



## Legislation Text

File #: 1923-2024, Version: 1

### 1. BACKGROUND

This ordinance authorizes the Director of Public Utilities to enter into a construction contract with General Temperature Control, Inc., via the City's Invitation For Bid process, for the SWWTP WAC Electrical Room HVAC Unit H53 project, CIP #650265-100202, in an amount up to \$471,900.00, and to encumber funds with the Department of Public Service for prevailing wage services in an amount up to \$2,000.00, for a total expenditure of \$473,900.00.

Work under this project consists of replacement of the Southerly Wastewater Treatment Plant HVAC Unit H53. This unit maintains proper environmental controls for essential process equipment, electrical equipment, furnishings, structures, and documents. This unit is past its useful life, is failing, and is becoming increasingly difficult to repair and maintain.

Community Planning Area: 64 Far South

**TIMELINE:** All work shall be substantially complete within 210 calendar days of the Notice to Proceed, with final completion to occur within 240 calendar days. The City anticipates issuing a Notice to Proceed in September 2024.

**ESTIMATED COST OF PROJECT:** The bid amount and proposed award amount is \$471,900.00, including a 10% construction contingency amount that will be utilized to fund needed and approved changes in the work. No contract modifications are anticipated at this time; however, construction exigency might later compel modification of this contract, if unforeseen difficulties are encountered.

Cost summary:

Original Contract (current)	\$471,900.00
<u>Future Anticipated Needs</u>	<u>\$0.00</u>
CONTRACT TOTAL	\$471,900.00
<u>Prevailing Wage Services</u>	<u>\$2,000.00</u>
TOTAL EXPENDITURE	\$473,900.00

### 2. ECONOMIC IMPACT/ADVANTAGES; COMMUNITY OUTREACH; PROJECT DEVELOPMENT; ENVIRONMENTAL FACTORS/ADVANTAGES OF PROJECT

Replacement of failing HVAC & air purification units will provide proper environmental controls for essential process equipment, electrical equipment, furnishings, structures and documents. The replacement units will help to extend the useful life of the building and all equipment inside and inhibit deterioration.

### 3. BID INFORMATION

This project was formally advertised on the Vendor Services and Bid Express websites from 4/26/2024 through 5/22/2024. One bid was received:

<u>Name</u>	<u>Bid Amount</u>	<u>City/State</u>	<u>Status</u>
General Temperature Control, Inc.	\$471,900.00	Canal Winchester, OH	MAJ

The General Temperature Control, Inc.'s bid was evaluated and deemed the lowest, best, most responsive bid. General Temperature Control, Inc.'s certification was in good standing at the time of the contract award.

### 4. CONTRACT COMPLIANCE INFORMATION

General Temperature Control, Inc.'s contract compliance number is CC004830 and expires 3/18/2026.

## **5. MINORITY AND WOMAN OWNED BUSINESS ENTERPRISE & SMALL LOCAL BUSINESS ENTERPRISE PROGRAM**

This contract was bid with an anticipated City of Columbus MBE/WBE Program goal of 8% as assigned by the City's Office of Diversity and Inclusion (ODI). After ODI's review of the Utilization Plan and Good Faith Effort submitted by General Temperature Control, Inc., ODI has approved an MBE/WBE Program goal of 8% for this contract. Failure by the contractor to meet this goal subjects the contractor to the Penalties for Non-Compliance as described in the bid documents for this contract.

As part of their proposal, General Temperature Control, Inc., has proposed the following four subcontractors to perform contract work:

<b>Company Name</b>	<b>City/State</b>	<b>ODI Certification Status</b>
Capital City Electric MAJ		New Albany, OH
ProCon Professional Construction MAJ		Circleville, OH
Johnson Controls Inc. MAJ		Dublin, OH
Hina Environmental MBE		Columbus, OH

The certification of the above companies was in good standing at the time the bid was awarded with the exception of Johnson Controls Inc. Their certification is expired and will need to be renewed before the contract can be executed.

