

RESOLUTION NO. 2022 - 21

**A RESOLUTION AUTHORIZING A CONTRACT WITH THE GEILER COMPANY
FOR HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT
WITHOUT COMPETITIVE BID AND DECLARING AN EMERGENCY**

WHEREAS, The Geiler Company has been furnishing labor and materials to the Village of Golf Manor to maintain its heating, ventilation and air conditioning equipment, specifically its chiller; and

WHEREAS, the current chiller must be replaced to be able to maintain a healthy and safe Administrative building; and

WHEREAS, in the current economic environment, pricing has escalated and materials are scarce, the result of which is the preliminary estimate for this replacement work has climbed by 60% or more in just the past two months; and

WHEREAS, entering the summer months, replacement of the chiller has become a high priority to maintain a healthy and safe Administrative building serving all Departments; and

WHEREAS, The Geiler Company has given a comprehensive evaluation to the Village for the replacement of the chillers and related equipment at a cost of \$79,125; and

WHEREAS, the Village Administrator has authority for contracting up to \$50,000 above which Council approval and competitive bidding may be required; and

WHEREAS, an exception to competitive bidding is when the Village faces emergency conditions requiring immediate action, so long as such emergency is found by Council to exist and justifies waiving the requirements of competitive bidding; and

WHEREAS, Council does believe the immediate need to replace the chiller and the uncertainty and escalating costs in the current construction market dictate that the Village lock in a contract with The Geiler Company to act as quickly as possible to replace the chiller for the benefit of working employees.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Golf Manor, Hamilton County, Ohio, that:

SECTION I. The Village Administrator is authorized to enter into a contract with The Geiler Company consistent with the attached specifications to replace the chiller and supporting equipment for HVAC for the Administration building at a cost not to exceed \$80,000.

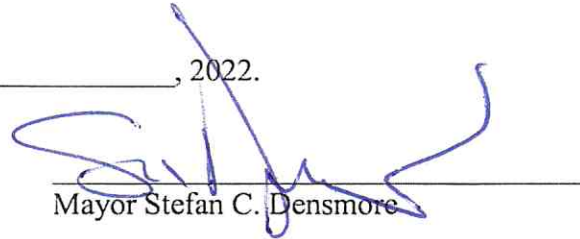
SECTION II. Council finds that the escalating cost of construction, the need to immediately secure materials, and the need for the immediate replacement of the chiller to

provide a safe and comfortable environment for all Village employees working through the Administration building necessitates that the Village enter into this contract immediately without competitive bidding.

SECTION III. The Village Administrator is authorized to execute such contract immediately and such related documents as is necessary to lock down pricing and to schedule this critical replacement work.

SECTION IV. This Resolution is hereby declared to be an emergency measure necessary for the preservation of the public health, safety and welfare, and shall take effect immediately upon passage.

PASSED this 23rd day of MAY, 2022.



Mayor Stefan C. Densmore

ATTEST:



Paula Burgin, Assistant Clerk

APPROVED AS TO FORM:



Terrence M. Donnellon, Solicitor



**Mechanical
Contractors**

May 17, 2022

City of Golf Manor
6450 Wiehe Rd.
Cincinnati, OH 45237

Attn: Jim Puthoff

Ref: Chiller replacement

The Geiler Company proposes to furnish labor and materials to replace the existing chiller and cooling tower with a new air-cooled chiller of the same capacity. This project would include the following:

- Recover the refrigerant from the existing Trane chiller per EPA regulations.
- Disconnect the power wiring, condenser piping and chilled water piping from the existing chiller and cooling tower. Chiller to remain in the basement.
- Utilizing a crane remove the existing cooling tower from the premises and dispose of.
- Rework the existing concrete piers to accommodate the new chiller condenser.
- Install a new Trane air-cooled chiller, condenser to be located outside on the new support structure.
- Install a new remote evaporator in the basement in the same general location as the current chiller.
- Install new condenser disconnect, conduit, and wire to connect the new chiller condenser to the existing power wiring.
- Install new chilled water pipe and fittings to connect the new remote evaporator to the existing chilled water piping and pump.
- Install new refrigerant piping to connect the new indoor evaporator and the outdoor condensing unit.
- Install a new circulating pump and connect to the existing power wiring and water connections.
- Insulate the new chilled water/refrigerant pipe and fittings to match the existing.
- Startup per MFG. specifications.
- Crane costs are included for normal working hours, if the owner requests setting the equipment after normal working hours 7:00am to 4:00pm Monday thru Friday there will be a 50% surcharge for the rigging portion of the project.
- **Two-year** parts and labor warranty will be provided by Trane and The Geiler Company, Trane will have a 3-year unit parts warranty, a 5-year compressor parts warranty, and a 2-year refrigerant warranty.

The budget cost based on today's pricing for the above project would be **\$79,125 (Seventy-nine thousand one hundred twenty-five dollars)**.

The Geiler Company
6561 Glenway Avenue
P.O. Box 11324
Cincinnati, Ohio 45211-0324
Service (513) 574-0025
Contract (513) 574-1200



**Mechanical
Contractors**

Please note:

- All work to be performed during regular working hours.
- Pricing includes City of Cincinnati permits
- Pricing includes \$2,000.00 to remove the existing chiller from the basement and dispose of off-site.
- No asbestos removal and or disposal is included if required.
- No sales tax.
- No work on the existing control system is included at this time.

If there are any questions, please contact our office.

Respectfully submitted,
Jason Feinauer
HVAC Service Project Manager

Acceptance: As a representative of
I hereby accept the terms and conditions of this proposal.

Signature: _____ Date: _____

*Please sign and return the **original**. Keep copy for your records.*

Payment Terms: Net 30 days. This proposal may be withdrawn by the Geiler Company if not accepted within 30 days. Please furnish a Notice of Commencement.