

FAIRFIELD TOWNSHIP
RESOLUTION NO. 18-72

**RESOLUTION TO APPROVE CONTRACT WITH PERFECTION GROUP, INC. FOR AIR
CONDITIONING/HEATING SERVICES AND MAINTENANCE REPAIRS,
AT A TOTAL COST OF \$5,116.00.**

WHEREAS: Numerous quotes were received and it was recommended by the Administrator to choose Perfection Group, Inc. which submitted the lowest and best bid; and

WHEREAS: This will be paid for out of Fund No.'s 1000-110-360, 2111-220-360, 2031-330-360 and 2081-210-360;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: The Board hereby approves the contract with Perfection Group, Inc., for Air-Conditioning/Heating Services and maintenance repairs of all the Township Buildings, at a total cost of \$5,116.00, attached hereto as Attachment "A".

SECTION 2: The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 3 This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 4: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 5: This resolution shall take effect at the earliest period allowed by law.

Adopted: April 25, 2018

Board of Trustees

Susan Berding: Susan Berding
Shannon Hartkemeyer: Shannon Hartkemeyer
Joe McAbee: Joe McAbee

Vote of Trustees

yes
yes
yes

AUTHENTICATION

This is to certify that this is a resolution which was duly passed, and filed with the Fairfield Township Fiscal Officer this 25th day of April, 2018.

ATTEST:

Shelly Schultz
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L.E. Barbieri
Lawrence E. Barbieri, Township Law Director

	Bachman's Inc	DeBra-Kuempel	Perfection	Robinson
Annual Cost	\$6,844	\$9,696	\$5,116	\$6,099.10
Quarterly Maintenance	No	Yes	No	No
Semi Annual Maintenance	Yes	No	Yes	Yes
Predictive Maintenance	?	Yes	Yes	?
Cooling and Heating Start Up	Yes	Yes	Yes	Yes
Filter Change	Yes	Quarterly	Quarterly	Yes
Coil Cleaning	Yes	Annually	Annually	Yes
Thorough inventory	Yes	Yes	Yes	Yes
Responsive	Yes	Yes	Yes	Yes
Belts	Yes	Annually	Annual	Yes
On-line reporting	?	Yes	Yes	?
Assigned technician	Yes	Yes	Yes	Yes
24 Hour emergency service			Yes	?



PERFECTION GROUP, INC.
COMPREHENSIVE FACILITY SERVICES
prepared for:
Fairfield TWP

Proposal Number: KH 66A983

Proposal Date: March 22, 2018

Certified Maintenance Agreement

This agreement is made by and between:

Perfection Group, Inc.
2649 Commerce Blvd.
Cincinnati, OH 45241
513.772.7545

Fairfield TWP
6032 Morris Rd
Hamilton, OH 45011
Julie Vonderhaar

Perfection Group, Inc. will provide the described services attached hereto and made a part of this Agreement in accordance with the Terms and Conditions as set forth on the following pages.

Agreement Provided: *Certified Maintenance Agreement*

Agreement Location: **6032 Morris Rd**

Agreement Amount: **\$5,116.00**

This annual agreement coverage will commence on:
This agreement is payable in advance in the amount of:
Coverage shall continue for two (2) years.

May 1, 2018
\$1,279.00 Per Quarter

Perfection Group, Inc. guarantees the price stated in this proposal for thirty (30) days from proposal date above.

This proposal is the property of Perfection Group, Inc. and is provided for our Customer's use only. This proposal will become a binding Agreement only after acceptance by Customer and approved by an authorized agent of Perfection Group, Inc. as evidenced by their signature(s) below. This Agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise or condition on behalf of Perfection Group, Inc. which is not expressed herein. This annual Agreement shall continue in effect from year to year unless either party gives written notice to the other intention not to renew thirty (30) days prior to any anniversary date.

PERFECTION GROUP, INC.