## **6. PRE-QUALIFICATION STATUS**

General Temperature Control, Inc. and all subcontractors have met code requirements with respect to pre-qualification, pursuant to relevant sections of Columbus City Code Chapter 329.

## **7. FISCAL IMPACT**

Funding for the construction contract will be obtained through the Ohio Water Development Authority Direct Loan Program. City Council authorized this loan application and acceptance of loan funding via Ordinance 0652-2024, passed by Council on 3/25/24. This loan is expected to be approved at the July Board meeting. This ordinance is contingent upon the OWDA Board approving the loan application. Funds will need to be appropriated in the Sanitary - Fresh Water Market Rate Fund, Fund 6124.

The Ohio Water Development Authority (OWDA) Direct Loan Program is a reimbursement program. Purchase orders will need to be established to General Temperature Control, Inc. for these contracts. Public Utilities will need to pay invoices directly to General Temperature Control, Inc. and then submit reimbursement requests based upon these paid invoices to OWDA for OWDA to reimburse Public Utilities.

Funding for the prevailing wage services provided by the Department of Public Service is available and appropriated in the Sanitary Bond Fund, Fund 6109.

To authorize the Director of Public Utilities to enter into a construction services contract with General Temperature Control for the SWWTP WAC Electrical Room HVAC Unit H53 project; to appropriate funds in the Sanitary - Fresh Water Market Rate Fund; to make this ordinance contingent upon the Ohio Water Development Authority approving a loan for this project; and to authorize an expenditure of up to \$473,900.00 from the Sanitary - Fresh Water Market Rate Fund and the Sanitary Bond Fund to pay for the construction. (\$473,900.00)

**WHEREAS**, the Department of Public Utilities is engaged in the SWWTP WAC Electrical Room HVAC Unit H53

project, CIP #650265-100202; and

**WHEREAS**, the project was formally advertised on the Vendor Services and Bid Express websites from 4/26/2024 through 5/22/2024

**WHEREAS**, one bid for the SWWTP WAC Electrical Room HVAC Unit H53 project was received and opened on 5/22/2024; and

**WHEREAS**, it is necessary to authorize the Director of the Department of Public Utilities to enter into a construction services contract with General Temperature Control, Inc. for the SWWTP WAC Electrical Room HVAC Unit H53 project; and

**WHEREAS**, funds will need to be appropriated in the Sanitary - Fresh Water Market Rate Fund, Fund 6124; and

**WHEREAS**, this ordinance is contingent upon the loan being approved; and

**WHEREAS**, it is necessary to authorize an expenditure of funds from the Sanitary - Fresh Water Market Rate Fund, Fund 6124, and the Sanitary Bond Fund, Fund 6109, to pay for the construction and the prevailing wage services for this project; **NOW, THEREFORE**,

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

**SECTION 1.** That from the unappropriated monies and from all monies estimated to come into said fund from any and all sources and unappropriated for any other purpose during the fiscal year ended December 31, 2024, the sum of \$471,900.00 is appropriated in Fund 6124 (Sanitary - Fresh Water Market Rate Fund), per the account codes in the attachment to this ordinance.

**SECTION 2.** That the Director of Public Utilities is hereby authorized to enter into a construction services contract with General Temperature Control, Inc., 970 W. Walnut St., Canal Winchester, OH 43110; for the SWWTP WAC Electrical Room HVAC Unit H53 project, in an amount up to \$471,900.00; and to encumber funds in an amount up to \$2,000.00 with the Department of Public Service to provide prevailing wage services for the project.

**SECTION 3.** That an expenditure of \$473,900.00, or so much thereof as may be needed, is hereby authorized to pay for this contract per the accounting codes in the attachment to this ordinance.

**SECTION 4.** This ordinance is contingent upon the Ohio Water Development Authority's Board approving the loan for this project.

**SECTION 5.** Funds are hereby deemed appropriated and expenditures and transfers authorized to carry out the purposes of this ordinance and the City Auditor shall establish such accounting codes as necessary.

**SECTION 6.** 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 7.** 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 8.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.