



## Legislation Text

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**File #:** 0506-2012, **Version:** 1

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The purpose of this legislation is to authorize the Director of Public Utilities to execute a planned modification to an existing contract for HVAC and Air Purification Equipment Maintenance Services for the Division of Sewerage and Drainage, in order to continue scheduled services to the Division.

This is a division wide contract to provide for the monthly inspection, monitoring and maintenance of the HVAC and Air Purification Equipment Maintenance Services currently in use in the Division of Sewerage and Drainage. This contract provides for the necessary preventive and corrective maintenance, repair and all associated reporting related to the performance of the equipment. These facilities consist of the Southerly Wastewater Treatment Plant, the Jackson Pike Wastewater Treatment Plant and the Compost Facility. With this modification, revisions to the technical specifications are made to address periodically updating the equipment lists to facilitate the maintenance of new equipment to be added and existing equipment that is replaced or removed from service. Additionally, the Sewer Maintenance Operations Center and collection system pumping stations' HVAC equipment will be added to receive maintenance services on an as requested basis.

This contract was in effect for one (1) year to and including April 19, 2012. The contract language allows for the Division of Sewerage and Drainage to extend the contract for two (2) additional years on a year to year basis upon mutual agreement, funding availability and approval by Columbus City Council. This is the 2nd year of the contract. The expiration date will be April 19, 2013.

**SUPPLIER:** Cornerstone Maintenance Services Ltd (01-0852059) Expires 11-9-12  
Cornerstone Maintenance Services, Ltd. does not hold MBE/FBE 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.

1. Amount of additional funds: Total amount of additional funds needed for this contract modification No. 1 is \$350,200.00. Total contract amount including this modification is \$683,588.00.
2. Reason additional funds were not foreseen: The need for additional funds was known at the time of the initial contract, as this is an annual expenditure. This legislation is to encumber the funds budgeted for fiscal year 2012 for the Division of Sewerage and Drainage.
3. Reason other procurement processes not used: Work under this modification is a continuation of services included in the scope of the original bid contract. No lower pricing/more attractive terms and conditions are anticipated at this time.
4. How was cost determined: The cost for the inspection, monitoring and maintenance of the HVAC and Air Purification Equipment is in accordance with the original agreement. The original bidding documents contained contract price increases for the second and third years.

**FISCAL IMPACT:** \$350,200.00 is needed for this service. The funding is increased to cover the addition of maintenance services for the Sewer Maintenance Operations Center and collection system pumping stations' HVAC equipment to the contract, within this modification.

\$147,052.25 was spent in 2011

\$136,934.32 was spent in 2010

**EMERGENCY DESIGNATION:** The Division of Sewerage and Drainage is requesting City Council to designate this ordinance an emergency measure in order to allow for the immediate commencement of maintenance work that is needed on the equipment.

To authorize the Director of Public Utilities to enter into a planned modification of the HVAC and Air Purification Maintenance Services contract with Cornerstone Maintenance Services, Ltd., for the Division of Sewerage and Drainage; to authorize the expenditure of \$350,200.00 from the Sewerage System Operating Fund; and to declare an emergency. (\$350,200.00)

**WHEREAS,** the Department of Public Utilities opened formal bids on February 16, 2011, for HVAC and Air Purification Maintenance Services. Three (3) bids were received. After review of the bids, the Division of Sewerage and Drainage awarded the contract to the lowest, responsive and responsible bidder Cornerstone Maintenance Services, Ltd., and

**WHEREAS,** this contract was in effect for one (1) year to and including April 19, 2012. The contract language allows for the Division of Sewerage and Drainage to extend the contract for two (2) additional years on a year to year basis upon mutual agreement, funds availability and approval by Columbus City Council, and

**WHEREAS,** this is a division wide contract to provide for the monthly inspection, monitoring and maintenance of the HVAC and Air Purification Equipment currently in use in the Division of Sewerage and Drainage. This contract provides for the necessary preventive and corrective maintenance, repair and all associated reporting related to the performance of the equipment. These facilities consist of the Southerly Wastewater Treatment Plant, the Jackson Pike Wastewater Treatment Plant and the Compost Facility, and

**WHEREAS,** with this modification, revisions to the technical specifications are made to address periodically updating the equipment lists to facilitate the maintenance of new equipment to be added and existing equipment that is replaced or removed from service. Additionally, the Sewer Maintenance Operations Center and collection system pumping stations' HVAC equipment will be added to receive maintenance services on an as requested basis

**WHEREAS,** the Director of Public Utilities wishes to extend and increase the existing contract for one (1) year with a new expiration date of April 19, 2013, and

**WHEREAS,** an emergency exists in the usual daily operation of the Department of Public Utilities in that it is immediately necessary to authorize the Director of Public Utilities to enter into a planned modification of an existing contract with Cornerstone Maintenance Services, Ltd. for HVAC and Air Purification Equipment Maintenance Services for the Division of Sewerage and Drainage, FEM Project No. 1505.1, in an emergency manner in order to maintain these vital equipment maintenance services and for the immediate preservation of the public health, peace, property and safety; now, therefore

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

**SECTION 1.** That the Director of Public Utilities be, and hereby is, authorized to modify and increase Contract No. EL011550 with Cornerstone Maintenance Services, Ltd., for HVAC and Air Purification Maintenance Services, in accordance with the terms and conditions on file in the office of the Division of Sewerage and Drainage. Total amount of modification No. 1 is ADD \$350,200.00. Total contract amount including this modification is \$683,588.00.

**SECTION 2.** That this modification is in accordance with Section 329.16 of the Columbus City Codes.

**SECTION 3.** That the expenditure of \$350,200.00, or so much thereof as may be necessary, be and the same hereby is

authorized from the Sewerage System Operating Fund 650, Department 60-05, to pay the cost of the modification to Contract No. EL011550, as follows:

OCA: 605378

Object Level 1: 03

Object Level 3: 3372

**SECTION 4.** 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.