

RESOLUTION RECEIVING PROPOSALS AND AWARDING TO CARRIER CORPORATION FOR THE ASHTABULA COUNTY, OHIO – COURTHOUSE HVAC RENOVATIONS 2025 ROOFTOP HVAC EQUIPMENT PRE-PURCHASE

WHEREAS, On August 5, 2025, by Resolution No 2025-335, proposals were ordered, and on August 28 2025, proposals were received for the pre-purchase of HVAC rooftop equipment for heating and air conditioning unit at the County Courthouse for the purchase of equipment only, not installation, as follows:

	BIDDER	BIDDER	BIDDER
	Carrier Corporation	Gardiner	Northrich Company
	9800 Rockside Rd, Ste 1100	1530 Corporate Woods Parkway, Ste. 200	9545 Midwest Ave
	Valley View, OH 44125	Union Town, OH 44685	Cleveland, OH 44125
Base Bid	\$ 95,000.00	\$ 184,900.00	\$ 166,501.00
time	15-17 weeks	14-16 weeks	20-22 weeks
Alternate Bid	\$ 99,500.00	\$ 8,500.00	\$ 179,476.00
time	15-17 weeks	6-8 weeks	20-22 weeks
Direct replacement	\$ 83,000.00		\$ 139,741.00
time	12-14 weeks		17-19 weeks
alternate	\$ 89,000.00		n/a
time	12-14 weeks		

WHEREAS, the proposals were evaluated and a recommendation has been made to award the proposal to Carrier Corporation, 9800 Rockside Rd., Ste. 1100, Valley View OH, 44125; and

WHEREAS, after review and consideration, this Board of Commissioners would concur with this recommendation to award to Carrier Corporation as the most advantageous to the county for the pre-purchase of HVAC rooftop equipment for heating and air conditioning unit at the County Courthouse, not to include installation; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the proposal for the pre-purchase of HVAC rooftop equipment for heating and air conditioning unit at the County Courthouse, is hereby awarded to Carrier Corporation as outlined above.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2025-392

September 16, 2025

**RESOLUTION RECEIVING PROPOSALS AND AWARDING TO CARRIER
CORPORATION FOR THE ASHTABULA COUNTY, OHIO – COURTHOUSE HVAC
RENOVATIONS 2025 ROOFTOP HVAC EQUIPMENT PRE-PURCHASE**

Upon the motion of Casey R. Kozlowski, seconded by Kathryn L. Whittington.

VOTE:

J.P. Ducro IV

Aye

Casey R. Kozlowski

Aye

Kathryn L. Whittington

Aye

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio

September 4, 2025

Ashtabula County Commissioners
25 W Jefferson St
Jefferson, OH 44047
Attn: Janet Discher, County Administrator



Re: Courthouse HVAC Renovations 2025 HVAC Equipment Pre-Purchase

Ms. Discher:

This letter is in regard to the above-titled equipment pre-purchase RFP documents that were issued by the County via the County's bid posting website. Multiple bids were received, with some vendors submitting multiple options. Bids were received from: *Northrich Company*, *Carrier Corporation*, and *Gardiner*. County FIRM has reviewed the bids with scopes of work involved, along with all associated documents and have found ***Carrier Corporation*** to be the responsible low bidder on their packages as detailed below.

We recommend awarding the following items to *Carrier Corporation* for the Courthouse HVAC Renovations 2025 HVAC Equipment Pre-Purchase.

- RTU Equipment Pre-Purchase:

Base Scope:	\$95,000.00
ALT Scope:	\$4,500.00
Total:	\$99,500.00

County FIRM is committed to support project coordination and next step actions as the vendor is selected and as work begins to take place.

