



## Legislation Details (With Text)

**File #:** 2448-2014      **Version:** 1

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

**File created:** 10/17/2014      **In control:** Public Utilities Committee

**On agenda:** 11/24/2014      **Final action:** 11/26/2014

**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 \$100,000.00 from the Sewerage System Operating Fund. (\$100,000.00)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD 2448-2014 HVAC Mod #1 - Info Sheet, 2. ORD 2448-2014 HVAC Mod #1 - Subcontractor Work ID Form APPROVED

Date	Ver.	Action By	Action	Result
11/26/2014	1	CITY CLERK	Attest	
11/25/2014	1	MAYOR	Signed	
11/24/2014	1	COUNCIL PRESIDENT	Signed	
11/24/2014	1	Columbus City Council	Approved	Pass
11/17/2014	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, FEM Project No. 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 (SMOC) 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.

The original budget for the first year of operation was not fully encumbered when the contract was awarded. Unexpected repairs and planned media replacements requires the remainder of the budgeted amount to be encumbered for use in the first year of the contract. This modification is to provide the funding necessary for the payment of services to be provided through June 29, 2015.

**SUPPLIER:** Cornerstone Maintenance Services Ltd (01-0852059) Expires 1-3-15  
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 No. 1 is \$100,000.00. Total contract amount including this modification is \$382,759.00.
2. Reason additional funds were not foreseen: The original budget for the first year of operation was not fully encumbered when the contract was awarded. Unexpected repairs and planned media replacements requires the remainder of the budgeted amount to be encumbered for use in the first year of the contract. This modification is to provide the funding necessary for the payment of services to be provided through June 29, 2015. This legislation is to encumber the balance of the funds budgeted for fiscal year 2014 for the Division of Sewerage and Drainage.
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 is in accordance with the original agreement. The original budget for the first year of operation was not fully encumbered when the contract was awarded. Unexpected repairs and planned media replacements requires the remainder of the budgeted amount to be encumbered for use in the first year of the contract. This modification is to provide the funding necessary for the payment of services to be provided through June 29, 2015.

**FISCAL IMPACT:** \$100,000.00 is budgeted and needed for this service.

\$215,462.11 was spent in 2013  
\$372,016.07 was spent in 2012

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 \$100,000.00 from the Sewerage System Operating Fund. (\$100,000.00)

**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 is currently in effect for one (1) year to and including June 29, 2015. The contract language allows for the Department of Public Utilities to modify and increase the contract if unforeseen issues or difficulties are encountered that would require additional funding based upon mutual agreement, funds availability and approval by Columbus City Council, and

**WHEREAS**, 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 (SMOC) 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 original budget for the first year of operation was not fully encumbered when the contract was awarded. Unexpected repairs and planned media replacements requires the remainder of the budgeted amount to be encumbered for use in the first year of the contract, and

**WHEREAS**, the Director of Public Utilities wishes to modify and increase the existing contract with Cornerstone Maintenance Services, Ltd. for HVAC and Air Purification Equipment Maintenance Services for the various facilities within the Department of Public Utilities, FEM Project No. 1505.2 to provide the funding necessary for the payment of services to be provided through June 29, 2015; 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 and increase Contract No. EL015926 with Cornerstone Maintenance Services, Ltd., 10779 US Hwy 42 South, Plain City, Ohio 43110 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 No. 1 is ADD \$100,000.00. Total contract amount including this modification is \$382,759.00.

**SECTION 2.** That this modification is in accordance with the pertinent provisions of Chapter 329 of the Columbus City Codes.

**SECTION 3.** That the expenditure of \$100,000.00, or so much thereof as may be necessary, be and the same hereby is authorized from the Sewerage System Operating Fund 650, Department 60-05, to pay the cost of this modification No. 1 to Contract No. EL015926, as follows:

OCA: 605378  
Object Level 1: 03  
Object Level 3: 3372

**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.