Maintenance Services for the various facilities within the Department of Public Utilities, Facilities Equipment Maintenance Project #1505.2, in order to continue scheduled services to the Division of Sewerage and Drainage.

This is a department wide contract for HVAC and Air Purification Equipment Maintenance Services for the Department of Public Utilities facilities at Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, and the Southwesterly Compost Facility. The Sewer Maintenance Operations Center and collection system pumping stations' HVAC equipment will receive maintenance services on an as requested basis. Other Department facilities may be added in the future by modification. The work to be performed under this contract will be mainly 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.

This contract was for a period of one 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. This modification Number 4 is to exercise the renewal option for the third year of the contract, so as to provide the funding necessary for the payment of services to be provided, and to extend the contract through June 29, 2018. If unforeseen issues or difficulties are encountered that would require additional funding, a modification would be requested.

**SUPPLIER:** Cornerstone Maintenance Services, Ltd (01-0852059) Expires 2-1-18

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 modification Number 4 is \$385,000.00. Total contract amount including this modification is \$1,537,759.00.
2. Reason additional funds were not foreseen: This is an anticipated modification. The original contract allows for three (3) extension periods on a year to year basis. This modification No. 4 is to provide the funding necessary for the payment of services to be provided through June 29, 2018
3. Reason other procurement processes not used: Work under this modification 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 for the inspection, monitoring and maintenance of the HVAC and Air Purification Equipment for the Department of Public Utilities facility components is in accordance with the terms of the original contract.

**FISCAL IMPACT:** \$385,000.00 is budgeted and needed for this service.

\$299,544.63 was spent in 2016

\$264,359.66 was spent in 2015

To authorize the Director of Public Utilities to enter into a planned modification of the HVAC and Air Purification Maintenance Services contract with Cornerstone Maintenance Services, Ltd., for the Division of Sewerage and Drainage, and to authorize the expenditure of \$385,000.00 from the Sewerage System Operating Fund. (\$385,000.00)

**WHEREAS**, the Department of Public Utilities opened formal bids on March 19, 2014, for HVAC and Air Purification Maintenance Services. Three (3) bids were received and two were opened with the third bid being returned unopened because it was not delivered on time to the correct location. After review of the bids, the Division of Sewerage and Drainage awarded the contract to the lowest, responsive and responsible bidder Cornerstone Maintenance Services, Ltd., and

**WHEREAS**, this contract was established for a period of one 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 based upon mutual agreement, funds availability and approval by Columbus City Council. This modification Number 4 is to exercise the renewal option for the fourth year of the contract, so as to provide the funding necessary for the payment of services to be provided, and to extend the contract through June 29, 2018. If unforeseen issues or difficulties are encountered that would require additional funding, a modification would be requested, and

**WHEREAS**, this is a department wide contract for HVAC and Air Purification Equipment Maintenance Services for the Department of Public Utilities facilities at the Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, and the Southwesterly Compost Facility. The Sewer Maintenance Operations Center and collection system pumping stations' HVAC equipment will receive maintenance services on an as requested basis, and

**WHEREAS**, the work to be performed under this contract will be mainly 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, and

**WHEREAS**, the Director of Public Utilities wishes to modify, increase and extend the existing contract (EL015926) with Cornerstone Maintenance Services, Ltd. for HVAC and Air Purification Equipment Maintenance Services for the various facilities within the Department of Public Utilities, Facilities Equipment Maintenance Project #1505.2 to provide the funding necessary for the payment of services to be provided through June 29, 2018, and

**WHEREAS**, this ordinance is in accordance with the relevant provisions of Chapter 329 of the City Code relating to contract modifications, and

**WHEREAS**, it has become necessary in the usual daily operation of the Department of Public Utilities, Division of Sewerage and Drainage to authorize the Director of Public Utilities to modify, increase and extend the current contract for the HVAC and Air Purification Maintenance Services with Cornerstone Maintenance Services, Ltd.; now, therefore

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

**SECTION 1.** That the Director of Public Utilities be, and hereby is, authorized to modify, increase and extend Contract No. EL015926 with Cornerstone Maintenance Services, Ltd., 10779 US Hwy 42 South, Plain City, Ohio 43064 for HVAC and Air Purification Maintenance Services, in accordance with the terms and conditions on file in the office of the Division of Sewerage and Drainage. Total amount of modification Number 4 is ADD \$385,000.00. Total contract amount including this modification is \$1,537,759.00. This modification extends the contract through and including June 29, 2018.

**SECTION 2.** That this modification is in accordance with the relevant provisions of Chapter 329 of the City Code relating to contract modifications.

**SECTION 3.** That the expenditure of \$385,000.00, or so much thereof as may be needed, is hereby authorized in Fund 6100 Sewerage System Operating Fund in object class 03 Services per the accounting codes in the attachment to this ordinance.

**SECTION 4.** 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 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.