CUSTOMER

K M Hickerson 3/22/18

Signature _____ Date _____
Katie Hickerson

Signature _____ Date _____
Julie Vonderhaar

Approval Signature _____ Date _____
Adam Edrington

Name & Title (Print/Type) _____



Certified Maintenance Agreement
Prepared For:
Fairfield TWP

Proposal Number: KH 66A983

Proposal Date:

March 22, 2018

PERFECTION GROUP, INC. TERMS AND CONDITIONS

1. Customer shall permit and provide Perfection Group, Inc. free, safe, and timely access to all equipment areas. Perfection Group, Inc. will be allowed to start and stop the equipment, as necessary to perform required services. All planned work under this Agreement will be performed during Perfection Group, Inc.'s normal working hours. Any additional equipment (lifts, scaffolds etc.) needed to provide service will be the responsibility of the customer unless otherwise stated in this agreement.
2. In case of any failure to perform its obligations under this Agreement, Perfection Group, Inc.'s liability is limited to repair or replacement at its option, and such repair or replacement shall be Customer's sole remedy. This warranty is conditioned upon proper operation and maintenance by Customer and shall not apply if the failure is caused or contributed to by accident, alteration, abuse or misuse, and shall not extend beyond the term of this Agreement.
3. The annual Agreement price is subject to adjustment on each commencement anniversary to reflect increases in labor, material and other costs.
4. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder; including increased refrigerant taxes and handling charges.
5. Customer will promptly pay invoices within thirty (30) days of receipt. Should a payment become sixty (60) days or more delinquent, Perfection Group, Inc. may stop all work under this Agreement without notice and/or cancel this agreement, and the entire Agreement amount shall become due and payable immediately upon demand.
6. Excluded from this Agreement, unless otherwise stated herein, is main power service, equipment starters, VFD'S and wiring, equipment structural supports, oil, gas and other storage tanks, cleaning of ductwork interiors and or systems.
7. Any alteration to, or deviation from, this Agreement involving extra work, material or labor will become an extra charge (fixed-price amount to be negotiated or on a time-and-material basis at Perfection Group, Inc.'s rates then in effect) over the sum stated in this Agreement.
8. Perfection Group, Inc. will not be required to move, replace or alter any part of the building structure in the performance of this Agreement.
9. Perfection Group, Inc. shall permit only their personnel or agents to perform the work included in the scope of this Agreement. Should anyone other than Perfection Group, Inc. personnel perform such work, Perfection Group, Inc. may, at its option, cancel this Agreement or eliminate of equipment from inclusion in this Agreement.
10. In the event Perfection Group, Inc. must commence legal action in order to recover any amount payable under this Agreement, Customer shall pay all court costs and Perfection Group Inc.'s attorneys' fees incurred.
11. Any legal action against Perfection Group, Inc. relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of work.
12. Perfection Group, Inc. shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Perfection Group Inc.'s employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
13. To the fullest extent permitted bylaw, Customer shall indemnify and hold harmless Perfection Group, Inc., its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable for, regardless of whether it is caused in part by the negligence of Perfection Group, Inc.
14. Customer shall make available to Perfection Group, Inc.'s personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA'S Hazard Communication Standard Regulations.
15. Perfection Group, Inc.'s obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes or materials are encountered, Perfection Group, Inc.'s sole obligation will be to notify the Owner of their existence. Perfection Group Inc. shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.
16. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL PERFECTION GROUP, INC. BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.
17. This Agreement does not include repairs to the system(s), the provisions for or installation of components or parts, or service calls requested by the Customer. These services when requested will be charged for at Perfection Group, Inc.'s rates then in effect.



