EMERGENCY RESOLUTION NO. 37-2016

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL ENERGY SERVICES AGREEMENT WITH THE PERFECTION GROUP FOR FACILITY IMPROVEMENTS AND DECLARING AN EMERGENCY.

WHEREAS, certain facility improvements are necessary within the Urban Center and both fire stations; and

WHEREAS, Council desires to proceed with the improvements of the facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The City Manager is authorized to enter into a professional energy services agreement with the Perfection Group for facility improvements as set forth on Exhibit "A" attached hereto and made a part hereof.

SECTION 2: This measure is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and further for the reason that Council desires to proceed with the improvements at the earliest possible date to avoid certain roofing and window improvements during inclement weather. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED: August 23, 2016

ATTEST:

Clerk of Council

APPROVED:

Mayor

This legislation was enacted in an open meeting pursuant to the terms and provisions of the Sunshine Law, Section 121.22 of the Ohio Revised Code.

"I, the undersigned Clerk of Council of the city of Monroe, Ohio, hereby certify the foregoing (ordinance or resolution) was published as required by Section 7.16 of the Charter of the City of Monroe.

Clerk of Council
City of Monroe, Ohio

PerfectionGroup
Celebrating over 60 years of Perfection!

www.perfectiongroup.com

PROFESSIONAL ENERGY SERVICES AGREEMENT – PHASE 2

This Professional Energy Services Agreement – Phase 2 & Administration Building Remodel (the "Agreement") is made and entered into as of this day of August 23, 2016, by and between Perfection Group, Inc. ("Contractor"), and City of Monroe ("Owner"), for the purpose of installing energy saving equipment as described in Attachment A, and providing other services designed to save energy and upgrades for the owner's property and buildings.

WHEREAS, Owner solicited proposals from qualified firms through the issuance of a Request For Proposal ("RFP"), and

WHEREAS, Contractor submitted a proposal dated March 21, 2014 (the "RFP Response") in response to the RFP.

WHEREAS, in accordance with the original Professional Energy Services Agreement terms and conditions as dated August 28, 2014, Owner is authorized to enter into this Phase 2 contract as detailed in the following Scope of Work.

SCOPE OF WORK

The scope of work and the nature and extent of Professional Energy Services Agreement to be provided by the Contractor pursuant to this Agreement shall be as set forth and described in Attachment A – "Scope of Work" attached hereto and made a part hereof (the "Scope of Work"). Contractor shall furnish and provide all services and materials which are necessary for the satisfactory completion of the work as described in the Scope of Work, including, without limitation, all labor, materials, supervision, equipment, machinery, tools, and services, but excluding such services and materials as are specifically required by this Agreement to be furnished by Owner (Contractor's work being the "Work").

CONTRACT SUM

For the Work to be performed by Contractor under the Contract Documents, Owner will pay Contractor a total amount equal to $557,584. This total cost is for engineering, design, materials, equipment, and labor necessary to complete the proposed work indicated in Attachment A – "Scope of Work".

IN WITNESS WHEREOF, the Parties hereto have executed this Professional Energy Services Agreement by and through their duly authorized representatives.

Customer City of Monroe	PERFECTION GROUP, INC.
By: _____	By: _____
Name/Title: William J. Brock, P.E	Name/Title: Anthony J. Apro Sr., President
Date: _____	Date: _____

Addresses for notices:

Mailing Address: 233 South Main St. Monroe, OH. 45040	Mailing Address: 2649 Commerce Blvd. Cincinnati, OH 45241
Telephone: (513) 727-8953 Facsimile:	Telephone: (513) 772-7545 Facsimile: (513) 326-2388

WJAJR
Version 2.1
1/7/2016

ATTACHMENT A – SCOPE OF WORK

Standard to all ECM's:

All work to be performed during normal working hours, Monday - Friday 7:30 AM to 4:30 PM excluding holidays.

Included:
- Contractor will be responsible for disposal of all old equipment removed/replaced.
- Good house-keeping practices will be followed on job sites.

