

**FAIRFIELD TOWNSHIP  
RESOLUTION NO. 20-196**

**RESOLUTION AUTHORIZING THE PURCHASE OF AUTOMATIC DOOR OPERATORS  
FOR RESTROOM DOORS LOCATED AT THE MORRIS ROAD PARK AND VONNIE VALE  
COURT PARK FROM CINCINNATI UNITED CONTRACTORS, L LC  
IN THE TOTAL AMOUNT OF \$20,800.00.**

**WHEREAS:** The Trustees have recommended the installation of automated openers for restroom doors to reduce the risk of contracting COVID-19 and to enhance the safety and welfare of the residents of Fairfield Township; and

**WHEREAS:** The total cost of the purchase and installation of automated openers for restrooms doors is \$5,200.00 per door and will be purchased out of the Coronavirus Relief Fund 2272;

**WHEREAS:** The Trustees are recommending the installation of automated openers for public use restrooms. Openers will be installed at the following locations, four (2) doors at Morris Road and two (2) doors at Vonnie Vale Ct.;

**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 purchase of automated door openers for restroom doors from Cincinnati United Contractors, LLC in the amount of \$20,800.00 and included herein as Attached "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:** November 18, 2020

**Board of Trustees**

Shannon Hartkemeyer:

Joe McAbee:

Susan Berding

**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 18th day of November, 2020.

**ATTEST:**

Shelly Schultz  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

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



Cincinnati United Contractors, LLC.

*Exceeding All Your Expectations*

November 13, 2020    **REVISION**

Julie Vonderhaar  
Administrator  
Fairfield Township  
6032 Morris Road  
Fairfield, Ohio 45011

Re:    Automatic Door Operator Options

Dear Julie Vonderhaar:

The following is CUC's Proposal for the above referenced work.

**Part 1 – Project Description & Reference Documents:**

The following proposal is to add automatic door operators to the following buildings:

1. Existing Administration building located on Morris Road
2. Existing Fire Station building located on Morris Road
3. Existing Fire Station building located on Gilmore Road
4. Under construction Police Station building located on Vonnie Vale Court
5. Under construction Service building located on Gilmore Road

**Part 2 – Project Scope of Work:**

**Base Bid (1 each exterior door at each building):**

1. Furnish and install 5 each Stanley Magic Force Commercial UL listed outswing operators.
2. Furnish and install 5 each surface mount outswing header assemblies.
3. Furnish and install 5 each outswing arms assemblies.
4. Furnish and install 10 each MS Sedco wireless touchless activation plates with radio receiver for control activation. 2 each plates per door.
5. Furnish and install 1 each bollard post to allow for touchless activation plate mounting in location due to lack of suitable mounting surface at existing entry.
6. Finish of material shall be either clear anodized or bronze (owner to select finish color).
7. Furnish and install 120 volt power wiring to 5 each operators.
8. All required wire, conduit, junction boxes, connectors, etc. shall be included.
9. Note, conduit will be run exposed from the existing acoustical ceiling down the existing drywall / aluminum storefront to the proposed header assembly / operator. This method is the most economical install method as it prevents fishing, cutting, patching and painting.
10. Note, access control work is EXCLUDED. The above proposed operators have a built in stall feature that will prevent the operator motors from burning up if the door is programed locked (after hours) and the touchless operator is activated.

**CONTRACTORS • ARCHITECTS • DEVELOPERS**

7143 East Kemper Road, Cincinnati, Ohio 45249 • Phone: (513) 677-0060 • Fax: (513) 677-1121  
• [www.cintiunited.com](http://www.cintiunited.com) • [info@cintiunited.com](mailto:info@cintiunited.com)

**Add 2<sup>nd</sup> Air Lock Doors (1 each at Existing Admin, Existing Fire Station on Morris & Existing Fire Station on Gilmore):**

1. Furnish and install 3 each Stanley Magic Force Commercial UL listed outswing operators.
2. Furnish and install 3 each surface mount outswing header assemblies.
3. Furnish and install 3 each outswing arms assemblies.
4. Furnish and install 6 each MS Sedco wireless touchless activation plates with radio receiver for control activation. 2 each plates per door.
5. Finish of material shall be either clear anodized or bronze (owner to select finish color).
6. Furnish and install 120 volt power wiring to 3 each operators.
7. All required wire, conduit, junction boxes, connectors, etc. shall be included.
8. Note, conduit will be run exposed from the existing acoustical ceiling down the existing drywall / aluminum storefront to the proposed header assembly / operator. This method is the most economical install method as it prevents fishing, cutting, patching and painting.
9. Note, access control work is EXCLUDED. The above proposed operators have a built in stall feature that will prevent the operator motors from burning up if the door is programmed locked (after hours) and the touchless operator is activated.

**Add Interior Public Restroom Doors (Unit Cost Rate):**

1. Furnish and install 1 each NABCO GT8710 low energy operator
2. Furnish and install 2 each MS Sedco wireless touchless activation plates with radio receiver for control activation. 2 each plates per door.
3. Finish of material shall be either clear anodized or bronze (owner to select finish color).
4. Furnish and install 120 volt power wiring to 1 each operator.
5. All required wire, conduit, junction boxes, connectors, etc. shall be included.
6. Note, conduit will be run exposed from the existing acoustical ceiling down the existing drywall to the proposed header assembly / operator. This method is the most economical install method as it prevents fishing, cutting, patching and painting.
7. Note, if this is installed on a single user restroom door, then CUC will plate off the strike to allow the opener to operate the door. There is not a way for the opener to operate a lever type lockset. The downside to this is that the door can not be locked from the inside.
8. Note, if this is installed on a multiuser restroom door, then CUC assumes the hardware to be push pull (non-lockable).