Certified Maintenance Agreement

Fairfield TWP

Proposal Number: KH 66A983

Proposal Date: March 22, 2018

INVENTORY OF EQUIPMENT COVERED

Component	Size	Unit of Measure	Manufacturer	Model #	Serial #	Location/Bldg.
Air Handling Unit Built-Up			Trane	NO DATA PLATE		ADMIN Electric Vault
Air Handling Unit Built-Up			Trane	SUA-150G-D	78A-14212	ADMIN TRUCK BAY MEZZ
Boiler Hot Water			TRIANGLE		PS31402	ADMIN Electric Vault
Condensing Unit	7.5	TONS	Trane	CTA090A100AA	5174KTNAD	ADMIN OUTSIDE
Condensing Unit			Trane	CAUA-1503-A	78B-11444	ADMIN OUTSIDE
Unit Heater			TRANE			ADMIN Electric Vault
Unit Heater			TRANE			ADMIN TRUCK BAY MEZZ
Pump			B&G	11/2A5-7/8		ADMIN Electric Vault
Unit Heater						Admin entry
Furnace			CARRIER			FS 211 MEZZ LVL STORAGE
Furnace	80000	BTUS	CARRIER	58MXA080---13120	0500A13169	FS 211 MEZZ LVL STORAGE
Furnace	40000	BTUS	CARRIER	58MX040---13112	2999A04000	FS 211 MEZZ LVL STORAGE
Furnace	100000	BTUS	CARRIER	59MN7A100V211222	4313A43620	FS 211 MEZZ LVL STORAGE
Furnace	120000	BTUS	CARRIER	59MN7A120V241222	3813A43718	FS 211 MEZZ LVL STORAGE
Condensing Unit	2.5	TONS	CARRIER			FS 211 ROOF
Condensing Unit	5	TONS	CARRIER	38CKC06020	1400E25761	FS 211 ROOF
Condensing Unit	3	TONS	CARRIER	38CKC036510	0300E07682	FS 211 ROOF
Condensing Unit	4	TONS	CARRIER	24ANB148A310	4213E09832	FS 211 ROOF
Condensing Unit	5	TONS	CARRIER	24AN160A310	2013E06103	FS 211 ROOF
Duct Less Cassette	1000	CFM	MITSUBISHI	PKA-A30KA4	13M00353	FS 211 SERVER ROOM
Duct Less Condenser	2.5	TONS	MITSUBISHI	PUY-A30NHA4	17U01354D	FS 211 MEZZ LVL STORAGE
Unit Heater			REZNOR			FS 211 TOWER
Unit Heater	75000	BTUS	REZNOR	TR75	AZD66W7N39495X	FS 211 TRUCK BAY
Unit Heater	75000	BTUS	REZNOR	TR75		FS 211 TRUCK BAY
Unit Heater	75000	BTUS	REZNOR	TR75		FS 211 TRUCK BAY
Furnace	84000	BTUS		VHF-ABP-72	DN208164	FS 212 DAYROOM CLOSET
Furnace	72000	BTUS	DUCANE	DOUA57/72F3-A	8404L00022	FS 212 HALL CLOSET
Furnace		BTUS	VALPRO			FS 212 TRUCK BAY
Condensing Unit	2.5	TONS	RUUD	UAKA-030JAZ	5428 M1500 12305	FS 212 OUTSIDE
Condensing Unit	2.5	TONS	PAYNE	PA13NA030-B	2811X61190	FS 212 OUTSIDE
Furnace	60000	BTUS	CARRIER	58MXA060-F-15116	1002A13357	PD BASEMENT
Furnace	10000	BTUS	CARRIER	58MXA100-F-15120	1302A12935	PD BASEMENT
Furnace	60000	BTUS	CARRIER	58MXA060-F-15116	1002A13356	PD BASEMENT
Furnace	80000	BTUS	CARRIER	58MXA080-F-15116	1402A13204	PD BEHIND EVID ROOM
Condensing Unit	3	TONS	CARRIER	38CKC036510	0702E08123	PD OUTSIDE EAST SIDE
Condensing Unit	5	TONS	PAYNE	PA13PR060-E	3007X70389	PD OUTSIDE EAST SIDE
Condensing Unit	3	TONS	CARRIER	38CKC036510	1702E09082	PD OUTSIDE WEST SIDE



Perfection Group
Celebrating over 65 years of Perfection!

Fairfield TWP

Proposal Date: March 22, 2018

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Certified Maintenance Agreement

Prepared For:
Fairfield TWP

Proposal Number: KH 66A983

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SPECIAL SERVICES/PROVISIONS

Perfection Group is pleased to provide this Certified Maintenance Agreement to Fairfield TWP. This is a Preventive Maintenance service proposal that utilizes, as minimum, the manufacturers requirements for best practices based on the age, type and operational use of your equipment. This agreement is designed to help reduce the operational costs associated with the mechanical equipment. Proper preventive maintenance best practices are based on the number of hours dedicated to each piece of equipment to perform the PM tasking. In addition, Perfection will provide a consistent approach to reducing the energy costs associated with this system through this program.

Perfection's Certified Maintenance Program-

PM Tasking - to be completed 2X per year.

Quarterly Filter Changes

Belt changes- 1 time per year.

Coil cleaning- 1 time per year.

