



## Legislation Details (With Text)

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**File #:** 0671-2024      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 2/28/2024      **In control:** Public Utilities & Sustainability Committee  
**On agenda:** 6/3/2024      **Final action:** 6/5/2024  
**Title:** To authorize the Director of Public Utilities to renew a contract with Superior Building Services, LLC for boiler maintenance services at various Department of Public Utilities, Division of Sewerage and Drainage and Division of Water facilities; and to authorize the expenditure of \$550,000.00 from the Sewer Operating Sanitary Fund and \$36,250.00 from the Water Operating Fund. (\$586,250.00)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD 0671\_2024\_FEM 1502#2 Renewal\_Boiler Maintenance Services, 2. ORD 0671-2024 Financial Coding - Boiler Maintenance Renewal

Date	Ver.	Action By	Action	Result
6/5/2024	1	CITY CLERK	Attest	
6/4/2024	1	ACTING MAYOR	Signed	
6/3/2024	1	COUNCIL PRESIDENT	Signed	
6/3/2024	1	Columbus City Council	Approved	Pass
5/20/2024	1	Columbus City Council	Read for the First Time	

This legislation authorizes the Director of Public Utilities to renew a contract with Superior Building Services, LLC for boiler maintenance services for the Division of Sewerage and Drainage (DOSD) and the Division of Water (DOW). DOSD facilities served by the contract are the Sewer Maintenance Operations Center and Southerly and Jackson Pike Wastewater Treatment Plants. The current contract (first renewal) expires on August 15, 2024. DOW facilities served are the Dublin Road and Hap Cremean Water Plants. Other department facilities may be added in the future.

The work under this contract mainly concerns boilers and their associated equipment and systems that require inspection, testing, troubleshooting, chemical addition and balancing, maintenance, and repair or replacement of failed components, burner replacement at the SWWTP Central Storage Building. The work may also include updating software and firmware for the various boiler system heating units or any boiler-associated equipment. Maintenance and repair of piping systems and fees for state inspections are also considered part of the boiler system and therefore under the scope of the contract work.

The Department of Public Utilities (DPU) solicited competitive bids for the services in accordance with the relevant provisions of Chapter 329 of City Code. RFSQ21623 was opened on May 18, 2022 and two (2) bids were received. Superior Building Services, LLC was determined to be the lowest, responsible and responsive bidder.

The contract was bid as a one (1) year contract with the option for three (3) additional years. These would be executed as annual renewals and contingent upon mutual agreement of the parties, availability of budgeted funds, and approval by City Council. If unforeseen issues or difficulties are encountered that require additional funding, a modification would be requested. This ordinance is for the second renewal of the contract. The current contract (the first renewal) expires August 15, 2024. If all renewals are executed, the agreement would expire in September of 2026.

1. Amount of additional funds: The total amount of additional funds needed for this contract renewal #2 is \$586,250.00.
2. Reason additional funds were not foreseen: n/a - additional funds were expected as part of the first and second authorized renewals.
3. Reason other procurement processes were not used: Regular procurement processes were utilized and this is the second year of three authorized renewal options.
4. How was cost determined: The renewal is based upon estimated requirements for 2024 at rates established in the existing contract

**SUPPLIER:**

Superior Building Services, LLC | Federal EIN on file | D365 Vendor #041879 | Expires 5/18/2024 | Superior Building Services, LLC does not hold MBE/WBE 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:**

\$586,250.00 is budgeted and needed for this renewal.

\$153,480.97 has been spent in 2024 as of April 2nd, 2024

\$273,287.65 has been spent in 2023

\$5,730.79 was spent in 2022

To authorize the Director of Public Utilities to renew a contract with Superior Building Services, LLC for boiler maintenance services at various Department of Public Utilities, Division of Sewerage and Drainage and Division of Water facilities; and to authorize the expenditure of \$550,000.00 from the Sewer Operating Sanitary Fund and \$36,250.00 from the Water Operating Fund. (\$586,250.00)

**WHEREAS**, there is a need for boiler maintenance services at various Department of Public Utilities, Division of Sewerage and Drainage and Division of Water facilities, specifically at the Sewer Maintenance Operations Center, Southerly and Jackson Pike Wastewater Treatment Plants, and Dublin Road and Hap Cremean Water Plants, and other department sites may be added in the future; and

**WHEREAS**, the Department of Public Utilities solicited competitive bids for the services in accordance with the relevant provisions of Chapter 329 of City Code and RFSQ21623 was opened on May 18, 2022 and two (2) bids were received; and

**WHEREAS**, the Department of Public Utilities recommends that an award be made to the lowest, responsible and responsive bidder: Superior Building Services, LLC; and

**WHEREAS**, the contract was bid as a one (1) year contract with the option for three (3) renewal years contingent upon mutual agreement of the parties, availability of budgeted funds, and approval by City Council; and

**WHEREAS**, this Ordinance represents the second renewal of the contract which was specifically authorized by Ordinance 1600-2022, and which is expected to go in effect in August of 2024; and

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

**WHEREAS**, the expenditure of \$586,250.00 or so much thereof as may be needed, is hereby authorized in Fund 6100, Sewer Operating Sanitary Fund, as \$300,000.00 from object class 02, Materials & Supplies and \$250,000.00 from object class 03, Services; and Fund 6000, Water Operating Fund, as \$18,250.00 from object class 02, Materials & Supplies and \$18,000.00 from object class 03, Services, per the accounting codes in the attachment to this ordinance.; and

**WHEREAS**, it has become necessary in the usual daily operations of the Department of Public Utilities, Divisions of Sewerage and Drainage and Water, to authorize the Director of Public Utilities to enter into a renewal of the contract with Superior Building Services, LLC for boiler maintenance services; **NOW, THEREFORE**,

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

**SECTION 1.** That the Director of Public Utilities is hereby authorized to renew a contract with Superior Building Services, LLC, 8351 Somerset Road Thornville, OH 43076, for boiler maintenance services at various Division of Sewerage and Drainage facilities. Total contract amount including this second renewal is \$1,336,150.00.

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

**SECTION 3.** That the expenditure of \$586,250.00 or so much thereof as may be needed, is hereby authorized in Fund 6100, Sewer Operating Sanitary Fund, as \$300,000.00 from object class 02, Materials & Supplies and \$250,000.00 from object class 03, Services; and Fund 6000, Water Operating Fund, as \$18,250.00 from object class 02, Materials & Supplies and \$18,000.00 from 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 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 6.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.