**Add Exterior Park Public Restroom Doors (Unit Cost Rate, using same operator as inside doors):**

1. Furnish and install 1 each NABCO GT8710 low energy operator
2. Furnish and install 2 each MS Sedco wireless touchless activation plates with radio receiver for control activation. 2 each plates per door.
3. Finish of material shall be either clear anodized or bronze (owner to select finish color).
4. Furnish and install 120 volt power wiring to 1 each operator.
5. All required wire, conduit, junction boxes, connectors, etc. shall be included.
6. Note, conduit will be run exposed from the existing acoustical ceiling down the existing drywall to the proposed header assembly / operator. This method is the most economical install method as it prevents fishing, cutting, patching and painting.
7. Note, if this is installed on a single user restroom door, then CUC will plate off the strike to allow the opener to operate the door. There is not a way for the opener to operate a lever type lockset. The downside to this is that the door cannot be locked from the inside. If access control is installed or desired on these doors then it would need to a magnet type access control and NOT an electric strike type.

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8. Note, if this is installed on a multiuser restroom door, then CUC assumes the hardware to be push pull (non-lockable).
9. Note, depending on the use and abuse this less expensive operator may be more likely to fail than the more expensive and heavy duty operator proposed below.

**Add Exterior Park Public Restroom Doors (Unit Cost Rate, using same operator as other exterior doors):**

1. Furnish and install 1 each Stanley Magic Force Commercial UL listed operator.
2. Furnish and install 1 each surface mount outswing header assemblies.
3. Furnish and install 1 each arms assemblies.
4. Furnish and install 2 each MS Sedco wireless touchless activation plates with radio receiver for control activation. 2 each plates per door.
5. Finish of material shall be either clear anodized or bronze (owner to select finish color).
6. Furnish and install 120 volt power wiring to 5 each operators.
7. All required wire, conduit, junction boxes, connectors, etc. shall be included.
8. Note, conduit will be run exposed from the existing acoustical ceiling down the existing drywall / aluminum storefront to the proposed header assembly / operator. This method is the most economical install method as it prevents fishing, cutting, patching and painting.
9. Note, if this is installed on a single user restroom door, then CUC will plate off the strike to allow the opener to operate the door. There is not a way for the opener to operate a lever type lockset. The downside to this is that the door cannot be locked from the inside. If access control is installed or desired on these doors then it would need to a magnet type access control and NOT an electric strike type.
10. Note, if this is installed on a multiuser restroom door, then CUC assumes the hardware to be push pull (non-lockable).
11. Note, access control work is EXCLUDED. The above proposed operators have a built in stall feature that will prevent the operator motors from burning up if the door is programmed locked (after hours) and the touchless operator is activated.

**Part 3 – Project Investment:**

**Base Bid**

| Quantity              | Unit Cost      | Total Cost |
|-----------------------|----------------|------------|
| 5 each Exterior Doors | \$5,200 / Door | \$26,000   |

**Add Air Lock Doors**

| Quantity              | Unit Cost      | Total Cost |
|-----------------------|----------------|------------|
| 3 each Air Lock Doors | \$5,200 / Door | \$15,600   |

**Add Interior Public Restroom Doors**

| Quantity          | Unit Cost      | Total Cost                                              |
|-------------------|----------------|---------------------------------------------------------|
| TBD each RR Doors | \$3,900 / Door | \$TBD (multiply the number of doors desired by \$3,900) |

**Add Exterior Public Restroom Doors (using same operator as interior doors)**

| Quantity          | Unit Cost      | Total Cost                                              |
|-------------------|----------------|---------------------------------------------------------|
| TBD each RR Doors | \$3,900 / Door | \$TBD (multiply the number of doors desired by \$3,900) |

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**Add Exterior Public Restroom Doors (using same operator as exterior doors)**

| Quantity          | Unit Cost      | Total Cost                                              |
|-------------------|----------------|---------------------------------------------------------|
| TBD each RR Doors | \$5,200 / Door | \$TBD (multiply the number of doors desired by \$5,200) |

**Part 4 – Project Exclusions:**

1. Work to other areas of the buildings.
2. Tax. Owner to provide CUC with a tax exemption certificate.
3. Prevailing wage labor rates. CUC assumes this work value will be below dollar amount to require prevailing wage rates to be utilized. If that is not the case, please notify CUC and we can provide the additional labor costs to use prevailing wage rates.
4. Access control. The proposed operators have a built in stall feature that will prevent the operator motors from burning up if the door is programed locked (after hours) and the touchless operator is activated.
5. Drywall cutting, patching / painting. Wiring will be concealed above acoustical ceilings, then run exposed in conduit down the drywall / aluminum storefront.

**Part 5 – Special Provisions:**

1. The proposed touchless controllers are wireless. They contain an internal fixed in place battery with an expected life span of 3-5 years. The entire touchless controller must be replaced once the battery dies. The current day value of this is about \$200 / each.
2. Proposal valid for thirty (30) calendar days
3. Proposal includes a complete two year building warranty

CUC appreciates the opportunity to present our proposal to Fairfield Township. Please contact us if you have any questions or further information is required.

Respectfully Submitted,  
CINCINNATI UNITED CONTRACTORS, LLC.

Scott Kessler  
Senior Project Manager / Preconstruction Manager

*Cincinnati United Contractors, LLC.*