



## Legislation Text

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**File #: 2536-2020, Version: 1**

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This ordinance authorizes the Director of Public Utilities to modify and increase 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 systems and therefore part of the required work.

The Department of Public Utilities advertised and solicited competitive bids in accordance with Section 329 of City Code. 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. The contract has already been extended through July 19, 2021.

The contract allowed that if unforeseen issues or difficulties are encountered that would require additional funding, a modification would be requested. This proposed modification #1 is to add funding for needed repairs without extending the term of the contract. The Jackson Pike Wastewater Treatment Plant has recently been assigned maintenance of the Division's Sanitary and Storm Pump Stations: adding HVAC maintenance services was unanticipated when the last renewal was proposed. This modification will provide additional funds to replace a failed HVAC unit at the Williams Road Pumping Station, and repair / replacement of the HVAC units at the Dodge Park Pump Station and the Sullivant Ave Pump Station. This modification will also provide funding to begin quarterly routine HVAC maintenance for all the various stations.

**SUPPLIER:** Cornerstone Maintenance Services Ltd. (01-0852059), DAX Vendor #000055, MAJ, Expires 3/10/2022. 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 #1 is \$220,000.00. Total contract amount including this modification is \$1,527,968.96.

2. Reason additional funds were not foreseen: The Jackson Pike Wastewater Treatment Plant has recently been assigned maintenance of the Division's Sanitary and Storm Pump Stations: adding HVAC maintenance services was unanticipated when the last renewal was proposed. This modification will provide additional funds to replace a failed HVAC unit at the Williams Road Pumping Station, and repair / replacement of the HVAC units at the Dodge Park Pump Station and the Sullivant Ave Pump Station. This modification will also provide funding to begin quarterly routine HVAC maintenance for all the various stations.

3. Reason other procurement processes were not used: The same exact service is required as originally bid. No lower pricing/more attractive terms and conditions are anticipated at this time.

4. How was cost determined: The cost to provide HVAC & Air Purification Maintenance Services for DPU facilities is in accordance with the terms of the original contract.

**FISCAL IMPACT:** \$220,000.00 is needed and budgeted for this contract within the Sewer Operating Sanitary Fund.

Div. of Sewerage & Drainage  
\$535,756.87 was spent in 2019  
\$339,452.92 was spent in 2018

Div. of Power  
\$9,262.32 was spent in 2019  
\$0.00 was spent in 2018

To authorize the Director of Public Utilities to modify and increase 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 \$220,000.00 from the Sewer Operating Sanitary Fund. (\$220,000.00)

**WHEREAS,** bids for HVAC and Air Purification Equipment Maintenance Services for the various facilities of the Department of Public Utilities were received by the Director of Public Utilities and opened on June 6, 2018; and

**WHEREAS,** the Division of Sewerage and Drainage recommended that an award be made to the lowest, responsive, and best bidder, Cornerstone Maintenance Services, Ltd.; and

**WHEREAS,** the original contract was for one (1) year to and including July 19, 2019. The contract language allows for the Department of Public Utilities to renew the contract 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 previously renewed the contract and extended it through July 19, 2021; and

**WHEREAS,** the Jackson Pike Wastewater Treatment Plant has recently been assigned maintenance of the Division's Sanitary and Storm Pump Stations: adding HVAC maintenance services was unanticipated when the last renewal was proposed. This modification will provide additional funds to replace a failed HVAC unit at the Williams Road Pumping Station, and repair / replacement of the HVAC units at the Dodge Park Pump Station and the Sullivant Ave Pump Station. This modification will also provide funding to begin quarterly routine HVAC maintenance for all the various stations; and

**WHEREAS,** the Department of Public Utilities now wishes to modify contract PO126843 with Cornerstone Maintenance Services, Ltd., for HVAC and Air Purification Equipment Maintenance Services to provide additional funding for needed repairs without extending the term of the contract; and

**WHEREAS,** if unforeseen issues or difficulties are encountered that would require additional funding, a modification would be requested; 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 modify and increase 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 modify and increase contract No. PO126843 with Cornerstone Maintenance Services, Ltd., 2620 Adda Ave., Columbus, OH 43231 for HVAC and Air Purification Equipment Maintenance Services for the various facilities within the Department of Public Utilities, FEM Project No. 1505.3, in accordance with the specifications on file in the office of the Division of Sewerage and Drainage. Total amount of modification No. 1 is ADD \$220,000.00. Total contract amount including this modification is \$1,527,968.96.

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

**SECTION 3.** This modification is in accordance with the relevant provisions of Chapter 329 of City Code relating to contract modifications and renewals.

**SECTION 4.** That the expenditure of \$220,000.00, or so much thereof as may be necessary, is hereby authorized in Fund 6100 Sewer Operating Sanitary Fund in object class 02 Supplies and Materials in the amount of \$120,000.00 and object class 03 Services in the amount of \$100,000.00, 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.