Sincerely,
Andy Udovich, PE, CBCP

County FIRM
8866 Commons Blvd., Suite 105
Twinsburg, OH 44087
(330) 289-6486
audovich@countyfirm.org

Ashtabula County Courthouse Equipment (RTU) Pre-Purchase - 2025
Bid Comparison



Bid Information			
Vendor	Carrier Corporation	Carrier Corporation	Gardiner
Bid Type	Per Bid Form	Voluntary Alternate	Per Bid Form
Submitted on time	Yes	Yes	Yes
Manufacturer	Carrier	Carrier	JCI
Bid Form	Yes	Yes	Yes
BASE Cost	\$95,000	\$83,000	\$184,900
ALT (UV-C) Cost	\$99,500	\$89,000	\$193,400
Notes	Excludes Curb and double wall construction	Like for like replacement Excludes curb, double wall const., dehum, heating coil, after filters, AFMS	UV Field installed
			Excludes: Fan spring isolation, AFMS, Pre-filters, exhaust shaft grounding ring
Expected Delivery			
Submittals (Days)	5	5	7
BASE Equipment (Weeks)	15-17	12-14	14-16
ALT Equipment (Weeks)	15-17	12-14	14-16
Submitted RTU Information			
Model Number	50V	50K	DPSA060
Type	VAV	VAV	VAV
Length x Width	28'-7" x 8'-2" *	25'-10" x 7'-4"	30'-1" x 8'-1"
Height	7'-0" *	6'-1"	8'-6"
Weight (Estimate, lbs.)	7288 *	--not noted--	12400
Cooling Tons	50	60	56
Refrigerant	R-454B	R-454B	R-32
Dehum capability	Yes	No	Yes
Supply Fan CFM	--not noted--	--not noted--	15250
Return Fan CFM	Powered exhaust	Powered exhaust	15250 (exhaust)
Number of circuits	2 *	--not noted--	--not noted--
Low load capacity	Down to -10'F *	--not noted--	2
Heating Type	HW coil	Electric - 2 stage	HW coil
Filters	2" MERV 8 and 4" MERV 13	2" MERV 8	2" MERV 8 and 4" MERV 13
OA AFMS	Yes *	No	Yes
Power	208V	208V	208V and 460V noted?
Warranty	2 yr P+L, 5 yr compressor P+L	2 yr P+L, 5 yr compressor P+L	1 yr P+L, 5 yr compressor P+L
Startup	Yes	Yes	Yes
Roof Curb	No	No	36" adapter
Double wall cabinet (R-13)	No	No	Adapter
Disc Switch	Yes	Yes	Less
Hail Guard	Yes	Yes	Yes

* = Information via post-bid interview

PROPOSAL FORM

NUMBER 1 DESCRIPTION: BASE BID

PROPOSAL SUBMITTED BY:

CARRIER DIRECT SALES

(Vendor-Proposer)

DATED: 28 AUG 25

DELIVER TO:

Ashtabula County, Ohio
Attn: Ms. Lisa Hawkins, Clerk of the Board
25 West Jefferson St.
Jefferson, Ohio 44047

Having viewed the Documents, Drawings and read the Specifications for the Project entitled:

Ashtabula County Courthouse HVAC Renovation 2025 HVAC Equipment Pre-Purchase

and having also acknowledged, received, read and taking into account any Addenda's issued and likewise having reviewed the documents provided and the conditions affecting and governing the Project and reviewed the noted location of the site utilities and all existing structures, as applicable, the undersigned hereby proposes to furnish all materials and to perform all equipment-furnish-related labor (does not include installation), as specified and described in said Specifications and/or as shown on the said Scope of Work documents for all work necessary to complete the Project on a timely basis and in accordance with the Contract Documents regardless of whether expressly provided for in such Specifications and Drawings.

Before completing the Proposal Form, the undersigned represents that it has carefully reviewed the Instructions to Proposers, Proposal Form, Scope of Work Documents, and the Project Schedule, if any. Failure to comply with provisions of the published Documents may be cause for disqualification of the Proposal. All addenda's must be acknowledged and submitted with your proposal packet.

AGREEMENTS AND CONTRACT:

If the undersigned is notified of proposal recommendation, it agrees to furnish required documentation as indicated in Instructions to Proposers, in order to establish an accurate representation/reference for next-step Installation contract Scopes of Work.

COMPLETION OF WORK:

In submitting a proposal, the undersigned agrees to execute a Purchase Order in a form utilized by AC and to substantially complete its work as required by the published Documents.

NOTE A: The wording of the Proposal Form shall be used to quantify pricing figures, however it is encouraged that proposers indicate by inclusion of Scope of Services letter any specific items included (or excluded) in the proposal with reference to the established intent of Scope of Work Documents.

NOTE B: Proposer is cautioned to include only the "Brands" specified.

