



Legislation Text

File #: 0035-2026, Version: 1

**1. BACKGROUND**

This ordinance authorizes the Director of Public Utilities to enter into a construction contract with Setterlin Building Company via the City’s Invitation For Bid process for the Elevator Improvements, C.I.P. Number 690569-100000, in an amount up to \$4,010,050.00 and to encumber funds for the Department of Public Service for prevailing wage services in an amount up to \$2,000.00, for a total expenditure of \$4,012,050.00.

The Elevator Improvements project will renovate the freight elevators at the Parsons Avenue Water Plant, Hap Cremean Water Plant, Dublin Road Water Plant, Hoover Dam, and the 910 Dublin Rd. Utilities complex. The work consists of replacing obsolete control panels at all sites; replacing motors at select sites that are reaching the end of their service life; installing new emergency call equipment; and other improvements necessary to bring the elevators up to new code compliance.

The Community Planning Area for this project is “99 - Citywide” because work will be performed at multiple sites across the City serving multiple community planning areas.

**TIMELINE:** Contract work is required to be substantially completed in a manner acceptable to the City within 910 calendar days, with final completion 940 calendar days from the date that a Notice to Proceed (NTP) is given by the City. The City anticipates issuing a Notice to Proceed on or about April 2026.

**ESTIMATED COST OF PROJECT:** The bid amount and proposed award amount is \$4,010,050.00 including a 15% 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	\$ 4,010,050.00
Future Anticipated Needs	\$ 0.00
Prevailing Wage Services	\$ 2,000.00
<b>CONTRACT TOTAL</b>	<b>\$ 4,012,050.00</b>

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

The freight elevators require an overhaul to maintain reliability and safety. The elevator motors at three sites are aging and need to be replaced to minimize maintenance time and costs. As well as increasing reliability and safety to City Employees and visitors. The controllers are obsolete and the manufacturer no longer exists. If they break it will be difficult or impossible to replace them in kind as they, and their parts, are not manufactured any more. Code requirements have changed which necessitates upgrading the emergency communication equipment inside of the elevators. The elevators are essential to ongoing operations at the water plants and other facilities, as they are used daily to move people and equipment.

The majority of the work will occur within areas that are not accessible to the public so no community outreach is anticipated.

**3. BID INFORMATION**

This project was formally advertised on the Vendor Services and Bid Express websites from October 6, 2025, through December 3, 2025. Four bids were received:

<u>Name</u>	<u>Status</u>	<u>Bid Amount</u>	
<u>City/State</u> Setterlin Building Co MAJ		\$4,010,050.00	Columbus, Ohio
2K General Company MAJ		\$4,252,690.00	Delaware, Ohio
Miles-McClellan Construction Co MBE	\$4,370,000.00		Columbus, Ohio
The Righter Co. MAJ		\$4,439,000.00	Columbus, Ohio

The Setterlin Building Company bid was evaluated and deemed the lowest, best, most responsive bid.

#### 4. CONTRACT COMPLIANCE INFORMATION

Setterlin Building Company's contract compliance number is CC004372 and expires 4/9/2027.

As part of their proposal, Setterlin Building Company has proposed the following subcontractors to perform contract work:

<u>Company Name</u>	<u>City/State</u>	<u>ODI</u>
<u>Certification Status</u> M Squared LLC MAJ	Marion, Ohio	
CHC Manufacturing	Columbus, Ohio	MAJ
Meade Construction	Lexington, Ohio	MAJ
Anderson Decorating	Westerville, Ohio	WBE
Columbus Graphics	Reynoldsburg, Ohio	Not registered
Davis & Newcomer Elevator	Arcadia, Ohio	Not registered
Accurate Mechanical	Chillicothe, Ohio	Not registered

The certification of Setterlin Building Company and the following subcontractors was in good standing at the time the bid was awarded: M Squared LLC; CHC Manufacturing; Meade Construction; and Anderson Decorating. The remaining subcontractors are not in good standing due to contract compliance status. These subcontractors will need to become contract compliant prior to the contract being executed or they will need to be removed from the contract.

#### 5. PRE-QUALIFICATION STATUS

Setterlin Building Company 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

Funding in the amount of \$4,012,050.00 is budgeted, available, and appropriated within the Water Bond Fund, Fund 6006, under project 690569-100000.

To authorize the Director of the Department of Public Utilities to enter into a construction contract with Setterlin Building Company for the Elevator Improvements project; and to authorize the expenditure of up to \$4,012,050.00 for the project. (\$4,012,050.00)

**WHEREAS**, the Department of Public Utilities is engaged in the Elevator Improvements project, CIP #690569-100000; and

**WHEREAS**, four bids for the Elevator Improvements project were received and opened on December 3, 2025; and

**WHEREAS**, the bid from Setterlin Building Company was evaluated and deemed the lowest, best, most responsive bid; and

**WHEREAS**, it is necessary to expend funds to pay for this project; and

**WHEREAS**, it has become necessary in the daily operation of the Department of Public Utilities to enter into a construction services contract with Setterlin Building Company for the Elevator Improvements project; **NOW THEREFORE**,

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

**SECTION 1.** That the Director of Public Utilities is hereby authorized to enter into a construction services contract for the Elevator Improvements project with Setterlin Building Company, 560 Harman Avenue, Columbus, Ohio , 43064, in an amount up to \$4,010,050.00 in accordance with the terms and conditions of the contract on file in the Department of Public Utilities; and to encumber funds in an amount up to \$2,000.00 with the Department of Public Service to provide prevailing wage services for the project.

**SECTION 2** That the expenditure of up to \$4,012,050.00, or so much thereof as may be needed, is hereby authorized from the Water Bond Fund, Fund 6006, per the accounting codes in the attachment to this ordinance.

**SECTION 3.** That 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 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.