

CLEVELAND PUBLIC LIBRARY

Finance Committee

November 14, 2023

**RESOLUTION AUTHORIZING AGREEMENT FOR REPLACEMENT OF
UNION BRANCH HVAC SYSTEM**

WHEREAS, The Union Branch is currently without a functional forced air HVAC system, which poses a risk to Library property and patron well-being as freezing temperatures and winter weather approach; and

WHEREAS, The Property Management Department has already purchased a replacement HVAC unit in advance of the necessary work to replace the HVAC system and has sought a vendor to complete the installation services, including recovery of refrigerant; demolition and removal of existing HVAC equipment, concrete pillars, and steel beams to support the new system; installation of new equipment including electrical, mechanical, and ductwork; startup and commissioning of the new HVAC system; and all associated permits; and

WHEREAS, The Library initially anticipated that the above services would likely range in cost from \$50,000 to \$70,000 and so, therefore, solicited quotes from vendors to complete the installation work and received the following responses:

Vendor	Cost
Diversified Piping and Mechanical	\$84,550
T.H. Martin, Inc.	\$91,000
The Smith & Oby Co.	\$106,250
Aberdeen Mechanical (FBE)	Non-Responsive (declined to bid)
Cromwell Mechanical (MBE)	Non-Responsive (no bid submitted)

; and

WHEREAS, Because the cost of the HVAC system installation exceeds the statutory threshold of \$75,000, Ohio Revised Code § 3375.41 would normally require the Library to engage in competitive bidding to award a contract for this work; and

WHEREAS, Under R.C. 3375.41, the Library may dispense with the statutory competitive bidding requirements and award a contract directly to one or more contractors when the Board of Library Trustees determines that the installation work is necessary for the security and protection of Library property; and

WHEREAS, The Property Management Department has determined that a formal public bidding process would delay execution of the necessary HVAC system installation work by at least one to two months, and that this delay would put Library property at risk due to the potential for burst pipes and other building malfunctions that could result from the lack of a functioning HVAC system during winter weather; and

WHEREAS, The Chief Operating Officer recommends that the Library enter into a contract with Diversified Piping and Mechanical in an amount not-to-exceed \$91,000, which consists of their bid of \$84,550 plus an additional 7.5% or \$6,450 to serve as a contingency to cover unforeseen costs that may arise during the course of installation now therefore be it

RESOLVED, That the Board of Library Trustees hereby determines that, given the risks associated with not having a functioning HVAC system during winter weather, it is necessary for the security and protection of Library property at the Union branch to dispense with the statutory competitive bidding requirements for the installation of the HVAC system at the Union branch; be it further

RESOLVED, That the Board of Trustees of the Cleveland Public Library hereby authorizes the Executive Director, CEO or his designee, to forgo a formal public bid process under R.C. 3375.41 due to the need to protect Library property and to enter into an agreement with Diversified Piping and Mechanical to complete the work described above regarding the HVAC system installation at the Union Branch for a total contract price of \$91,000, subject to approval of the Director of Legal Affairs, with the expenditure being charged to the General Fund Account 17920053-53310 (Building Repairs).

PROPOSAL



DIVERSIFIED PIPING & MECHANICAL

7561 Tyler Blvd., Unit #8 - Mentor, OH 44060

Phone: (440) 951-6004 Fax: (440) 951-6064

Licensed • Insured • Bonded

OH License 14094

Date: November 1, 2023

To: Cleveland Public Library
325 Superior Avenue
Cleveland, OH 44114

Attn: Gordon Cerney

Job Name: Union Branch HVAC System Replacement

We are pleased to submit our proposal to replace the existing HVAC system with the new Carrier split system being provided by the Cleveland Public Library. Equipment to be delivered to our rigger by the manufacturer.

The scope of work shall include:

1. Recovery of the refrigerant from the existing system per EPA guidelines,
2. Disconnection of the utilities and ductwork from the existing unit,
3. Dumpster rental for scrap,
4. Demolition of the existing HVAC equipment and 3-way hydronic control valve,
5. Install four (4) concrete pillars in Sonotubes for the condensing unit,
6. Install two (2) WF6 x 12 I-beams on the concrete pillars to support the condensing unit,
7. Modify existing air handler equipment pad where required,
8. Deliver, rig and set the air handler and condensing unit,
9. Fabricate and install new galvanized sheet metal ductwork within the existing equipment room with new flex connectors at unit tie-in points,
10. Install ACR copper refrigeration piping with NIBCO PressACR fittings and Armaflex insulation,
11. Install the new 3-way hydronic control valve provided by the Cleveland Public Library,
12. Install Type L copper hydronic piping and NIBCO Press fittings and 1" fiberglass insulation,
13. Install PVC condensate drain piping to the nearest floor drain,
14. Modification of the electrical wiring to the indoor and outdoor units,
15. Replace the control wiring to the existing thermostat,
16. Control wiring of the economizer,
17. Reinstallation of the existing ionization unit,
18. Refrigeration piping evacuation, charge with R-410A refrigerant, and start-up,
19. City of Cleveland HVAC permit,
20. One (1) year warranty against defects in material and workmanship provided by Diversified P&M.

We propose to furnish labor and material in accordance with the above work scope for the sum of:

Eighty-four thousand five hundred fifty and 00/100 Dollars ... \$84,550.00

Excludes: The Carrier HVAC equipment and accessories, new 3-way hydronic control valve, unforeseen field conditions, hazardous material abatement, negative air machines or dust partitions, air or water balancing, BMS connections or programming, overtime, shift premiums, weekend work, taxes, bonds

Notes: The price **does not include** any amounts for changes in taxes, tariffs, or other similar charges that are enacted after the date of this proposal.