Palmer

ITEM 1: BASE HVAC RTU Equipment System & Services:

Base Scope of Work: Provide specified HVAC RTU System & Services (Base Equipment & required-specified Services/Accessories). (does not include installation) Proposer agrees to furnish equipment & perform all the services work necessary, as described in the specifications and shown on the documents, including applicable Installation Project Coordination & services for the sum of:

NINETY FIVE ~~THOUSAND~~ ⁰⁰/₁₀₀ THOUSAND AND ⁰⁰/₁₀₀ (\$ 95,000.00)
(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.

Base HVAC RTU System Proposal Expected Submittal Delivery Schedule:

Proposer offers to furnish the above BASE HVAC RTU System Equipment Submittals within 5 days after notice of recommendation.

Base Proposal HVAC RTU System Expected Equipment Delivery Schedule (to Installing Contractor):

Proposer offers to furnish the above BASE HVAC RTU Equipment Unit within 15-17 weeks after final submittal approval/receipt of AC Purchase Order.

ITEM 2: ALTERNATE HVAC RTU UNIT & FACTORY UV-C Option/System:

Alternate Scope of Work: Provide specified HVAC RTU Unit with FACTORY UV-C System (Alternate HVAC RTU & required-specified Services/Accessories). (does not include installation) Proposer agrees to furnish equipment & perform all the services work necessary, as described in the specifications and shown on the documents, including applicable Installation Project Coordination & services for the sum of:

NINETY NINE THOUSAND FIVE HUNDRED DOLLARS AND ⁰⁰/₁₀₀ (\$ 99,500.00)
(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.

Alternate HVAC RTU w/ FACTORY UV-C System Proposal Expected Submittal Delivery Schedule:

Proposer offers to furnish the above ALTERNATE HVAC RTU/UV-C System Equipment Submittals within 5 days after notice of recommendation.

Alternate Proposal HVAC RTU w/FACTORY UV-C System Expected Equipment Delivery Schedule (to Installing Contractor):

Proposer offers to furnish the above ALTERNATE HVAC RTU/UV-C System Equipment Unit within 15-17 weeks after final submittal approval/receipt of AC Purchase Order.

Acknowledgement of Addenda:

Addendum No. _____, dated _____;

Addendum No. _____, dated _____;


NOTE: The Proposer should review the Scope of Work Documents and the site and conditions under which the Work will be performed so that he can give the acknowledgments contained above.

LEGAL NAME OF PROPOSER: Carrier Corporation

PROPOSER IS: Corporation
(sole proprietor, partnership, corporation, limited liability company or other legal entity)

NAME OF PERSON LEGALLY AUTHORIZED TO BIND PROPOSER TO A PURCHASE ORDER:

James Bertram
(print)

SIGNATURE 

TITLE: Sr. Associate, Outside Sales

ADDRESS: 9800 Rockside Rd. Suite 1100
Valley View, OH 44122

TELEPHONE: 216-618-7760

FAX: N/A

FEDERAL TAX I.D. # 834051582

DATE SIGNED 28 AUG 25



CARRIER-DSO-CLEVELAND
 9800 Rockside Rd. Suite 1100
 Valley View, OH 44125-2457
 (P) (216) 618-7760

Proposal

Project Name: Ashtabula Courthouse **Bid Date:** 08/30/2025
Location: Ashtabula, OH **Expiration Date:** 09/26/2025
Attention: Ms. Lisa Hawkins, Clerk of the Board **Proposal Number:** 0825JBER0286
Engineer: Palmer Conservation Consulting

We at Carrier are pleased to quote the following equipment for the above referenced project in accordance with attached terms and conditions.