Primary Technician assignment

Asset condition report per piece of equipment

24-hour Emergency Service Response

Perfection Group will inspect the filter and nozzles on the oil furnaces. If replacements are needed it would quoted separately

PM Equipment Schedule

	Spring	Summer	Fall	Winter
Furnaces	PM		PM	
Unit Heaters			PM	
Air Handlers	PM		PM	
Condensing Units	PM			
Boilers	PM		PM	
Belt Changes	X			
Coil Cleaning	X			

Pricing is based on an annual contract. Because the level of services delivered on a monthly basis differ, cancellation of the contract within the annual contract date will result in invoicing for services rendered.

Engineering Savings Calculations

Fairfield TWP

Energy Savings Executive Summary

Preventative Maintenance Measures:

PM Description	Annual Energy Savings	Annual Environmental Impact (2)				
	Total \$ Saved	Total kWh's Saved	Total CCF's Saved	CO2 Reduction (lbs.) (3) (4)	# of Cars Removed (5)	Acres of Forest Added (6)
Cleaning Condenser Coils	\$440	6,774	N/A	0	0.0	0.0
Cleaning Air Filters	\$144	2,205	102	24,922	2.1	2.6
Replacing Loose Belts	\$76	1,170	N/A	13,221	1.1	1.4
Programmable Thermostats	\$2,388	36,713	327	414,963.2706	34.5	42.8
Total	\$3,048	46,862	429	453,106	37.7	46.7

Energy Savings

\$3,048



Notes:

- 1 - Energy savings is calculated using information from standard engineering calculations, utility history, customer provided information, and site visits
- 2 - CO2 calculation information is based on the US EPA Calculations and References
- 3 - CO2 reduction per year is based on 1.58 lbs. of CO2 / kWh
- 4 - CO2 reduction per year is based on 11.2 lbs. of CO2 / Therm or CCF
- 5 - Number of cars removed is based on annual CO2 emissions per car of 12,034 lbs.
- 6 - Acres of forest added is based on 9,698 lbs. of CO2 / acre of pine or fir forests per year



Certified Maintenance Agreement
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Fairfield TWP

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PERFECTION GROUP, INC. SCOPE OF WORK

Our Certified Maintenance Agreement (CMA) is designed to provide the Client with an on-going maintenance program. The CMA program will be initiated, scheduled, administered, monitored and updated by Perfection.

The service activities will be directed and scheduled, on a regular basis, by our comprehensive equipment maintenance scheduling system based on manufacturers' recommendations, equipment location, application, type, run time, and Perfection's own experience. The Customer is informed of the program's progress and results on a continuing basis via a detailed Service Report, presented after each service call for Client's review, approval signature and record.

Perfection WILL PROVIDE THE FOLLOWING PROFESSIONAL MAINTENANCE SERVICES FOR THE BUILDING ENVIRONMENTAL MECHANICAL SYSTEM(S) COMPRISED OF THE EQUIPMENT LISTED ON SCHEDULE 1 (INVENTORY OF EQUIPMENT):

TEST AND INSPECT: Job labor, travel labor and travel and living expenses required to visually INSPECT and TEST equipment to determine its operating condition and efficiency. Typical activities include:

TESTING for proper operation; motor winding resistance; refrigerant charge; fan RPM; refrigerant oil (acid); water condition; flue gas analysis; safety controls; combustion and draft; crankcase heaters; control system(s), etc.

INSPECTING for worn, failed or doubtful parts; mountings; drive couplings; oil level; rotation; soot; flame composition and shape; pilot and igniter; steam, water, oil and/or refrigerant leaks, etc.

PREVENTIVE MAINTENANCE: Job labor, travel labor and travel and living expenses required to clean, align, calibrate, tighten, adjust, lubricate and paint equipment. These activities are intended to extend equipment life and assure proper operating condition and efficiency. Typical activities include:

CLEANING coil surfaces; fan impellers and blades; electrical contacts; burner orifices; passages and nozzles; pilot and igniter; cooling tower baffles, basin, sump and float; chiller, condenser and boiler tubes, etc.

ALIGNING belt drives; drive couplings; air fins, etc.

CALIBRATING safety controls; temperature and pressure controls, etc.

TIGHTENING electrical connections; mounting bolts; pipe clamps; refrigerant piping fittings; damper sections, etc.

