



### AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Approve purchase and installation of One Carrier 20 Ton replacement condenser unit, air handler unit, and duct heater with RJ ONEIL Mechanical contractors.		
Presenter & Title:	Nathan Landers Superintendent of Streets, Fleets, and Facilities		
Date:	August 16, 2021		
<b>Please Check Appropriate Box:</b>			
	Committee of the Whole Meeting		Special Committee of the Whole Meeting
X	City Council Meeting		Special City Council Meeting
	Public Hearing		Other -
Associated Strategic Plan Goal/Objective: EMS-II			
Estimated Cost: \$32,290.00	Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Executive Summary:</b>			
<p>During a routine maintenance inspection, it was discovered that one section of the HVAC system at public works had failed. The system controls the heating and cooling of the training room, fleet maintenance supervisors office, GEMA offices, and a supervisor's office. The condenser unit is original to the building and the evaporator coil has failed along with the heating element. This unit uses R-22 refrigerant which is being phased out. While R-22 is available to purchase, the cost is anywhere between \$200 to \$300 per pound. The unit takes 60 pounds of refrigerant placing the cost somewhere between \$12,000 to \$18,000. This along with a new evaporator coil is over half the cost of a new unit. Staff has received 3 quotes to replace the existing unit with RJ ONEIL being the lowest quoted price. Timing is of the essence as staff has been informed of at least an 8% increase on this quote on September 1<sup>st</sup>. The cost for this replacement will be split between the electric fund, water/wastewater fund, and general fund.</p>			
<b>Attachments:</b> <i>(please list)</i>			
<ul style="list-style-type: none"> <li>• Resolution</li> <li>• Quote/ specs</li> </ul>			
<b>Voting Requirements:</b>			
<p><i>This motion requires <u>  7  </u> affirmative votes for passage.</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the aldermen or trustees has resulted in a tie; (b) when one half of the aldermen or trustees elected have voted in favor of an ordinance, resolution, or motion even though there is no tie votes; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
<b>Recommendation / Suggested Action:</b> <i>(how item should be listed on agenda)</i>			
<p>Recommend approval of a resolution authorizing the City Administrator to purchase one Carrier 20 ton replacement condenser unit, air handler unit, and duct heater with RJ ONEIL Mechanical contractors in the amount of \$32,290.00 and authorize the City Administrator to approve up to \$2,583.20 in change orders for a total not-to-exceed amount of \$34,873.20</p>			

**RESOLUTION NO. 2021-72**

**RESOLUTION AUTHORIZING EXECUTION OF  
the City Administrator to purchase one Carrier 20 ton replacement condenser unit, air handler  
unit, and duct heater with RJ ONEIL Mechanical contractors in the amount of \$32,290.00 and  
authorize the City Administrator to approve up to \$2,583.20 in change orders for a total not-to-  
exceed amount of \$34,873.20**

---

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE  
COUNTY, ILLINOIS, as follows:**

**SECTION 1:** That the City Administrator is hereby authorized to execute, on behalf of  
the City of Geneva, the purchase of one Carrier 20 ton replacement condenser unit, air handler unit,  
and duct heater with RJ ONEIL Mechanical contractors in the amount of \$32,290.00 and authorize the  
City Administrator to approve up to \$2,583.20 in change orders for a total not-to-exceed amount of  
\$34,873.20

**SECTION 2:** This Resolution shall become effective from and after its passage as in  
accordance with law.

**PASSED** by the City Council of the City of Geneva, Kane County, Illinois, this 16th day of  
August, 2021

**AYES: \_\_ NAYS: \_\_ ABSENT: \_\_ ABSTAINING: \_\_ HOLDING OFFICE: \_\_**

Approved by me this 16th day of August, 2021.

\_\_\_\_\_  
Mayor

ATTEST

\_\_\_\_\_  
City Clerk

# RJONEIL MECHANICAL CONTRACTORS

R.J. O'NEIL COMBINES TRADITION WITH INNOVATION  
PROVIDING COMPREHENSIVE MECHANICAL SOLUTIONS SINCE 1926.