Our proposal is based upon all work being performed during normal working hours.

Any changes in the scope of work as described above may constitute an addition to or deduction from the quoted price.

No additional work will be performed without your written authorization to proceed via change order.

Prices valid for 30 days due to material cost fluctuations.

Payment: Progress payments as a percentage of completion, Net 30 days
Payment in full due within thirty (30) days of completion

Thank you for the opportunity to be of service.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized

Signature Richard A. Bukovec

Richard A. Bukovec

Note: This proposal may be withdrawn by Diversified Piping & Mechanical if not accepted within thirty (30) days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. No retention shall be held without having been specifically outlined in a contract.

Purchase Order # _____

Date of acceptance _____

Authorized
Signature _____



DIVERSIFIED PIPING & MECHANICAL, INC.

Page 2 of 2



office@thmartin.net

T.H. MARTIN INC.

MECHANICAL CONTRACTORS

8500 BROOKPARK ROAD, CLEVELAND, OHIO 44129

Phone(216) 741-2020 Fax (216) 741-1166

Heating, Ventilation, Air Conditioning, Sheet Metal Fabrication, Piping

Plumbing, HVAC Service, Design Build and Plan & Spec.

www.thmartin.net

Proposal Submitted To	Phone	Date
Cleveland Public Library		Oct 6 2023
Street	Job Name	
325 Superior Ave.	20 ton Unit change/ retrofit	
City, State, Zip	Job Location	
Cleveland, Oh 44114	Union Branch	
Attention	Addenda Received	Fax
Gordon Cerney	1	

T.H. Martin Inc. will provide HVAC items as per the below scope of work in accordance with the plans and specifications. We include the following items as shown on the HVAC drawings, and specifically exclude items that may be shown on other plans and not specifically referenced on the HVAC drawings.

Demolition / Relocation as per HVAC plan notes
 HVAC equipment (Owner Supplied)
 Sheet metal duct, insulated as specified
 HVAC piping and insulation as specified
 Trough for Electric and piping (paint brown)
 Rework Electrical to court yard
 Bid per provide Scope from Library
 Concrete piers and beams for condenser

Controls and control wiring as specified
 Start up of provided equipment
 Air balance
 Permits
 Warranty for all provided equipment as specified.
 No Tax

We propose to furnish the above, complete in accordance with above specifications for a fee of :

	\$91,000.00
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<p><u>WE DO NOT INCLUDE:</u> Ceiling removal/replacement or patching Roof Flashing or structural supports Temporary HVAC</p>	<p><u>NOTES:</u> All disposal is to G/C provided dumpster</p>
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1. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner in accordance with standard practices. Any deviations from specifications/plans involving additional cost will be executed only upon written change orders and will become an extra cost over and above the estimate.
2. All agreements are based on current equipment costs and contingent upon strikes, accidents or delays beyond our control
3. We do not automatically accept any subcontract agreement that may be included as part of bid documents. All contract terms must be mutually agreed upon by all parties. Our pricing is based on standard ConsensusDOC750 typical contract language.

PREPARED BY:

Good for 30 days



November 1, 2023

Cleveland Public Library
325 Superior Ave.
Cleveland, Ohio 44114

Subject: Union Branch HVAC System Replacement Quote

Dear Gordon,

Thank you for continuing to think of us for your mechanical needs. At your request we've engaged our partners in rigging, concrete, air balancing, and insulation to prepare this quote for your project at the Union Branch. With the understanding that the work will be done during regular weekday business hours, and will utilize the equipment you are supplying, the price below is valid for 60 days. Please feel free to reach out with any questions you may have regarding this document.

Scope:

- Remove R22 from existing unit for disposal.
- Dismantle and remove existing air handler and three-way valve.
- Modify air handler pad to fit new unit, installing isolators per scope.
- Install new three-valve provided by customer.
- Modify and reconnect ductwork to air handler with canvas connector.
- Reconnect piping for heating utilizing existing control valve and thermostat.
- Existing thermostat to be rewired for reuse.
- Electrical subcontractor to modify electrical for condensing unit and air handler per code.
- Excavate, prepare, and pour concrete pillars in courtyard.
- Install steel beams on pillars above storm drain.
- Set vibration isolators on steel beams for condensing unit.
- Set condensing unit on beams using crane from parking lot, run refrigerant piping to air handler.
- Install one-inch-thick insulation on refrigerant lines, install metal theft prevention cover matching building gutters.
- Insulate all hydronic piping to air handler using half inch fiberglass insulation.

Clarifications:

- Work to be completed during regular hours, Monday through Friday 7:00am to 3:30pm excluding holidays.
- Our work will carry a one-year warranty on installation, manufacturer's warranty will cover parts if applicable.
- Smith & Oby will supply supplemental heating if required.
- The customer will purchase the condensing unit, three-way valve, and air handler for installation.
- The customer will ensure the units fit in the specified locations prior to work starting.
- The customer will remove trees in courtyard and move small condensing unit out of the way prior to work starting.
- Smith & Oby will secure permits for the project with the applicable city offices.
- Customer will ensure access to all areas as required for our work throughout the project.

Total net price: \$ 106,250.00

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

Respectfully,

Jarrold Kroah
Account Executive
The Smith & Oby Company

Service Sales

Acceptance
Cleveland Public Library
Gordon Cerney

Assistant Manager Facilities

CC: Dave Sommer
Ryan Stevens