



Legislation Details (With Text)

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On agenda: 11/26/2007 **Final action:** 11/28/2007

Title: To authorize the Director of the Department of Technology to establish a contract with General Temperature Control, Inc., for the installation and related services associated with the HVAC system; to authorize the City Auditor to transfer \$667,000.00 between projects within the Information Services Bond Fund; to amend the 2007 Capital Improvements Budget; to authorize the expenditure of \$1,217,000.00 from the Department of Technology's Information Services Bond Fund; and to declare an emergency. (\$1,217,000.00)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/28/2007	1	MAYOR	Signed	
11/28/2007	1	CITY CLERK	Attest	
11/26/2007	1	Columbus City Council	Approved	Pass
11/26/2007	1	COUNCIL PRESIDENT	Signed	
11/16/2007	1	Finance Reviewer	Reviewed and Approved	
11/16/2007	1	Finance Reviewer	Reviewed and Approved	
11/16/2007	1	FINANCE DIRECTOR	Reviewed and Approved	
11/16/2007	1	Technology Drafter	Sent for Approval	
11/16/2007	1	Auditor Reviewer	Contingent	
11/16/2007	1	CITY AUDITOR	Reviewed and Approved	
11/16/2007	1	Technology Drafter	Sent for Approval	
11/16/2007	1	CITY ATTORNEY	Reviewed and Approved	
11/16/2007	1	Technology Drafter	Sent to Clerk's Office for Council	
11/13/2007	1	EBOCO Reviewer	Sent for Approval	
11/13/2007	1	ODI DIRECTOR	Reviewed and Approved	
11/13/2007	1	Technology Drafter	Sent for Approval	
11/12/2007	1	Technology Reviewer	Reviewed and Approved	
11/12/2007	1	Technology Drafter	Sent for Approval	
11/12/2007	1	TECHNOLOGY DIRECTOR	Reviewed and Approved	
11/12/2007	1	Technology Drafter	Sent for Approval	
11/9/2007	1	Technology Drafter	Sent for Approval	

BACKGROUND:

The Department of Technology has undertaken a project to replace an aged and outdated Heating, Ventilation and Air Conditioning (HVAC) system. This system is critical to daily computer operations, as it controls humidity and provides for favorable air temperatures required for the computer facility environment; which ultimately assist with reducing the risk of service interruption associated with computer operations, which provides services to various city agencies.

Approval of this ordinance will authorize the Director of the Department of Technology to enter into agreement with General Temperature Control, Inc. for the installation and related services associated with the Heating, Ventilation and Air Conditioning (HVAC) system, for Phase I and Phase Three.

Previously, the Department of Technology entered into agreement with Advanced Engineering Consultants, Ltd, (AEC) for consulting and related services; authorized by the passage of ordinance number 2163-2006, passed by City Council on December 11, 2006; associated with determining the need for improvements, repairs and or replacement, along with the design of the Heating, Ventilation and Air Conditioning (HVAC) system. From these services, it was determined that it was in the best interest of the City to replace the HVAC system. After this determination AEC assisted the Department of Technology with creating bid specifications for the implementation of a new HVAC system. Of which, these bid specifications were utilized for the formal bid process, necessary for the award of services for the implementation and installation of the HVAC system.

After the bid specifications were created, The Facilities Management Division assisted the Department of Technology by processing the formal bid; and followed the guidelines of City Code Chapter 329.14, awarding professional service contracts through the requests for proposals (RFP). The RFP (SA002637) was prepared and posted on the City's solicitation web site (response of interest from twenty-seven vendors); posted within the City Bulletin on September 24, 2007. Also, those who responded to the solicitation were able to pick up documents, associated with the RFP, from the Facilities Management Division (a total of twenty-one vendors, list on file). While the bid was posted, Facilities Management Division, along with the Department of Technology held a pre-bid meeting, of which two (2) contractors attended. Additionally, during the RFP process, a computerized evaluation scoring method was created and utilized to assist with the vendor selection process.

On October 24, 2007 the Facilities Management Division with representatives from the Department of Technology, publicly opened three (3) bids received from the following offerors (along with their proposed cost for the entire project for all four Phases):

Farber Corporation: 31-0746886 (Majority) total project cost \$1,452,400.00 (rescinded their offer)

Kirk Williams Company: 31-4401733 (Majority) total project cost \$1,716,000.00 - **Total Cost of Phases for implementation through approval of this ordinance is \$1,226,000.00 for Phase I and Phase III**

General Temperature Control, Inc.: 31-1201236 (Majority) total project cost \$1,792,000.00 - **Total Cost of Phases for implementation through approval of this ordinance is \$1,217,000.00 for Phase I and Phase III**

After reviewing the bids and after the completion of the evaluation scoring process, it was recommended that the award be made to General Temperature Control, Inc., for the implementation and installation of Phase One and Phase Three of the HVAC system, with the total bid amount, for these two phases, being \$1,217,000.00; this amount is the sum for Phase One and Phase Three of the original bid, that includes a contingency amount of \$242,000.00 to be used in the event of cost overruns. These contingency funds will not be used if not needed. Also, this company was chosen as they were the overall lowest, responsive, responsible and best bidder per specification for Phase One and Phase Three. Additionally, Farber Corporation had rescinded their offer. Also, the proposed-awarded contractor has made provisions within the proposal for potential use of subcontractors (all identified as Majority).