Mark For	Qty	Model Number	Description
50T Rooftop	1	50V	Packaged Rooftop Electric Cooling Unit <ul style="list-style-type: none"> • Variable Air Volume, Horizontal Supply & Return • 50 Tons, R454B • Hot Water Coil • 208V/230V • Hot Gas Reheat Dehumidification • Ultra Low Leak Economizer • Low Static Power Exhaust, Modulating Building Pressure Control • Non-Fused Disconnect • Powered Convenience Outlet • Humidity & Enthalpy Sensors, Return Air CO2 Sensor, Outdoor Air CFM Sensor • AI/Cu Evaporator, MCHX Condenser, Hail Guard • Return Air Smoke Detector • 2" MERV 8 & 4" MERV 13 Filter Carrier Factory Start-up Two Year Complete Unit Parts and Labor Warranty Five Year Compressor Parts and Labor Warranty Exceptions: Double Wall Construction, Roof Curb
Total Price for items as listed above (excluding taxes)			\$95,000.00
50T Rooftop IAQ	1	50V	Packaged Rooftop Electric Cooling Unit <ul style="list-style-type: none"> • Variable Air Volume, Horizontal Supply & Return • 50 Tons, R454B • Hot Water Coil • 208V/230V • Hot Gas Reheat Dehumidification • Ultra Low Leak Economizer • Low Static Power Exhaust, Modulating Building Pressure Control • Non-Fused Disconnect • Powered Convenience Outlet • Humidity & Enthalpy Sensors, Return Air CO2 Sensor, Outdoor Air CFM Sensor • AI/Cu Evaporator, MCHX Condenser, Hail Guard • Return Air Smoke Detector • 2" MERV 8 & 4" MERV 13 Filter • Ultraviolet Light Fixture

			<p>Exceptions: Double Wall Construction, Roof Curb</p> <p>Carrier Factory Start-up Two Year Complete Unit Parts and Labor Warranty Five Year Compressor Parts and Labor Warranty</p> <p>Exceptions: Double Wall Construction, Roof Curb</p>
Total Price for items as listed above (excluding taxes)			\$99,500.00

Please note the following clarifications in this proposal:

QUOTATION NOTES:

Note: 1st year parts only warranty (one (1) year from start-up or eighteen (18) months from date of shipment, whichever comes first) unless specified otherwise in this proposal.

The following items are NOT included with the equipment identified above:

1. Installation, rigging, carting.
2. Equipment base/pad and anchor bolts.
3. Any piping or accessories except as noted elsewhere in this proposal.
4. Electrical work including power and control wiring except as noted elsewhere in this proposal.
5. All instrumentation mounted in field piping.

Special Notes:

1. Above price is firm and will remain in effect for 30 days.
2. No taxes, permits, start-up, and or service are included in above proposal unless otherwise noted.
3. Compliance to local codes neither guaranteed nor implied.
4. All orders subject to credit acceptance by Carrier Management.
5. Equipment is manufactured under strict Carrier Corporation manufacturing standards and in compliance with the National Electric Code.
6. Carrier does not accept and will not be held liable for any flow down requirements from the owner or any higher tier contractor unless specifically agreed to in writing.
7. Holiday or weekend work required on Carrier start-ups is not included in the above proposal unless otherwise noted.
8. Any work or material furnished at Carrier's expense, must have written authorization and approval from Carrier prior to furnishing such service or materials. Immediately upon completion of such work, the approved price shall be invoiced for immediate processing of a credit memo and applied to your account. Deductions from our invoices or back charges for unauthorized work or materials will not be accepted.
9. In the event this quotation is in support, either directly or indirectly, of a U.S. Government funded procurement (either partially or fully), please note that Carrier's quotation and any subsequent award shall be contingent upon the acceptance of Item 19 U.S. Government Procurements as noted herein under CARRIER CORPORATION TERMS AND CONDITIONS OF SALE – EQUIPMENT AND/OR SERVICE.

We appreciate your consideration of this quotation and would like to thank you for your interest in Carrier products and services. Should you have any questions concerning the above quotation, please feel free to contact me personally.

Jake Bertram
CARRIER-DSO-CLEVELAND
James.Bertram@Carrier.com

CARRIER CORPORATION
TERMS AND CONDITIONS OF SALE – EQUIPMENT AND/OR SERVICE

To view our terms and conditions of sale, please visit the following website:
<https://www.corporate.carrier.com/legal/terms-of-sale>

Accepted By:	_____	Proposal Date:	<u>08/27/2025</u>
Name:	_____	Proposal Number:	<u>0825JBER0286</u>
Title:	_____	PO Number: *	_____
Company:	_____	Project Name:	<u>Ashtabula Courthouse</u>
Date:	_____	Ship To:	_____

* No terms, conditions or provisions of the referenced Purchase Order are incorporated into this Agreement.