



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0866-2019, Version: 1

BACKGROUND: This ordinance authorizes the Director of Public Utilities to renew its contract with Cornerstone Maintenance Services, Ltd. to provide HVAC and Air Purification Equipment Maintenance Services for the various facilities within the Department of Public Utilities, FEM Project No. 1505.3. The Department facilities that are currently in need of this contract are Division of Sewerage and Drainage facilities, including the Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, and the Compost Facility, and Division of Power substations and buildings. Other Department facilities may be added in the future by modification. The work to be performed under this contract will involve HVAC & Air Purification units and their associated equipment and systems that require inspection, sampling, testing, troubleshooting, balancing, media replacement, maintenance, and repair or replacement of failed components. The work may also include updating of software for the various HVAC units or any HVAC associated equipment. Maintenance and repair of piping and ductwork are also considered part of the HVAC and Air Purification system and therefore part of the required work.

The Department of Public Utilities advertised and solicited competitive bids in accordance with Section 329. Two (2) bids (2 MAJ) 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. Renewals require approval of the City and the Contractor and must be approved by City Council. If unforeseen issues or difficulties are encountered that would require additional funding, a modification will be requested. This proposed renewal #1 is for year 2 of the contract. The contract will be extended through July 20, 2020.

SUPPLIER: Cornerstone Maintenance Services Ltd. (01-0852059), Expires 4/20/20
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 renewal #1 is \$455,000.00. Total contract amount including this renewal is \$852,968.96 (Original Contract: \$397,968.96; This Ordinance (Renewal #1): \$455,000.00).

2. Reason additional funds were not foreseen: The need for additional funds was known at the time of the initial contract award, as this is a planned renewal.

3. Reason other procurement processes were not used: Work under this renewal 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, terms, and conditions are in accordance with the original agreement.

FISCAL IMPACT: \$455,000.00 is needed and budgeted for this contract within the Sewerage System Operating Fund and the Power Operating Fund.

\$344,086.71 was spent in 2018

\$481,639.49 was spent in 2017

To authorize the Director of Public Utilities to renew its contract with Cornerstone Maintenance Services, Ltd. to provide HVAC and Air Purification Equipment Maintenance Services for the Department of Public Utilities, and to authorize the expenditure of \$425,000.00 from the Sewerage System Operating Fund and \$30,000.00 from the Power Operating Fund. (\$455,000.00)

WHEREAS, a need exists in the Department of Public Utilities for HVAC and Air Purification Equipment Maintenance Services at various facilities; and

WHEREAS, the Department facilities that are currently in need of this contract are Division of Sewerage and Drainage facilities, including the Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, and the Compost Facility and the Division of Power's substations and buildings. Other Department facilities may be added in the future by modification; and

WHEREAS, two (2) bids were received and tabulated by the Department of Public Utilities on June 6, 2018, for HVAC and Air Purification Equipment Maintenance Services for the various facilities within the Department of Public Utilities, FEM Project No. 1505.3; and

WHEREAS, a contract was established with Cornerstone Maintenance Services, Ltd. based upon the lowest, responsive, responsible, and best bid received; 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 by City Council; and

WHEREAS, the Department of Public Utilities wishes to renew its contract with Cornerstone Maintenance Services, Ltd. to provide the necessary funding and extend the contract through July 20, 2020; and

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

WHEREAS, it has become necessary in the usual daily operation of the Department of Public Utilities to authorize the Director to renew the contract with Cornerstone Maintenance Services, Ltd. for HVAC and Air Purification Equipment Maintenance Services for Department of Public Utilities facilities, for the 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 is hereby authorized to renew its contract for HVAC and Air Purification Equipment Maintenance Services for the various facilities within the Department of Public Utilities, FEM Project No. 1505.3 in the amount of \$455,000.00 with Cornerstone Maintenance Services, Ltd., 2620 Adda Ave., Columbus, OH 43231, in accordance with the specifications on file.

SECTION 2. That said firm shall conduct the work to the satisfaction of the Director of Public Utilities and the Administrators of the Divisions of Sewerage and Drainage and Power.

SECTION 3. That the expenditure of \$425,000.00, or so much thereof as may be necessary, is hereby authorized in Fund 6100 Sewerage System Operating Fund in object class 02 Supplies and Materials and object class 03 Services per the accounting codes in the attachment to this ordinance.

SECTION 4. That the expenditure of \$30,000.00, or so much thereof as may be necessary, is hereby authorized in Fund 6300 Power Operating Fund in object class 02 Supplies and Materials and object class 03 Services per the accounting codes in the attachment to this ordinance.

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