Upon receipt of all bids and review of the total cost for the entire project, it was deemed necessary to break this project out into Phases. Also, out of this process, it was determined that the funding needed for Phase I and Phase III of this project, (as they are deemed the more critical Phases, that impact the daily operational functions within the areas where the computer equipment is located and the areas where staff is located) in the amount of \$1,217,000.00, is included in the total of bonds sold during the November 14, 2007 Bond Sale.

Also, this ordinance authorizes the transfer of \$667,000.00 between projects within the Information Services Bond, and amends the 2007 Capital Improvement Budget, Ordinance #0733-2007, necessary for the expenditure associated with this project.

FISCAL IMPACT: This is a new request and no other funds, associated with the actual installation for a new HVAC system, have been expended by the Department of Technology in the past three years. Funding for this project, with the total amount being

\$1,217,000.00 is included in the total of bonds sold during the November 14, 2007 Bond Sale; with funds in the amount of \$550,000.00 (project #470031, original intent for this project) are available within the Facility Renovations project and the balance needed of \$667,000.00 will be transferred from the Telephone Upgrades project (project #470052). Due to a shift in priorities, it is necessary to complete Phase One and Phase Three of the new HVAC system prior to completing certain phases of the Telephone Upgrades project; of which the amount of \$667,000.00 is a temporary measure at this time, and will be reimbursed to the Telephone Upgrades project so that it may proceed as planned.

CONTRACT COMPLIANCE:

General Temperature Control, Inc. (Majority)
31-1201236 Expiration Date: 06/19/2008

EMERGENCY: There is an immediate need to establish a contract with General Temperature Control, Inc., to ensure that this project is complete before the summer of 2008 in order to reduce risks of service interruption associated with computer operations, which provides services to various city agencies; and to facilitate prompt contract execution and related payment for services.

To authorize the Director of the Department of Technology to establish a contract with General Temperature Control, Inc., for the installation and related services associated with the HVAC system; to authorize the City Auditor to transfer \$667,000.00 between projects within the Information Services Bond Fund; to amend the 2007 Capital Improvements Budget; to authorize the expenditure of \$1,217,000.00 from the Department of Technology's Information Services Bond Fund; and to declare an emergency. (\$1,217,000.00)

WHEREAS, the Department of Technology has undertaken a project to continue the replacement of an aged Heating, Ventilation and Air Conditioning (HVAC) system; critical to daily computer operations, as it controls humidity and air temperatures required for the computer facility environment; which ultimately reduces the risk of service interruption associated with computer operations, which provides services to various City Agencies; and

WHEREAS, the Facilities Management Division assisted the Department of Technology by processing the formal bid; and followed the guidelines of City Code Chapter 329.14, awarding professional service contracts through the requests for proposals (RFP); and

WHEREAS, this ordinance authorizes the Director of the Department of Technology to establish a contract with General Temperature Control, Inc., for the installation and related services associated with the HVAC system; and

WHEREAS, funds for this project have been identified and there is sufficient budget authority within the 2007 Information Services Bond Fund (Information Services Capital Improvements Budget); and

WHEREAS, an emergency exists in the usual daily operation of the Department of Technology in that it is immediately necessary to establish a contract with General Temperature Control, Inc., for the installation and related services associated with the HVAC system to ensure that this project is complete before the summer of 2008 in order to reduce risks of service interruption associated with computer operations that are essential to support daily operations of all city agencies, thereby protecting the public health, peace, property, safety and welfare; now, therefore,

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

SECTION 1: That the 2007 Capital Improvement Budget is hereby amended as follows:

Department of Technology, Information Services Dept./Div. 47-02

Information Services Bond Fund #514

<u>Project Name/Number</u>	<u>Current CIB Amount</u>	<u>Revised Amount</u>
Telephone Upgrades - 470052 (New Funding)	1,900,000	1,233,000

Facility Renovations - 470031 (New Funding)	550,000	1,217,000
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SECTION 2: That the City Auditor is hereby authorized and directed to transfer funds within the Information Services Bond Fund as follows:

From:

Dept./Div. 47-02| **Fund** 514| **Subfund:** 002| **Project Number:** 470052| **Project Name:** Telephone Upgrades| **OCA Code:** 470052|
Amount: \$667,000

To:

Dept./Div. 47-02| **Fund** 514| **Subfund:** 002| **Project Number:** 470031| **Project Name:** Facility Renovations| **OCA Code:** 470031|
Amount: \$667,000

SECTION 3: That the Director of the Department of Technology be and is hereby authorized to establish a contract with General Temperature Control, Inc., for installation and related services associated with the HVAC system, in the amount of \$1,217,000.00.

SECTION 4: That paying for the cost of this project, the expenditure, in an amount not to exceed \$1,217,000 or as much thereof as may be necessary is hereby authorized as follows:

Dept./Div. 47-02|**Fund:** 514 | **Project Number:** 470031 | **OCA Code:** 470031|**Obj. Level 1:** 06|**Obj. Level 3:** 6651 | **Amount:** \$1,217,000

SECTION 5: That the City Auditor is authorized to make any changes to revise the funding source for any contract or contract modifications associated with this ordinance.

SECTION 6: 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.