

VILLAGE OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2016- 25

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO SIGN AWARD TO TRANE FOR IMPROVEMENTS TO THE BUILDING LOCATED AT 10 NORTH HIGH STREET, AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO SIGN ANY DOCUMENTS FOR THE SAID IMPROVEMENT PROJECT

WHEREAS, in 2002, the Kings Local School District transferred the property commonly known as the South Lebanon Elementary School to the Village of South Lebanon, as recorded in Volume 2662 Page 411 of the Office Records of Warren County; and,

WHEREAS, the Village Council now desires to utilize the two-story building along High Street for municipal purposes; and,

WHEREAS, Village staff has solicited a proposal from Trane for mechanical and electrical improvements per State of Ohio Term Schedule 800295; and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of South Lebanon, at least a majority of all members elected thereto concurring:

Section 1. Approve and authorize the Mayor and Fiscal Officer to sign the proposal, as attached and made a part hereof, submitted by Trane in the amount of \$584,026.00 for mechanical and electrical improvements to the building located at 10 North High Street.

Section 2. Authorize the Mayor and Fiscal Officer to sign any other documents required for the execution of said proposal.

Section 3. That the Council is acting in its administrative capacity in passing this Resolution.

Section 4. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 5. That it is found and determined that all formal actions of the Council concerning and relating to passing this Resolution were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

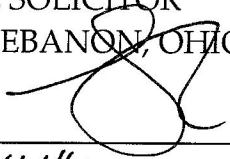
Adopted this 1st day of September, 2016.

Attest: 
Sharon Louallen, Fiscal Officer/Clerk 
James D. Smith, Mayor

Rules Suspended: / /2016 (if applicable)	Effective Date - / /2016
Vote - ___ Yeas ___ Nays	
First Reading - <u>8/4/2016</u>	Effective Date - / /2016
Second Reading - <u>8/18/2016</u>	
Third Reading - <u>9/01/2016</u>	
Vote - ___ Yeas ___ Nays	

Prepared by and approved as to form:

PAUL R. REVELSON
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

By: 

Date: 9/1/16



TRANE

Trane
10300 Springfield Pike
Cincinnati, OH 45215
Phone: 513-771-8884
FAX: 513-772-7281

Ohio State Term Schedule PROPOSAL CONTRACT NUMBER: 800295

Customer: Village of South Lebanon
99 North High Street
South Lebanon, OH 45065
Attn: Mr. Jerry Haddix

Date: July 14, 2016

Job Name: SLE HVAC/Electrical Retrofit

Terms of Delivery: FOB Destination
Full Freight Allowed

Terms of Payment: Net 30 Days

Trane is pleased to provide the enclosed proposal for your review and approval. This proposal is compliant with Trane's Ohio STS and GSA Federal Supply Schedule contract, GS-07F-0248K, (<http://www.gsawebblink.com/trane/>) and all its associated terms, conditions and negotiated pricing. In the event of a discrepancy between this proposal and the Ohio STS and FSS contract, the Ohio STS contract terms and conditions shall govern and take precedence. All applicable taxes will be added unless Trane is provided with the appropriate tax exemption certificates. This proposal is valid for 30 days and will expire after that date if an order is not placed.

Design Intent

- The intent of this project is to install a zoned rooftop (RTU) HVAC system to the existing South Lebanon Elementary Building (SLE). The system will be zoned utilizing different sized rooftop units. HVAC controls will be installed and will have remote capability. The electrical system will be upgraded for the entire building and the Community Center will be separated from the service to SLE.

Mechanical Renovation Scope of Work

- Provide and install reinforcement at all concrete floor and roof openings for ductwork as required by the structural engineer.
- Install (7) Trane provided rooftop curbs and units on the roof. Cut and patch roof as required to maintain existing warranty.
- Provide and install gas piping from existing meter to new rooftop units. Provide all required shut off valves, gas cocks, drip legs and regulators as required for fully functioning and code compliant installation. Gas piping to be black steel; material and sizing in compliance with local gas codes.
- Support and paint gas piping.
- Provide future valve in gas piping for domestic water heater.
- Route condensate drain line to nearest roof drain.
- Provide flexible connection from rooftop units to ductwork.
- Install all galvanized sheet metal and flexible ductwork in accordance with SMANCA "HVAC Duct Construction Standards". All supply and return air to be ducted.
- Insulate all supply ductwork with fiberglass insulation in compliance with all local building and energy codes.
- Install all supply diffusers and return grilles. Temporarily suspend diffusers and grilles until new ceiling and light fixtures are installed as required. Exposed duct is acceptable in the conditioned spaces. Corridor duct and vertical runs will be concealed.
- Cut all wall and floor penetrations as required for duct installation. Provide all required lintels, fire dampers and supports. Patch all wall and floor penetrations using fire stop if required.
- Provide and install required DUCT smoke detectors per applicable codes.
- Provide and Install Annunciators for Duct Detectors.
- Provide NEBB certified air balancing for the project.