Excluded:
- Internet access service line and static address to be provided by Owner for DDC control system.
- This proposal does not include any obligation of Contractor or its subcontractors to identify or remove any hazardous materials, as mentioned in ARTICLE VIII.
- Performance Bonds

Professional Services to include:

Administration Building

The remodel of the administrative building will include the following items per plans dated 4-19-16:

General Conditions
- Supervision, cleanup, material stocking, dumpsters, equipment
- Excludes permit fees.
- Paperwork associated with PW wages.

Demolition
- Remove carpeting and walls per plan.

Carpentry
- Construct 170' of deck height wall per plan.
- Remove pedimat and infill with concrete.
- Relocate 2 sets of doors. Furnish and install 3 sets of new doors and frames to match.
- Furnish and install 2 single aluminum doors with attached windows.
- Remove aluminum storefront system and install new to match existing.
- Furnish and install approximately 600 sq.ft. of new ceiling grid. Patch back ceiling tiles.
- Double door per note 5.
- Repair remaining walls as needed.
- Welded steel frame for HVAC equipment.

Millwork
- Furnish and install halfwall, granite transtop and laminate work top at reception area.
- Wood base patch at hallway.

Finishes
- Paint new and existing walls. Paint frames, stain doors.
- Flooring throughout project area, $25/yard installed allowance.
- Window blinds to remain as-is.

Mechanical
- HVAC by Perfection Group, Inc.
- Adjust sprinklers as required.

Electrical
- Rewire existing lighting per new layout, add 6 light fixtures.
- Modify fire alarm devices as required.

20 GP outlets, 10 data pull strings.

Qualifications:

Regular work hours

Does not include phone/data, AV equipment, security / card readers, rekeying, HVAC power.

Fire Station 62

Apparatus Bay Exhaust Controls Repair and Upgrade to ventilate bay space upon sensing of NO2

Dedicated Split System for Sleeping Quarters including duct modification and separate thermostat.

Furnish and Install (11) Beige Vinyl Awning Windows

- 34.625 x 54.625 Awning style
- (4) 22.25 x 54.375 Awning style
- (6) 46.625 x 54.75 Awning style
- Triple Pane Low E Glass with Argon Gas
- U-Value .19 SHGC .20 Visible Light Transmission 40%
- Total square footage 149

We will be replacing the windows in the offices and the sleeping quarters. The windows in the tower will not be replaced since they are in a non-air conditioned non-heated area.

Scope of work includes:

- Installation
- Debris Removal
- Materials

Masonry Restoration:

Clean building:

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work
- Pressure wash entire building including Dryvitt (water only)
- Final Clean Up

Precast Window Sill Caulking:

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work
- Grind all skyward precast sills to a minimum of ¾" (118 Jts)
- Blow all dust from skyward precast sill joints & rinse
- Clean & Prep all joints
- Install closed cell backer rod & prime all joints using Dow Corning Primer P
- Install new sealant Dow Corning 795 Building Sealant to skyward precase joints (118)
- Final clean up

Control Joint Caulking:

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work

- Remove all existing sealant from Building Control Joints (18 CJ)
- Clean & prep Control Joints
- Install closed cell backer rod, & prime all joints using Dow Corning Primer P
- Install new sealant Dow Corning 795 Building Sealant to all Building Control Joints (18 CJ)
- Final Clean up

Waterproof all Masonry:

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work
- Apply Prosoco WB Block Guard Graffiti Control water repellent to all brick, precast, & split face block
- Clean all windows
- Final Clean up

Dryvitt Repair:

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work
- Install mesh & STO Dryvitt repair mortar in misc. Locations (25 sq. ft.)
- Caulk top & bottom off Dryvitt Pannels 710 Lf using same caulk procedures
- Final Clean up

Dryvitt Coating:

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work
- Apply two coats of Sher elastic coating to all Dryvitt
- Final Clean up
- Color chosen by owner

Main Fire Station

Apparatus Bay Exhaust Controls Repair and Upgrade to ventilate bay space upon sensing of NO2

Dedicated Split System for Sleeping Quarters including duct modification and separate thermostat.

