

RESOLUTION NO.: 123-2023
INTRODUCED BY: Mayor Thomas

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH THE SMITH & OBY COMPANY THROUGH THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES COOPERATIVE PURCHASING PROGRAM FOR NEW HVAC COMPONENTS FOR THE POLICE STATION.

WHEREAS, pursuant to its Charter, Council has authorized cooperative purchasing through the competitive bids obtained by the State of Ohio Department of Administrative Services Cooperative Purchasing Program;

WHEREAS, the Director of Public Service and Properties has requested the purchase of new HVAC components, including one 3-Ton Trane Rooftop unit, one 20-Ton Trane Rooftop unit, and one Weil-McLain or Peerless Boiler, with all necessary controls components for a new controls system for the Police Station, the purchase of which can be made through the State of Ohio's Cooperative Purchasing Program from The Smith & Oby Company under State of Ohio Contract Number CSP900522-11 for a total price of \$248,000.00;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: The Mayor is authorized to enter into a purchase agreement with The Smith & Oby Company for new HVAC components as itemized in the letter to the City's Purchasing Agent dated August 4, 2023, a copy of which is attached hereto as Exhibit A, for a total amount not to exceed \$248,000.00.

Section 2: The Director of Finance is authorized to expend funds from Fund No. 401-7150-54900 to cover the cost of the purchase authorized in Section 1.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: September 12, 2023

APPROVED: September 12, 2023

ATTEST: Donnie Hunter
Donnie L. Hunter
Clerk of Council

Kim A. Thomas, Mayor

Bobby Jordan
Bobby Jordan
President of Council

Exhibit A



The Smith & Oby Company • The Smith & Oby Service Company OH Lic. 19624
7676 Northfield Road • Walton Hills, Ohio 44146 • Phone 440-735-5333 • Fax 440-735-5334
Mechanical Contractors Since 1898 • HVAC • Plumbing • Process Piping • Service Contracts

August 4, 2023

City of Richmond Heights
26789 Highland Road
Richmond Heights, Ohio 44143
Attn: Travian M. Atkins, Purchasing Agent

REF: Police Department HVAC Project

Travian,

Thank you for thinking of Smith & Oby for your mechanical needs. We've viewed the needs at Richmond Heights Police Department for replacement of RTU's, a boiler, VAV's and controls updates. After discussing this project at length, we have determined the plan that would best serve your needs. We propose to install new Trane replacement rooftop units as there are dimensional restrictions with using other brands. We also plan to replace the boiler that was identified as deficient with a similar style non-condensing boiler. We are proposing to update (retrofit) the VAV's with new controllers instead of completely removing and replacing them. And finally, we are proposing to install a new controls system with wired connections instead of wireless connections. In our experience wireless connections are unreliable and are being phased out by the manufacturers as a result. The items outlined below are presented for your review and evaluation and please do not hesitate to reach out with further questions.

Provide for Installation:

- One (1) 3 Ton Trane Rooftop with Economizer, BACnet capability
- One (1) 20 Ton Trane Rooftop with Economizer, BACnet capability, VAV operation
- One (1) Weil-McLain or Peerless Boiler
 - + fill valve, air separator, and low water cut-off, plus vent damper and replacement vent pipe as needed
 - + relief valve, and new temperature gauge(s), plus new piping and associated insulation as needed
- All necessary controls components for a new controls system including all new VAV controllers throughout
 - + new front end controls interface with graphic display
 - + update to retrofit existing 15-ton RTU to VAV operation

Installation Scope:

- Disconnect and remove old equipment for disposal in mechanical room.
- Disconnect and rig away old rooftops.
- Rig new rooftops to roof and set in place.
- Retrofit existing 15-ton rooftop for VAV operation.
- Install and connect new boiler to water and gas piping.
- Install associated boiler valves and controls for operation.
- Replacing pipe insulation as needed.
- Retrofit existing VAV's with new controllers.
- Run new control wiring for RTU's, VAV's, boilers, pumps, and exhaust fans.
- Program and create controls interface.
- Startup all systems and test operations.

Clarifications:

- Price includes air balancing with certification report.
- Price includes factory startup of equipment and owner training.
- Price does not include a new expansion tank and assumes existing tank is reusable for boiler(s).
- Price does not include new boiler pump and assumes existing pump & motor are reusable.
- Price does not include changes or replacement of boiler room dampers & actuators.
- Controls installation includes front end graphics creation.
- Retrofit of VAV's assumes all valves are in working order.
- Retrofit of VAV's assumes all fans where applicable are in working order.
- In all areas, isolation valves are presumed operable and would be additional to this price if replaced.
- Return air smoke detectors, if present, are to be reinstalled by others.
- Roofing to be done by others.
- Insulation replacement (other than piping) and asbestos abatement are not included in the price.
- Price INCLUDES controls for exhaust fans.
- Price excludes sales tax, permitting, or other applicable fees.
- Price assumes that no ductwork will need replaced or extensively modified.
- Price assumes all existing controller raceway, conductors, and over current devices can be reutilized.
- Price assumes that existing electrical is in usable condition within the existing curb.
- Client will provide access throughout the building for our work as requested.
- Please note these rooftop units from Trane currently carry at 24 to 28 week lead time.
- Price for this work is assumed to be normal working hours Monday through Friday 7:00am to 3:30pm.

Total net price \$ 248,000.00

Please feel free to let me know any questions or concerns. We are prepared to perform these tasks with the urgency required.

Respectfully,

Jarrod Kroah
Account Executive
The Smith & Oby Company


Service Sales

Acceptance
City of Richmond Heights
Travian M. Atkins

Purchasing Agent

CC: Dave Sommer
John Toomey

State of Ohio CONTRACT NUMBER: CSP900522-11