



Legislation Text

File #: 1718-2025, Version: 1

1. BACKGROUND

This ordinance authorizes the Director of Public Utilities to enter into a construction contract with General Temperature Control, Incorporated, for the SWWTP CHB Unit H51 & SDB Zoning/VAV’s project, CIP #650265-100203, in an amount up to \$1,196,800.00; and to encumber funds with the Department of Public Service for construction administration and inspection services in an amount up to \$2,000.00. (\$1,198,800.00).

Work under this project consists of replacement of the Southerly Water Reclamation Plant HVAC Unit H51, SDB Zoning VAVs and other such work as may be necessary to complete the contract, in accordance with the drawings, technical specifications, and City of Columbus Construction and Material Specifications as set forth in this Invitation for Bid (IFB).

The Community Area for this ordinance will be 64-Far South.

TIMELINE: Contract work is required to be completed in a manner acceptable to the City within 370 days from the date that a Notice to Proceed (NTP) is given by the City.

ESTIMATED COST OF PROJECT: The bid amount and proposed award amount is \$1,196,800.00, including a 10% construction contingency amount that will be utilized to fund needed and approved changes in the work. No contract modifications are anticipated at this time; however, construction exigency might later compel modification of this contract, if unforeseen difficulties are encountered.

Cost summary:

Original Contract	\$1,196,800.00
Future Anticipated Needs	\$0.00
Prevailing Wage Services	\$ 2,000.00
CONTRACT TOTAL	\$ 1,198,800.00

2. ECONOMIC IMPACT/ADVANTAGES; COMMUNITY OUTREACH; PROJECT DEVELOPMENT; ENVIRONMENTAL FACTORS/ADVANTAGES OF PROJECT

Many of the HVAC & air purification units are approaching the end of their useful life and are becoming increasingly difficult to repair and maintain. A DWR replacement program was developed under CIP 650265-100200. Replacement of failing HVAC & air purification units will provide proper environmental controls for essential process equipment, electrical equipment, furnishings, structures and documents. The replacement units will help to extend the useful life of the building and all equipment inside and inhibit deterioration.

3. CONSTRUCTION CONTRACT AWARD

An Invitation for Bids for the SWWTP CHB Unit H51 & SDB Zoning/VAV’s project was advertised on the Vendor Services and Bid Express websites from 04/16/25 through 05/21/25. One bid was received for the project and was opened on 05/21/25. The following company submitted a bid:

<u>Company</u>	<u>Bid Amount</u>	<u>Compliance Number</u>
1. General Temperature Control, Incorporated	\$1,196,800.00	CC004830

The General Temperature Control, Incorporated bid was deemed the lowest, best, most responsive and responsible bid in

the amount of \$1,196,800.00.

The certification of General Temperature Control, Incorporated was in good standing at the time the bid was awarded.

4. CONTRACT COMPLIANCE INFORMATION

General Temperature Control, Incorporated's contract compliance number is CC004830 and expires 3/18/26.

Searches in the Excluded Party List System (Federal) and the Findings for Recovery list (State) produced no findings against General Temperature Control, Incorporated.

General Temperature Control, Incorporated listed the following companies as subcontractors for this project:

<u>Company Name</u>	<u>City/State</u>	<u>ODI Certification Status</u>
Capital City Electric	New Albany, Ohio	MAJ
Good Home Maintenance	Columbus, Ohio	MAJ
Hina Environmental Solutions	Columbus, Ohio	MBE
Approved Components & Systems, Inc.	Marysville, Ohio	MBE

The certification of General Temperature Control, Incorporated, Inc. and the above companies was in good standing at the time the bid was awarded.

5. PRE-QUALIFICATION STATUS

General Temperature Control, Incorporated and all subcontractors have met code requirements with respect to pre-qualification, pursuant to relevant sections of Columbus City Code Chapter 329.

6. FISCAL IMPACT

The construction portion of this project is anticipated to be financed with a loan from the Water Pollution Control Loan Fund (WPCLF), a program jointly administered by the Ohio EPA's Division of Environmental and Financial Assistance and the Ohio Water Development Authority (OWDA). City Council authorized this loan application and acceptance of funding via Ordinance 2720-2024, passed by Council on 10/28/24. This loan is expected to be approved at the OWDA July Board meeting. This ordinance is contingent upon the loan being approved by OWDA. The Department of Public Utilities will inform the Auditor's Office when this loan has been approved.

Funding in the amount of \$2,000.00 is appropriated and available within the Sanitary Bond Fund, Fund 6109, to pay the Department of Public Service to provide prevailing wage services for this project. An amendment to the 2024 Capital Improvement Budget is necessary to align budget authority with the proper project.