**R.J. O'Neil, Inc.**

1125 S. Lake St.  
Montgomery, IL 60538  
P: 630-906-1300 F: 630-906-1369  
www.rjoneil.com

**Date:** 7/12/21

**Estimator:** Kevin Baumann

**SUBMITTED TO:**  
Geneva Public Works  
1800 South Street  
Geneva, IL 60134

**PROJECT INFORMATION:**  
**Company:** Geneva Public Works  
**Job Location:** 1800 South Street, Geneva, IL 60134  
**Attention:** Nate Landers  
**Proposal Name:** Replacement Condensing Unit, AHU and Duct Furnace

**SCOPE OF WORK:**

- Disconnect and remove the existing Carrier outdoor condensing unit
- Disconnect the line set piping, condensate piping and electrical wiring
- Supply and install (1) Carrier 20 Ton single circuit condensing unit, Model: 38AUZA25A0A50A0A0 (208-230v, 3ph)
- Flush the line set with RX11 flush so it can be used with the new unit
- Reconnect the existing line set piping, condensate piping and electrical wiring
- Disconnect and remove the existing Carrier indoor air handling unit
- Disconnect the gas piping, line set piping, condensate piping and electrical wiring
- Remove the AHU with a customer supplied forklift
- Supply and install (1) Carrier 20 Ton AHU, Model: 40RUAA25T2A50A0A0
- Reconnect the existing gas piping, line set piping, condensate piping and electrical wiring
- Supply miscellaneous sheet metal material to make the necessary transitions to hook up to the existing ductwork
- Remove the existing gas duct furnace
- Supply and install (1) Carrier gas duct furnace
- Supply miscellaneous sheet metal material to make the necessary transitions to the existing ductwork
- Start-up the units and ensure proper operation

**NOTES:**

**\*\*Units are currently in-stock\*\***

**Total price for the above work.....\$32,290.00**

**PROJECT SPECIFIC EXCLUSIONS**

- Electrical upgrades
- Hook-up of owner furnished equipment
- Line set piping replacement
- Lifting Equipment

**STANDARD EXCLUSIONS & QUALIFICATIONS**

- All work to be completed during normal working hours 7:00 am - 3:30 pm Monday - Friday, excluding holidays unless otherwise indicated.
- Adequate access and entry into site and work area(s) is required.
- Any work found necessary other than what is outlined and approved within this proposal will be completed on a time and material or quoted basis and invoiced accordingly.
- R.J. O'Neil, Inc. reserves the right to invoice for materials ordered but not installed due to installation or repair delays which are a result of customer scheduling, access to equipment, delays created by other trades not under contract with R.J. O'Neil or overall project delays which fall outside of control of R.J. O'Neil, Inc.
- Permits, permit drawings and engineered drawings are not included unless otherwise indicated.

# RJONEIL

## MECHANICAL CONTRACTORS

R.J. O'NEIL COMBINES TRADITION WITH INNOVATION  
 PROVIDING COMPREHENSIVE MECHANICAL SOLUTIONS SINCE 1926.

**R.J. O'Neil, Inc.**

1125 S. Lake St.  
 Montgomery, IL 60538  
 P: 630-906-1300 F: 630-906-1369  
 www.rjoneil.com

**Date:** 7/12/21

**Estimator:** Kevin Baumann

- Asbestos abatement or testing of any kind is not included.
- Finish restoration/repair of any kind is not included unless otherwise indicated.
- Roofing work of any kind is not included unless otherwise indicated.
- Painting of piping systems, conduit, equipment, panels, etc is not included
- All applicable sales tax has been included unless otherwise indicated.
- All freight and shipping to site has been included.
- This proposal shall remain valid for 10 days.
- Payment terms are net 30 days.
- Credit card payment for invoices greater than \$2,000 shall be subject to a 3.5% fee.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, delays, or other events beyond our control. Owner to carry fire, tornado, builder's risk, liability and other necessary insurance. Due to the volatility of material costs, this proposal amount is good for 10 days.

ACCEPTANCE OF PROPOSAL: We agree to pay for the above work at the above prices. Specifications and conditions are satisfactory and hereby accepted. Our signature is authorization to do the work as specified and to make payments according to terms; partial project payments every 30 days and remaining balance at completion. Venue for any litigation arising out of this contract, including collecting any payment of sums due R.J. O'Neil, shall be in Kane County, Illinois. Purchaser agrees to pay all costs of collection, including attorney's fees.

**Signature:**

**Signature:**

Date:

Contractor: R. J. O'Neil, Inc.

Title:

Representative: Kevin Baumann

P.O. #:

Date: July 12, 2021

Title: Account Executive