



Legislation Details (With Text)

File #: 2108-2022 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 7/8/2022 **In control:** Recreation & Parks Committee

On agenda: 7/25/2022 **Final action:** 7/27/2022

Title: To authorize the Director of Recreation and Parks to enter into contract with General Temperature Control to replace the chiller and related components at Dodge Community Center; to waive the competitive bidding provisions of Columbus City Code Chapter 329; to authorize the transfer of \$252,780.00 within the Recreation and Parks Voted Bond Fund, to authorize the amendment of the 2021 Capital Improvements Budget; to authorize the expenditure of \$252,780.00 from the Recreation and Parks Fund and Voted Bond Fund, and to declare an emergency. (\$252,780.00)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Bid Waiver Form - Dodge Chiller Replacement, 2. Legislation - Dodge Chiller Replacement - FINAL - ATTACHMENT

Date	Ver.	Action By	Action	Result
7/27/2022	1	CITY CLERK	Attest	
7/26/2022	1	ACTING MAYOR	Signed	
7/25/2022	1	COUNCIL PRESIDENT	Signed	
7/25/2022	1	Columbus City Council	Approved	Pass

Background: This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with General Temperature Control to replace the chiller and related components at Dodge Community Center. The contract amount is \$229,800.00, with a contingency of \$22,980.00, for a total of \$252,780.00 being authorized for this contract by this ordinance.

The chiller that provides air conditioning for Dodge Community Recreation Center is failing. Columbus Recreation and Parks Departmental HVAC staff have had several calls for service on this unit in recent history and it is at the end of its useful life. The unit is currently operating at approximately 50% of its capacity and is in danger of failing to operate completely in the near future. This cooling system will not keep up with demand during high temperatures and will further decline as it struggles to keep up with cooling the building.

Dodge Community Center is located in Franklinton and serves this and other communities on the west side. This center is a cooling center in extreme heat and is frequently utilized for an emergency shelter by The Red Cross for victims of fire, flooding, and other urgent needs. In addition to the daily programming and operations that take place at Dodge, these additional emergency uses make this center a vital part of the City of Columbus overall emergency response.

Departmental HVAC staff have reached out to vendors to check on availability and lead times for a new chiller and were told that 40 to 60 weeks is common right now to receive a newly ordered chiller of this size. General Temperature Control is able to secure the right sized 130 ton chiller that was already in production for delivery at the end of this month from Carrier, with a lead time of only three to four weeks. It should be available for delivery in late July 2022. The Recreation and Parks Department has had a positive working history with General Temperature Control and has had success with Carrier made products. Having access to this unit on such a short timeline is very uncommon, particularly during the

current environment involving extreme supply chain delays. Moving this emergency replacement forward is vital for the Columbus Recreation and Parks Department's community response and service.

Due to the emergency use that take place at this facility on a regular basis, it is imperative that the work to replace this chiller be done as soon as possible. As a result, the Recreation and Parks Department is requesting to waive bidding and enter into contract with General Temperature Control so the chiller can be replaced immediately.

There was no quorum during the July Recreation and Parks Commission Meeting. Per the present Commissioners this ordinance was requested to be sent thru the legislation approval process in order to avoid a delay with this project. There is August recess for Commission and Council.

Principal Parties:

General Temperature Control Inc.
970 West Walnut Street
Canal Winchester, Ohio 43110
Bob Billings, 614-417-0107
Contract Compliance Number, Tax ID: 004830, 31-1201236
Contract Compliance Expiration Date: September 30, 2022

Emergency Justification: Emergency action is requested as the existing cooling system has already begun to fail and complete failure of the existing unit will remove this community center from use as a cooling center and emergency shelter.

Benefits to the Public: This contract will help ensure that the center can continue operating as a cooling center for the near west side of Columbus and beyond during times of need.

Community Input/Issues: The community has expressed the desire for well-kept and user friendly facilities through public workshops, social media, and direct contact with City staff. During periods of extreme heat, the community uses this facility as a place to cool off. It is also used as a temporary emergency shelter for the community at times.

Area(s) Affected: Franklinton (54)

Master Plan Relation: This project will support the Recreation and Parks Master Plan by helping to improve operations and services to the citizens of Columbus.

Fiscal Impact: \$252,780.00 is budgeted and available from within the Recreation and Parks Voted Bond Fund 7702 to meet the financial obligations of this contract.

To authorize the Director of Recreation and Parks to enter into contract with General Temperature Control to replace the chiller and related components at Dodge Community Center; to waive the competitive bidding provisions of Columbus City Code Chapter 329; to authorize the transfer of \$252,780.00 within the Recreation and Parks Voted Bond Fund, to authorize the amendment of the 2021 Capital Improvements Budget; to authorize the expenditure of \$252,780.00 from the Recreation and Parks Fund and Voted Bond Fund, and to declare an emergency. (\$252,780.00)

WHEREAS, it is necessary to authorize the Director of the Recreation and Parks to enter into contract with General Temperature Control to replace the chiller at Dodge Community Center; and

WHEREAS, that this Council finds it in the best interest of the City of Columbus to waive the competitive bidding provisions of Columbus City Code Chapter 329; and

WHEREAS, it is necessary to authorize the transfer of \$252,780.00 within the Recreation and Parks Voted Bond Fund

7702; and

WHEREAS, it is necessary to authorize the amendment of the 2021 Capital Improvements Budget Ordinance 2707-2021 in order to provide sufficient budget authority for this and future projects; and

WHEREAS, it is necessary to authorize the expenditure of \$252,780.00 is budgeted and available from within the Recreation and Parks Voted Bond Fund 7702; and

WHEREAS, an emergency exists in the usual daily operations of the Recreation and Parks Department in that it is immediately necessary to authorize the Director to enter into contract with General Temperature Control to replace the chiller and related components at Dodge Community Center, as the existing cooling system has already begun to fail and complete failure of the existing unit will remove this community center from use as a cooling center and emergency shelter, all for the preservation of the public health, peace, property, safety, and welfare and, **NOW, THEREFORE**

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

SECTION 1. That the Director of Recreation and Parks be and is hereby authorized to enter into contract with General Temperature Control to replace the chiller and related components at Dodge Community Center.

SECTION 2. That this Council finds it in the best interest of the City of Columbus to waive the competitive bidding provisions of Columbus City Code Chapter 329.

SECTION 3. 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 4. 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 5. That the City Auditor is hereby authorized to transfer the unencumbered balance in a project account to the unallocated balance account 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 are no longer required for said project.

SECTION 6. That the transfer of \$252,780.00 or so much thereof as may be needed, is hereby authorized between projects within the Recreation and Parks Bond Fund 7702 per the account codes in the attachment to this ordinance.

SECTION 7. That the 2021 Capital Improvements Budget Ordinance 2707-2021 is hereby amended as follows in order to provide sufficient budget authority for this ordinance and future projects.

Fund / Project / Project Name / Current / Change / Amended

Fund 7702; P511000-100000; Renovation - Misc. (SIT Supported) / \$2,027,244 / (\$252,780) / \$1,774,464

Fund 7702; P511040-202103; Dodge Chiller Replacement (SIT Supported) / \$0 / \$252,780 / \$252,780

SECTION 8. For the purpose stated in Section 1, the expenditure of \$252,780.00 or so much thereof as may be necessary to pay the cost thereof, be and is hereby authorized from the Recreation and Parks Voted Bond Fund 7702 in object class 03 Services and 06 Capital Outlay per the accounting codes in the attachments to this ordinance.

SECTION 9. 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.