



## Legislation Text

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**File #:** 2709-2014, **Version:** 1

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**BACKGROUND:** This legislation authorizes the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with Star Consultants for professional services for the upgrade and assessment of the existing HVAC system at the Columbus Public Health Building, 240 Parsons Avenue.

The project shall include the assessment, design and construction administration of the existing HVAC system, including the AHU's, boilers, chillers, cooling tower, VAV boxes, valves and piping. The current HVAC system was renovated in 2000-2001. A preliminary study was conducted and the system was found to inefficient and is not performing optimally due to a lack of air flow, inoperable VAV terminals, heating and chilled water delivery restrictions, damper malfunctions, and a failing direct digital controls system. As well many components are now obsolete and parts are increasingly difficult to purchase.

The selection of the vendor for professional architectural/engineering services is in accordance with the competitive bidding provisions of the Columbus City Code. Requests for Statements and Qualifications were sent out and eight proposals were received (\*1 FBE, ^1 ASN, #1 MBE): \*Advanced Engineering Consultants, Ltd., Heapy Engineering, ^Star Consultants, MSA, Karpinski Engineering, #Dynamix Engineering, Ltd., Roger D. Fields & Associates, and Ralph J. Kramer.

Star Consultants was the most responsive and responsible bidder.

Star Consultants Contract Compliance No. 31-1558857, expiration date February 20, 2015.

**Fiscal Impact:** The cost of this contract is \$400,000.00. Funding is available in the Construction Management Capital Improvement Fund.

To authorize the Finance and Management Director to enter into a contract on behalf of the Office of Construction Management with Star Consultants for professional services for the upgrade and assessment of the existing HVAC system at the Columbus Public Health Building, 240 Parsons Avenue; and to authorize the expenditure of \$400,000.00 from the Construction Management Capital Improvement Fund. (\$400,000.00)

**WHEREAS,** the current HVAC system at the Columbus Public Health facility, located at 240 Parsons Avenue, was renovated in 2000-2001 and has since been found with many deficiencies; and

**WHEREAS,** a study was conducted and revealed this HVAC system was failing due to a lack of air flow, inoperable VAV terminals, heating and chilled water delivery restrictions, damper malfunctions, and a failing direct digital controls system; and

**WHEREAS,** the Finance and Management Department, Office of Construction Management, desires to enter into a contract with Star Consultants for professional services for the upgrade and assessment of the existing HVAC system at the Columbus Public Health Building, 240 Parsons Avenue; and

**WHEREAS**, Star Consultants was the most responsive and responsible bidder; now, therefore:

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

**SECTION 1.** That the Finance and Management Director is hereby authorized to enter into a contract on behalf of the Office of Construction Management with Star Consultants for professional services for the upgrade and assessment of the existing HVAC system at the Columbus Public Health Building, 240 Parsons Avenue.

**SECTION 2.** That the expenditure of \$400,000.00 or so much thereof as may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved as follows:

Division: 45-50  
Fund: 733  
Project: 570030-100015  
OCA Code: 733015  
Object Level 1: 06  
Object Level 3: 6620  
Amount: \$400,000.00

**SECTION 3.** 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 4.** 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 5.** 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 6.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.