ADJUSTING belt tension; refrigerant charge; super heat; fan RPM; water chemical feed and feed rate; burner fuel/air ratios; gas pressure; set point of controls and limits; compressor cylinder unloaders; damper close-off; sump floats, etc.

LUBRICATING motors; fan and damper bearings; valve stems; damper linkages; fan vane linkages, etc.



Facility Services Proposal Presentation April, 2018

6 State Regional Coverage

Regional Service Provider with Local Management

Locations:

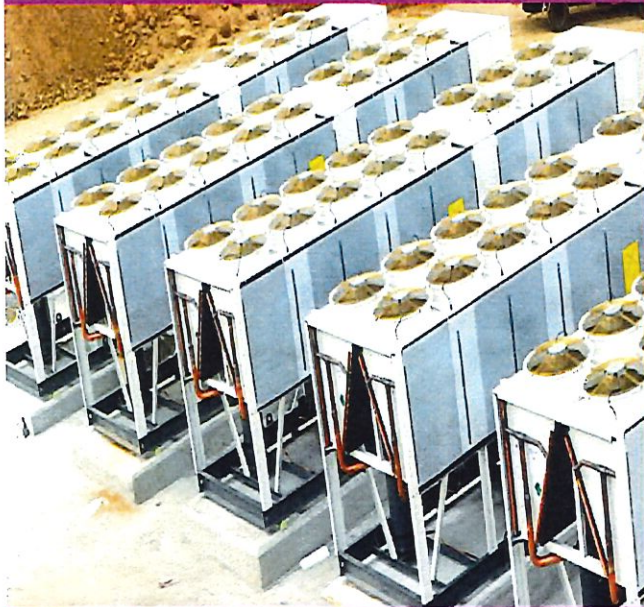
Cincinnati, OH
Dayton, OH
Columbus, OH
Indianapolis, IN
Charleston, WV
Lexington, KY
Louisville, KY
Knoxville, TN
Nashville, TN
Chattanooga, TN
Gainesville, FL



The Perfection Group Advantage

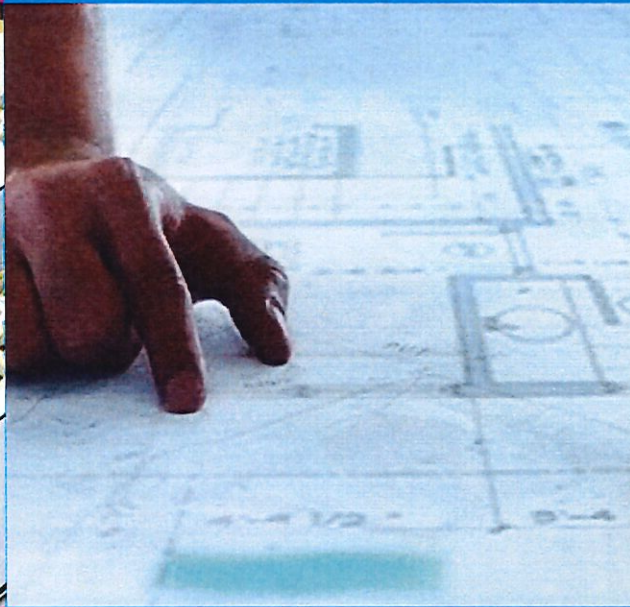


1



Service

2



Mechanical Design/Build

3



Energy Efficiency



Guaranteed Cost Reduction



Pro-Active Capital Planning



150+ Service Vehicles



Turn-Key Solutions



Design, Install & Commission



In House PEs, CEMs, LEED



Paid from Savings Programs



Energy Usage Analysis



HVAC, Controls, Lighting, Building Envelope, RcX

Understanding Facilities

We work with Facilities who face **similar challenges**



Substantial pressure
on **Operating
Budgets**



Billions Lost in
Deferred Maintenance



Billions Wasted in
Energy Annually



Struggling to Fund
Repairs/Upgrades

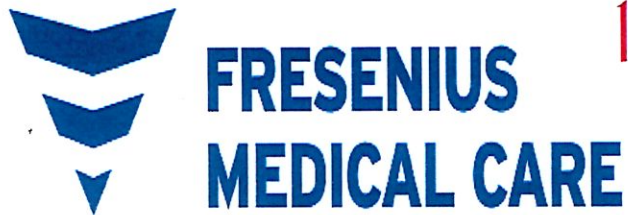


**Energy Efficient
Initiative** from Upper
Management

Bottom Line: Reallocate wasted operating and capital costs back into your business

