



Legislation Details (With Text)

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On agenda: 5/9/2022 **Final action:** 5/11/2022

Title: To authorize the Director of Public Utilities to modify and extend its contract with Cornerstone Maintenance Services, Ltd. for HVAC and air purification maintenance services at various Department of Public Utilities facilities. (\$0.00)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD 1135-2022 HVAC & Air Purification Maintenance Services - Additional Info.

Date	Ver.	Action By	Action	Result
5/11/2022	1	ACTING CITY CLERK	Attest	
5/10/2022	1	MAYOR	Signed	
5/9/2022	1	COUNCIL PRESIDENT	Signed	
5/9/2022	1	Columbus City Council	Approved	Pass
5/2/2022	1	Columbus City Council	Read for the First Time	

This legislation authorizes the Director of Public Utilities to enter into a contract modification to extend its contract (FEM Project No. 1505.3.) with Cornerstone Maintenance Services, Ltd. For HVAC and air purification maintenance services at various facilities within the Department of Public Utilities (DPU). Facilities served by the contract include the Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, and Compost Facility within the Division of Sewerage and Drainage (DOSD), as well as Division of Power (DOP) substations and buildings. Other Department facilities may be added in the future.

The work to be performed under this contract concerns HVAC & air purification units and their associated equipment and systems that require inspection, sampling, testing, troubleshooting, balancing, maintenance, and repair or replacement. This includes maintenance and repair of piping and ductwork. The work may also include updating of software for the various HVAC units or any HVAC associated equipment.

This equipment helps ensure required environmental conditions are met in areas housing sensitive electronics crucial to monitoring, operating and controlling many plant processes and equipment. Regular inspection and maintenance of HVAC and air purification equipment helps ensure the equipment operates safely throughout its expected life.

The Department of Public Utilities solicited competitive bids in accordance with Chapter 329 of City Code. Two (2) bids were received and opened on June 6, 2018. Cornerstone Maintenance Services, Ltd. was awarded the contract as the lowest, responsive, and responsible bidder. The original contract was for one (1) year from the date of execution by the City of Columbus, with the option to renew for three (3) additional years, on a year-to-year basis contingent on the approval of City Council. If unforeseen issues or difficulties are encountered that would require additional funding or changes, a modification will be requested.

This proposed modification #2 is for an unplanned fifth year of the contract in response to unforeseen issues in

advertising new bids. The modification will extend the contract through September 30, 2022 and requires no additional funding.

1. Amount of additional funds: No additional funds are needed for this contract modification #2. Total contract amount is \$1,982,968.96.

2. Reason additional funds were not foreseen: N/A

3. Reason other procurement processes were not used: Work under this modification is a continuation of services included in the scope of the original bid contract. The additional unplanned year of the contract is due to unforeseen issues advertising new bids.

4. How was cost determined: The cost, terms, and conditions are in accordance with the original agreement.

SUPPLIER:

Cornerstone Maintenance Services Ltd., federal EIN 01-0852059, D365 Vendor #000055, Expires 2/10/2024.
Cornerstone Maintenance Services, Ltd. 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: \$0.00

Division of Sewerage & Drainage

\$124,265.23 has been spent in 2022

\$426,653.46 was spent in 2021

\$353,873.96 was spent in 2020

Division of Power

\$4,300.49 has been spent in 2022

\$12,204.76 was spent in 2021

\$3,998.93 was spent in 2020

To authorize the Director of Public Utilities to modify and extend its contract with Cornerstone Maintenance Services, Ltd. for HVAC and air purification maintenance services at various Department of Public Utilities facilities. (\$0.00)

WHEREAS, there is a need for HVAC and air purification maintenance services at various Department of Public Utilities facilities; and

WHEREAS, the specific Department facilities requiring the services include the Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, and Compost Facility within the Division of Sewerage and Drainage (DOSD), as well as Division of Power (DOP) substations and buildings, and other Department facilities may be added in the future; and

WHEREAS, two (2) bids were received and opened by the Department of Public Utilities on June 6, 2018 and a contract was established with Cornerstone Maintenance Services, Ltd., the lowest, responsive, responsible, and best bidder; and

WHEREAS, the original contract was for one (1) year from the date of execution, with the option to renew for three (3)

additional one-year terms based upon mutual agreement of the parties, availability of budgeted funds, and approval of City Council; and

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

WHEREAS, the Department intended to bid out this contract at the end of the third renewal but a temporary delay in advertising bids has prevented the contract process from moving forward.

WHEREAS, the Department of Public Utilities wishes to modify and extend its contract with Cornerstone Maintenance Services, Ltd., with no additional funding, through September 30, 2022; and

WHEREAS, it has become necessary in the usual daily operation of the Department of Public Utilities to authorize the Director of Public Utilities to extend the contract with Cornerstone Maintenance Services, Ltd. for HVAC and air purification maintenance services at various Department of Public Utilities facilities; 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 modify and extend contract No. PO126843 with Cornerstone Maintenance Services, Ltd., 10779US Route 42, Plain City, OH 43064 for HVAC and air purification maintenance services at various facilities within the Department of Public Utilities. This modification #2 does not require additional funding but will extend the contract through and including September 30, 2022. Total contract amount is \$1, 982,968.96.

SECTION 2. That this modification is in accordance with the relevant provisions of Chapter 329 of City Code pertaining to contract modifications.

SECTION 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.