



## Legislation Details (With Text)

**File #:** 1750-2018      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 6/13/2018      **In control:** Public Utilities Committee  
**On agenda:** 7/9/2018      **Final action:** 7/12/2018  
**Title:** To authorize the Director of Public Utilities to enter into a contract with Cornerstone Maintenance Services, Ltd. to provide HVAC and Air Purification Equipment Maintenance Services for the Department of Public Utilities, to authorize the expenditure of \$397,968.96 from the Sewerage System Operating Fund, and to declare an emergency. (\$397,968.96)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1750-2018 Bid Tab, 2. 1750-2018 Info Sheet, 3. 1750-2018 Financial Coding

Date	Ver.	Action By	Action	Result
7/12/2018	1	CITY CLERK	Attest	
7/11/2018	1	MAYOR	Signed	
7/9/2018	1	COUNCIL PRESIDENT	Signed	
7/9/2018	1	Columbus City Council	Approved	Pass

**BACKGROUND:** This ordinance authorizes the Director of Public Utilities to enter into a 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 Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, and the Compost Facility. 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. Two (2) bids (2 MAJ) were received and opened on June 6, 2018. The lowest bid from Cornerstone Maintenance Services, Ltd. is recommended for an award, as the lowest, responsive and responsible bid received. Their bid amount was \$397,968.96. If unforeseen issues or difficulties are encountered that would require additional funding, a modification would be requested. The contract is 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.

**EMERGENCY DESIGNATION:** This ordinance is being submitted as an emergency to allow for the prompt execution of the agreement in order to keep certain process equipment, electrical equipment, and instrumentation in their temperature operating range to remain functional. Excessive heat will cause equipment failures and may affect our ability to effectively process wastewater.

**SUPPLIER:** Cornerstone Maintenance Services Ltd. (01-0852059), Expires 4/20/20

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.

**FISCAL IMPACT:** \$397,968.96 is needed and budgeted for this contract within the Sewerage System Operating Fund.

\$481,639.49 was spent in 2017

\$299,544.63 was spent in 2016

To authorize the Director of Public Utilities to enter into a contract with Cornerstone Maintenance Services, Ltd. to provide HVAC and Air Purification Equipment Maintenance Services for the Department of Public Utilities, to authorize the expenditure of \$397,968.96 from the Sewerage System Operating Fund, and to declare an emergency. (\$397,968.96)

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

**WHEREAS**, the Department facilities that are currently in need of this contract are the Division of Sewerage and Drainage facilities of Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, and the Compost Facility. 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 is being established with Cornerstone Maintenance Services, Ltd. based upon the lowest, responsive, responsible, and best bid received; and

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Public Utilities, Division of Sewerage and Drainage in that it is immediately necessary to authorize the Director of Public Utilities to establish a contract for HVAC and Air Purification Maintenance Services with Cornerstone Maintenance Services, Ltd., without delay, for the immediate 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 enter into a contract for HVAC and Air Purification Equipment Maintenance Services for the various facilities within the Department of Public Utilities, FEM Project No. 1505.3 in the amount of \$397,968.96 with Cornerstone Maintenance Services, Ltd., 2620 Adda Ave., Columbus, OH 43231, as the lowest responsive and responsible bidder, and in accordance with the specifications on file.

**SECTION 2.** That said firm shall conduct the work to the satisfaction of the Director of Public Utilities and the Administrator of the Division of Sewerage and Drainage.

**SECTION 3.** That the expenditure of \$397,968.96, 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 and 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 for the reasons stated in the preamble hereto, which is hereby made a part hereof, this Ordinance is hereby 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.