**Clarification Notes:**

- Enclosures (Shafts) for vertical ductwork to be by others.
- Domestic water heater location to be determined.
- All Asbestos abatement is by others and not included in this scope.
- Fire Protection work is by others and not included in this scope.
- Ceiling work or wall repair is by others and not included in this scope.
- Existing boilers, pumps, piping and unit ventilators shall be abandon in place.

Electrical Renovation Scope of Work**Community Center Service Relocation/Replacement**

- Demo existing service, panels and disconnect feed coming from existing SLE building.
- Install new single phase service in existing electric room.
- Install new panels and connect existing circuits to new panels.
- Find existing underground conduits going to existing SLE building, expose conduits and redirect to new utility pole for connection.
- This scope / pricing is based on being able to reuse existing underground conduit and wiring from interception point back to community building.

South Lebanon Elementary:

- Demo existing service and panels.
- Install new three phase service located in the electric room on the 1st floor.
- Install new panels in custodial closets on 1st and 2nd floor.
- Connect feeds from existing panels to new panels.
- Install new panel in electric room to serve existing utility equipment and new RTUs.
- Provide all power wiring and conduit from new panel to new RTUs.
- Install (4) electric unit heaters at stairway entrances, boiler room and janitor's closet. Provide all power wiring and conduit to new electric unit heaters.

Clarification Notes:

- Electrical feed upgrade from Duke will be paid by the owner as required (Approximately \$30,000, final cost will come from Duke and be the owner's responsibility).

Temperature Controls Scope of Work**Tracer SC Building Automation System**

- Installation of a Trane Tracer SC Building Automation System.
- The SC panel will be able to reside on the customer provided LAN network with customer provided access to their network.
- Access to the site database will be via the Internet (Internet service provided by others). Static IP address will be provided by the owner.
- Provide graphic displays to present monitored data points and floor plan graphics.

DDC controls for (7) Rooftop Units

- Trane will run the communication wire to the factory provided BACnet controller on each RTU.
- Trane will mount and wire the space sensor for each RTU.
- Trane will setup monitoring of the RTU's on the Tracer SC system.



Scope Clarifications:

- Village of South Lebanon must sign the attached STEC-CC form for Trane's files for tax exemption.
- Hazardous Material identification, abatement and/or removal are excluded from this scope of work. We are not anticipating any issues but they do arise.
- Performance Bond or other types of Bonds are **NOT** included in this proposal.
 - A Performance Bond on the mechanical contractor and electrical contractor is included.
- Permits, engineering, stamped drawings and inspections are included in this proposal as required only.
- Prevailing wages are included.
- Safety as required by Trane's Subcontractor EHS safety rules but not limited to OSHA standards is required for all subcontractors on site.
- Daily and final clean-up as required is included.
- The existing gas service is adequate size for reconnection for new units. No meter upgrade is budgeted.
- Subcontractor and owner jobsite meetings as required is included during the construction period.
- The above pricing does **NOT** include sales tax.
- Any service not listed is **NOT** included.
- Trane bills monthly based on a percentage of job completion.
- This proposal is valid for 30 days from the proposal date.
- Our scope provides a 1 year parts and labor warranty on the provided equipment.
- Installation and removal will occur during normal working hours Monday through Friday.

Pricing

OAKS Category ID:
77121500 - Air pollution
HVAC Systems including parts, accessories and installation services
Open Market Items: BACnet Cards, Digital Display Zone Sensors, Smoke Detectors, Labor and Part Warranties, Hail Guards, 208V

Lump Sum Pricing for the Entire Project: \$ 584,026.00

We appreciate the opportunity and look forward to working with you on this important project. Please contact us if you have any questions or concerns.

Bob Walters
Account Manager
Cell: (513) 432-2251
robert.walters@trane.com

Bob Haun
Solutions Account Manager
Cell: (513) 518-2361
rthaun@trane.com

ACCEPTANCE

We hereby accept the foregoing proposal on the State of Ohio State Term Schedule terms and conditions.

COMPANY
PURCHASE ORDER
DATE

Village of South Lebanon
13-00016
9-1-16

BY James D. Smith
Type or Print James D. Smith
TITLE Mayor