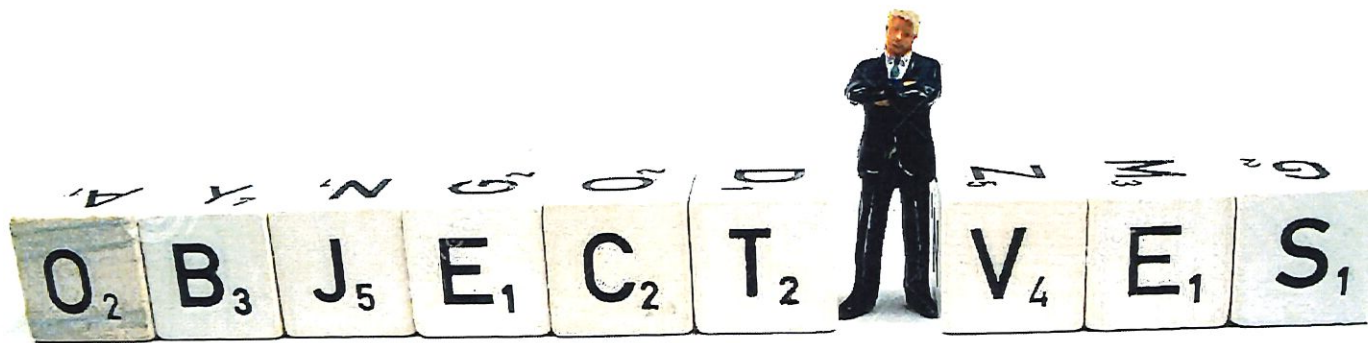


Strategic Partnerships



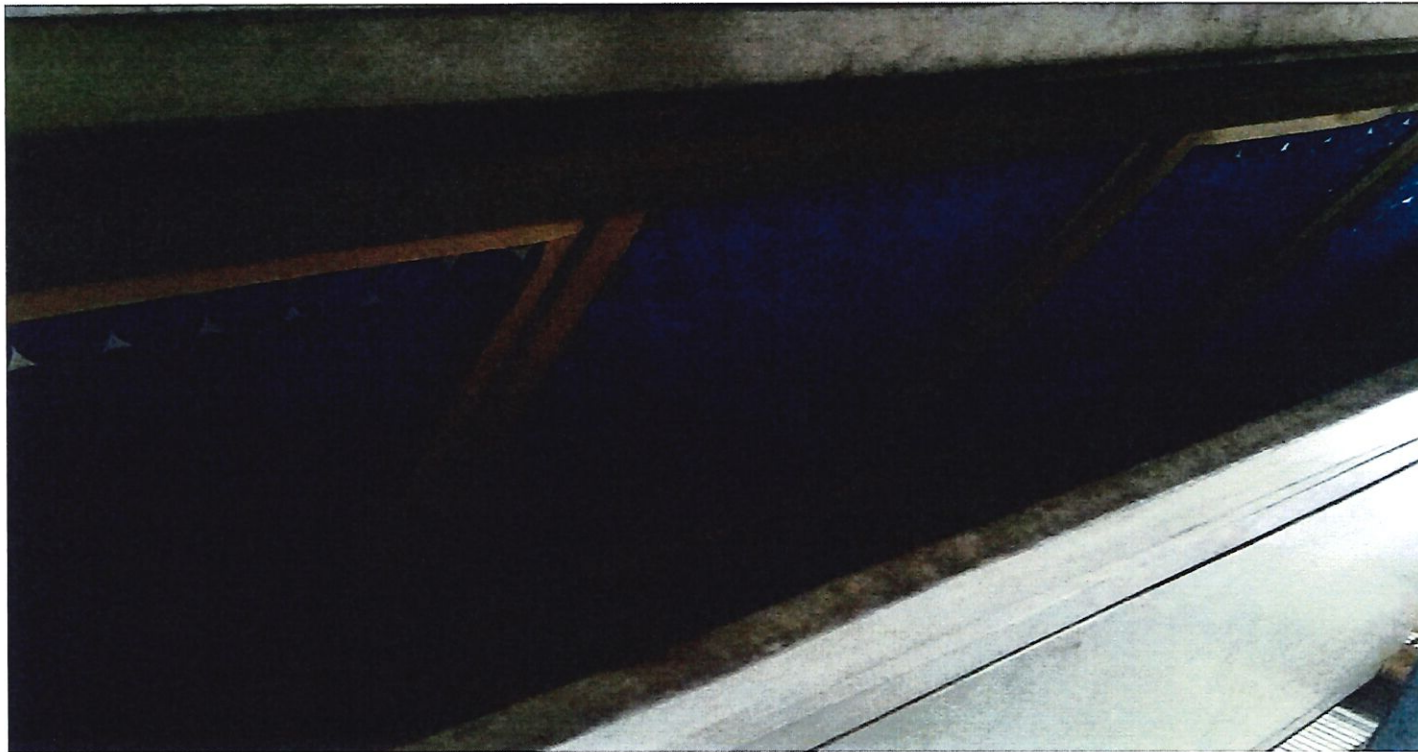
Objectives

- ▶ Protect investment in HVAC equipment, \$100,000
- ▶ Reduce Annual Operational Costs (Maintenance & Repair)
- ▶ PREDICTIVE & PREVENTIVE MAINTENANCE
- ▶ Tracking and Tasking of PM Program with Detailed Resolutions





