



Legislation Text

File #: 2097-2023, **Version:** 1

Background: This ordinance authorizes the Director of the Recreation and Parks Department to enter into contract with GTC for the HVAC Equipment Upgrades 2020-2022 Project. The contract amount is \$3,659,500.00, with a contingency of \$315,000.00, for a total of \$3,974,500.00. An additional \$2,000.00 is being authorized for interdepartmental inspections and fees for a total of \$3,976,500.00 being authorized by this ordinance.

The Columbus Recreation and Parks Department is responsible for the operation of 46 buildings which contain mechanical HVAC systems. These buildings include community centers, athletic complexes, golf course clubhouses, and cultural arts centers.

Many of these systems are failing and at the end of their useful life. This project will replace air handlers, boilers, condensers, furnace units, fans, ductwork, and associated systems that are identified as failure critical and in poor condition. The project will also add air conditioning units to Howard Community Center. A summary of the work needed and locations is as follows:

Barack Community Center - Replace boxing room air handler and two condensing units.
Beatty Community Center - Replace auditorium air handler and rooftop condensing unit.
Blackburn Community Center - Replace two roof-mounted exhaust fans.
Carriage Place Community Center - Replace five classroom HVAC units and condensing units.
Cleo Dumaree Athletic Complex - Replace boiler plant.
Dodge Community Center - Clean, insulate, and jacket ductwork.
Feddersen Community Center - Replace boiler plant
Holton Community Center - Replace two electric furnaces with gas furnace and new condensing units
Howard Community Center - Replace five classroom HVAC units and condensing units, add air conditioning units to gym and auditorium
Raymond Golf Course - Replace six furnaces and condensing units
Schiller Community Center - Replace two roof-mounted exhaust fans

Vendor Bid/Proposal Submissions (ODI designation status):

Bids were advertised through Vendor Services, in accordance with City Code Section 329, on June 2, 2023 and received by the Recreation and Parks Department on June 28, 2023. Bids were received from the following companies:

GTC (MAJ): \$3,428,000.00

After reviewing the bids that were submitted, it was determined that GTC was the lowest and most responsive bidder. GTC and all proposed subcontractors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

As part of their bid, GTC has proposed the following vendors to fulfill the Office of Diversity and Inclusion project goal:

Approved Components and Systems (MBE)

Principal Parties:

General Temperature Control, LLC DBA GTC
970 West Walnut Street

Canal Winchester, Ohio 43110
Bob Billings, (614) 837-3888
Contract Compliance Number: 004830
Contract Compliance Expiration Date: August 31, 2024

Benefits to the Public: This project will improve the quality of these systems and improve their reliability, benefitting visitors and staff who spend time in these facilities. The reduction in building energy use enabled by this project will have an environmental impact as well, helping the City meet its climate goals which will have an impact on current and future generations of residents.

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.

Area(s) Affected: Citywide (99)

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: \$3,976,500.00 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 the Department of Recreation and Parks to enter into contract with GTC for the HVAC Equipment Upgrades 2020-2022 Project; to authorize the transfer of \$3,976,500.00 within the Recreation and Parks Voted Bond Fund, to authorize the amendment of the 2023 Capital Improvements Budget; and to authorize the expenditure of \$3,976,500.00 from the Recreation and Parks Voted Bond Fund. (\$3,976,500.00)

WHEREAS, it is necessary to authorize the Director of the Recreation and Parks to enter into contract with GTC for the HVAC Equipment Upgrades 2020-2022 Project; and

WHEREAS, it is necessary to authorize the transfer of \$3,976,500.00 within the Recreation and Parks Voted Bond Fund 7702; and

WHEREAS, it is necessary to authorize the amendment of the 2023 Capital Improvements Budget Ordinance 1711-2023 in order to provide sufficient budget authority for this and future projects; and

WHEREAS, it is necessary to authorize the expenditure of \$3,976,500.00 from the Recreation and Parks Voted Bond Fund 7702; and

WHEREAS, it has become necessary in the usual daily operations of the Recreation and Parks Department in that it is necessary to authorize the Director to enter into contract with GTC for the HVAC Equipment Upgrades 2020-2022 Project; **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 GTC for the HVAC Upgrades 2020-2022 Project.

SECTION 2. 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 3. 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 4. 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 5. That the transfer of \$3,976,500.00 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 6. That the 2023 Capital Improvements Budget Ordinance 1711-2023 is hereby amended as follows in order to provide sufficient budget authority for this ordinance and future projects.

Fund / Project / Project Name / Current Revised Authority / Current Remaining Authority / Change / Amended Revised Authority / Amended Remaining Authority

Fund 7702 / P511035-100000 / Climate Action Plan (Voted Carryover) / \$5,353,800 / \$5,353,800 / (\$3,549,300) / \$1,804,500 / \$1,804,500

Fund 7702 / P514002-100000 / Program Projects (Small) Golf Misc. (Voted Carryover) / \$542,000 / \$542,000 / (\$427,200) / \$114,800 / \$114,800

Fund 7702 / P511040-202102; HVAC Upgrades 2020-2022 (Voted Carryover) / \$0 / \$0 / \$3,976,500 / \$3,976,500 / \$3,976,500

SECTION 7. For the purpose stated in Section 1, the expenditure of \$3,976,500.00 or so much thereof as may be necessary to pay the cost thereof, be and is hereby authorized from the and Parks Voted Bond Fund 7702 in object class 06 Capital Outlay per the accounting codes in the attachments to this ordinance.

SECTION 8. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.