To authorize the Director of Public Utilities to enter into a construction contract with General Temperature Control, Incorporated, for the SWWTP CHB Unit H51 & SDB Zoning/VAV's project; to authorize an amendment to the 2024 Capital Improvement Budget; to appropriate funds within the Sanitary Revolving Loan Fund; to make this ordinance contingent upon the Ohio Water Development Authority approving a loan for this project; and to authorize the expenditure of up to \$1,198,800.00 from the Sanitary Revolving Loan Fund and the Sanitary Bond Fund to pay for the project. (\$1,198,800.00)

WHEREAS, the Department of Public Utilities is engaged in the SWWTP CHB Unit H51 & SDB Zoning/VAV's project; and

WHEREAS, one bid for the Public Sanitary Sewers for SWWTP CHB Unit H51 & SDB Zoning/VAV's project was received and opened on 05/21/25; and

WHEREAS, the lowest, best, most responsive and responsible bid was from General Temperature Control, Incorporated;

and

WHEREAS, Ordinance 2720-2024 authorized this project to be funded by a loan to be obtained through the Water Pollution Control Loan Fund (WPCLF) Loan Account; and

WHEREAS, this ordinance is contingent upon that loan being approved; and

WHEREAS, the 2024 Capital Improvement Budget must be modified to align budget authority with the proper project; and

WHEREAS, funds must be appropriated within the Sanitary Revolving Loan Fund, Fund 6111; and

WHEREAS, it is necessary to authorize the Director of the Department of Public Utilities to enter into a construction contract with General Temperature Control, Incorporated for the Public Sanitary Sewers for SWWTP CHB Unit H51 & SDB Zoning/VAV's project; and

WHEREAS, it is necessary to authorize an expenditure of funds from the Sanitary Revolving Loan Fund to pay for the project; and

WHEREAS, it is necessary to authorize the Director of the Department of Public Utilities to enter into a construction contract with General Temperature Control, Incorporated for the Public Sanitary Sewers for SWWTP CHB Unit H51 & SDB Zoning/VAV's project; and

WHEREAS, it is necessary to authorize an expenditure of funds from the Sanitary Revolving Loan Fund to pay for the project; and

WHEREAS, it is necessary to authorize a transfer of cash and appropriation from the Sanitary Bond Fund, Fund 6109 to pay for payment of prevailing wage services; and

WHEREAS, it is necessary to expend funds from the Sanitary Bond Fund to provide for payment of prevailing wage services associated with said project; **NOW, THEREFORE**,

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

SECTION 1. That the 2024 Capital Improvement Budget authorized by Ordinance 1907-2024 be amended as follows to establish sufficient budget authority for this project:

Fund / Project Number / Project Name (Funding Source) / Current Authority/ Revised Authority / Change
6111 / 650265-100203 / SWWTP CHB Unit H51 & SDB Zoning/VAV's (WPCLF/OWDA Loan) / \$0.00 / \$1,196,800.00 / \$1,196,800.00 (To match the loan amount)

6109 / 650702-100000 / Big Walnut Outfall (South) Rehabilitation (Voted Sanitary Carryover) / \$7,356.00 / \$5,356.00 / (\$2,000.00)

6109 / 650265-100203 / SWWTP CHB Unit H51 & SDB Zoning/VAV's (Voted Sanitary Carryover) / \$0.00 / \$2,000.00 / \$2,000.00

SECTION 2. That the appropriation of \$1,196,800.00, or so much thereof as may be needed, is hereby authorized in the Sanitary Revolving Loan Fund, Fund 6111, per the accounting codes in the attachment to this ordinance.

SECTION 3. That the Director of Public Utilities is hereby authorized to enter into a construction contract for the SWWTP CHB Unit H51 & SDB Zoning/VAV's project with General Temperature Control, Incorporated, 970 W. Walnut

Street, Canal Winchester Ohio 43110, in an amount up to \$1,196,800.00; in accordance with the terms and conditions of the contract on file in the Department of Public Utilities; and to obtain the necessary construction administration and inspection services for this project from the Department of Public Services in an amount up to \$2,000.00.

SECTION 4. That the expenditure of \$1,198,800.00, or so much thereof as may be needed, is hereby authorized to pay for this contract per the accounting codes in the attachment to this ordinance.

SECTION 5. That the transfer of \$2,000.00, or so much thereof as may be needed, is hereby authorized between projects within the Sanitary Bond Fund, Fund 6109, per the account codes in the attachment to this ordinance.

SECTION 6. This ordinance is contingent upon the Ohio Water Development Authority's Board approving the loan for this project.

SECTION 7. Funds are hereby deemed appropriated and expenditures and transfers authorized to carry out the purposes of this ordinance and the City Auditor shall establish such accounting codes as necessary.

SECTION 8. 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 9. 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 10. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.