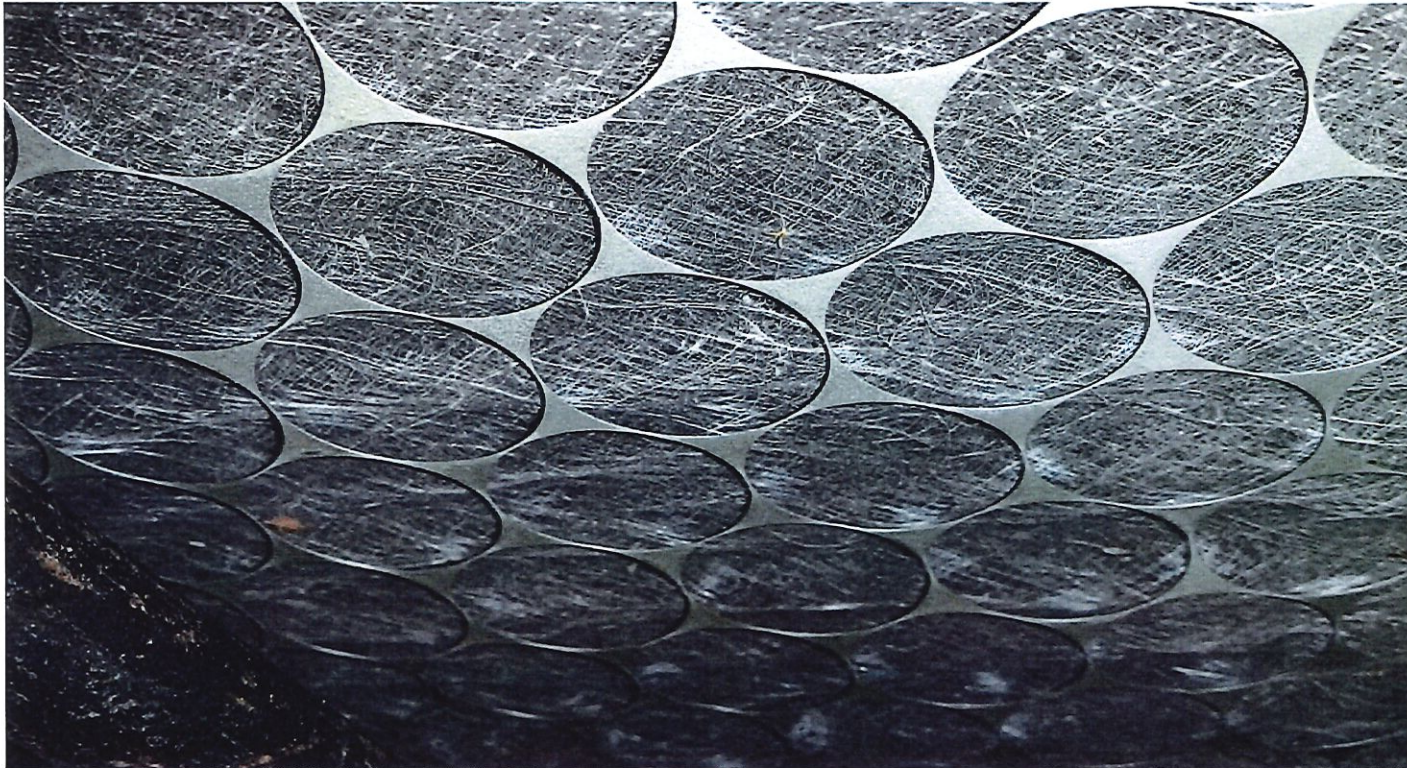
Parts left behind in unit



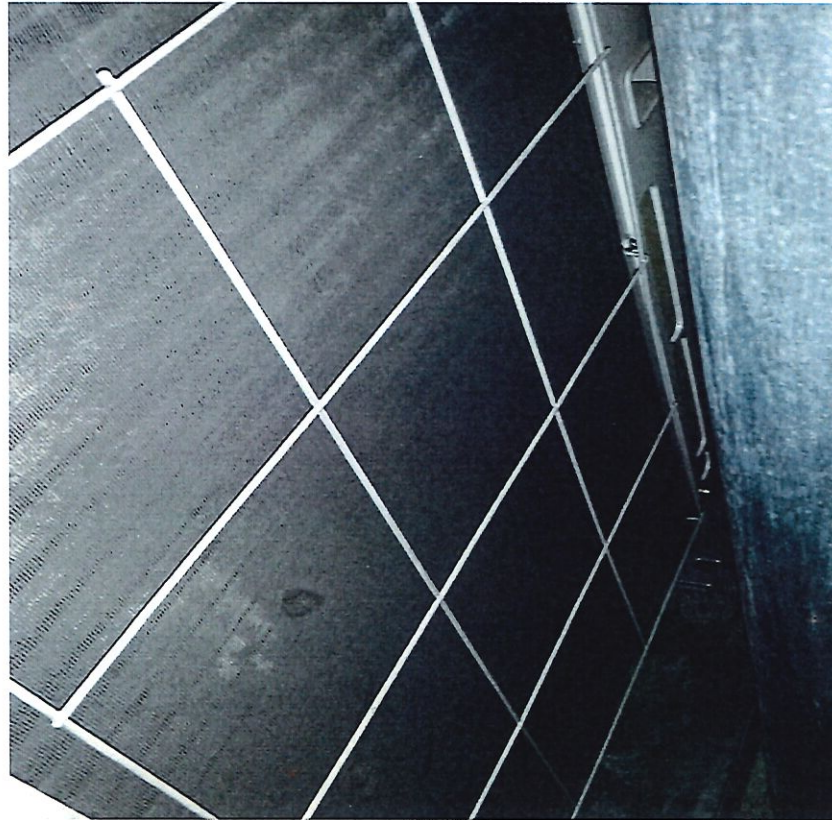
Unit is operating with inefficient filters



3 singles shunted together. This should have been one, 3 pole breaker



Unit is operating with
inefficient filters



Server Room Unit is operating with a dirty coil. This can lead to additional service issues, compressor failure. This also shortens the equipment's life cycle.



Unit is operating with inefficient filters that are not properly fit into the frame. This is also causing extra dirt around the coil. This can lead to additional repairs/equipment failure.

- Quarterly Certified Maintenance

- Computer Directed Preventive Maintenance
- 24 Hour Emergency Service Available
- Logging of Equipment History
- Accountability for Results
- Quarterly Filter Changes
- Spring and Fall Maintenance
- Annual Condenser Coil Cleaning
- Annual Belt Changes

Benefits of **Partnership** with Perfection Group



- ▶ Protection of equipment Investment + Major Asset
- ▶ Potential Energy Savings \$ 3,048/year
- ▶ Single Source Contractor
- ▶ Prediction and Planning of Potential Failures
- ▶ Flexible Program to Meet Changing Needs
- ▶ Documented Refrigerant Tracking
- ▶ Electronic Tracking of PM and Repairs per Piece of Equipment
- ▶ Future Asset Condition Reporting to aid in Capital Planning