Furnish and install (10) Beige Vinyl Awning Windows and (1) Beige Tilt and Turn Window

- (5) 46.25 x 52.5 Awning
- (4) 22.25 x 52.625 Awning
- (1) 47.875 x 56.375 Awning
- (1) 90.75 x 46.2 Tilt and Turn
- Triple Pane Low E Class with Argon Gas
- U-Valve .19 SHGC .20 Visible Light Transmission 40%
- Total Square footage 160

The windows will be replacing the office area and sleeping quarters. In addition, we will be replacing a window in the garage on the ground floor since it's the same elevation as the office windows. The top window in the tower also needs to be replaced as it is used for training. This is where the tilt and turn window will go because it can swing open like a door. The remaining windows in the tower are fixed and do not need to be replaced.

Scope of work includes:

- Installation
- Debris Removal
- Materials

Masonry Restoration

Clean building:

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work
- Pressure wash entire building including Dryvitt (water only)
- Final Clean Up

Precast Window Sill Tuckpointing

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work
- Grind deteriorated skyward precast sills to a minimum of ¾" (80 Jts)
- Blow all dust from skyward precast sill joints and rinse
- Clean & Prep all joints
- Tuckpoint precast skyward joints to match close as possible
- Final clean up

Control Joint Caulking

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work
- Remove all existing sealant from Building Control Joints (8 CJ)
- Clean & Prep all Control Joints
- Install used cell backer rod, & prime all joints using Dow Corning Primer P
- Install new sealant Dow Corning 795 Building Sealant to all Building Control Joints (8 CJ)
- Final clean up

Waterproof Masonry

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work
- Apply Prosoco WB Block Gaurd Graffiti Control water repellent to all brick, precast, & split face block
- Clean all windows
- Final clean up

Dryvitt Repair

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work
- Install mesh & STO Dryvitt repair mortar in misc. Locations (16 sq. ft.)
- Caulk top & bottom off Dryvitt Pannels 710 Lf using same caulk procedures
- Final Clean up

Dryvitt Coating:

- All safety per OSHA regulations
- All material, equipment, labor supplied to perform all work

- Apply two coats of Sher elastic coating to all Dryvitt
- Final Clean up
- Color chosen by owner

Furnish and Install Two 20 Gauge 20 Minute Fire Rated Steel Doors

- The edges and face skin of the steel doors are one continuous piece of steel for strength and durability.
- Doors are foam filled by a computer driven process that ensures the optimal foam fill for the maximum energy efficiency and strength.
- A rigid composite lock block will be added to reinforce the lock and deadbolt area
- The 20 gauge steel doors will provide 49% more galvannealed steel than a standard 24 gauge steel door
- Panic Hardware included on one door

Scope of work includes:

- Installation
- Debris Removal
- Materials

Replace Roof System:

- Remove the existing standing seam roof and dispose of properly from job site.
- Furnish and install new ice water shield membrane at all eave, valley and tower location.
- Furnish and install new synthetic 30# felt underlayment over entire deck
- Furnish and install new gutter apron at all eave lines
- Furnish and install new t-drip metal all rake lines
- Furnish and install new valley metal at all valley lines
- Furnish and install new CertainTeed landmark pro shingles
- Furnish and install new CertainTeed shadow hip and ridge cap shingles
- Furnish and install new soil pipe flashings
- Furnish and install new base and counter flashings at wall/tower locations
- Furnish and install shop fabricated and soldered saddles where needed to direct water behind tower
- Furnish and install new EPDM flashing into existing thru wall scupper
- Clean existing collector boxes and reseal with new sealant
- Furnish and install new coping cap and counter flashing along south wall. Total of 50 LF
- Furnish and install new ice guards at eave line over back doors, back walk out door and front sidewalk locations
- Remove existing gutters and downspouts and dispose of properly from job site
- Furnish and install new MIG7 gutter system with hidden hangers 2' o/c and fascia brackets every 3' o/c
- Furnish and install new 4x5 corrugated downspouts with the elbows and tie into the underground.
- Furnish and install all accessories for a complete system.

Includes all material, labor, dumpsters, 80' manlift, prevailing wage rates, safety set up, loading/unloading, fuel/freight

Not included, unforeseen work, deck replacement, sales tax, barrel standing seam roof, city permit fee and any other work not stated.