RESOLUTION ACCEPTING PROFESSIONAL SERVICES PROPOSAL WITH PALMER ENERGY CONSERVATION CONSULTING, (IMEG) FOR THE ASHTABULA COUNTY NURSING AND REHABILITATION CENTER BASIC CHILLER-HVAC REPLACEMENT PROJECT, PHASE 1 2026

WHEREAS, Janet Discher, County Administrator of the Ashtabula County Commissioners, has presented the following Proposal for the approval of the Board, to-wit:

Proposal Title: Basic chiller- HVAC Replacement Project at the Ashtabula County Nursing and Rehabilitation Center

Provider: Palmer Conservation Consulting, 280 North High St., Ste. 100, Columbus, OH 43215

Proposal Description: To provide a basic chiller-HVAC replacement bid package and schematic design for a proper basic installation of an OPEN Standard Control System Upgrade to be integrated into the County's Building Automation System (BAS)/Network.

Proposal Location: Ashtabula County Nursing and Rehabilitation Center, 5740 Dibble Rd., Kingsville, OH 44068

Cost: Not to Exceed, $26,750.00 for all consulting professional services noted in proposal; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the Proposal with Palmer Energy Conservation (MEG) is hereby approved in accordance with the copy of the Proposal now on file in this office.

BE IT FURTHER RESOLVED that the President of the Board, on behalf of the Board of Commissioners of Ashtabula County, is authorized to execute any and all necessary documents.

ASHTABULA COUNTY COMMISSIONERS

CERTIFICATION PAGE

Resolution No. 2026-428 **October 06, 2026**

RESOLUTION ACCEPTING PROFESSIONAL SERVICES PROPOSAL WITH PALMER ENERGY CONSERVATION CONSULTING, (IMEG) FOR THE ASHTABULA COUNTY NURSING AND REHABILITATION CENTER BASIC CHILLER-HVAC REPLACEMENT PROJECT, PHASE 1 2026

Upon the motion of Kathryn L. Whittington, seconded by J.P. Ducro IV.

VOTE:

Casey R. Kozlowski	**Aye**
Kathryn L. Whittington	**Aye**
J.P. Ducro IV	**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

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

September 23, 2026

Mr. Geroge Dubic
Administrator
Ashtabula County Nursing & Rehabilitation Center
5740 Dibble Road
Kingsville, OH 44048

Reference: Ashtabula County Nursing Home HVAC Upgrades Phase 1 2026

Subject: Chiller Unit Replacement

Mr. Dubic,

IMEG is pleased to offer the following professional services proposal to provide a basic chiller-HVAC replacement bid package and schematic design for a proper basic installation of an OPEN standard control system upgrade to be integrated into the County's building automation system (BAS)/network. The focus of this proposal is a replacement of the existing DX split chiller system piping/equipment with a packaged chiller unit and appropriate/select updating of HVAC controls/master integration equipment with the appropriate integration into the County's standard open system architecture as desired.

The focus of our work in this proposal will be to aid the Ashtabula County Facilities Team with evaluating reasonable scopes of work (options) and prepare for construction/execution as best determined by those evaluations, including inclusion/planning for any known future plans for the facilities (including other HVAC systems improvements as discussed on site with Generations administrators).

Planned activities presently known to include:

- Physical facilities site assessment [multiple visits may be necessary]
- Review of provided utility histories for utilities affected
- Refine system options/ideas for cooling plant equipment/systems & related electrical systems upgrade(s):
    - Specific attention to non-proprietary OPEN system controls architecture is included:
        - Integration of any new HVAC controls to BAS system.
        - Integration of applicable ancillary equipment to BAS system, (mini-split AC Units, Energy Meters, etc.).
        - Master-level programming and development of new graphics into the BAS system.
        - Coordination with appropriate County IT services and installing contractors
    - Specific attention to Ashtabula County standard QA/QC Commissioning Services is included.
        - Oversight and review of vendor-driven & implemented equipment replacements
    - Specific attention to systems training/operations training–service is included

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› 419.517.0137 › palmerc2.com

- Coordinated design for cooling plant HVAC equipment replacement scopes of work – intended for inclusion into appropriate Ashtabula County-administered competitive-bid Design-Build Proposal packages.
- Consulting evaluation of contractor proposals received by Ashtabula County team by the processes determined best for the project.
- Consulting assistance with scheduling/pre-purchasing/budgeting/phasing/financing during prelim phase and for field coordination/meetings/construction issues during construction phase.

The focus of our work will not include:

- Final/Complete detailed design/docs for any scopes of work items beyond the noted base scope
- Extensive field observation/meetings for field coordination/construction issues

To be sure we'll meet the expected schedules and service intents, we'll need from you:

- Access to the project site(s) and a brief (re) interview with appropriate personnel.
- Intermittent meeting with the Ashtabula County Team as appropriate to monitor direction & scope

We intend to deliver to you:

- A set of schematic/preliminary documents to review and aid in scopes of work/options – chiller equipment/pre-purchase selections for final proposal packages, with all multiple-option items as discussed.
- Appropriate documents for inclusion into the Ashtabula County-administered Design-Build Proposal Package(s)

We expect the Next-Steps Action Plan to include:

- Re-site assessment – Week of 09-28-26 and/or 10-05-26
- Schematic review of options and information (pre-purchase effort) – Week of 10-19-26
- Issue/review equipment pre-purchase information received & make choice by 11-20-26
- Preparation of equipment install & scope options complete by Week of 12-14-26
- Preparation (updating) of bidding documents complete by Week of 01-18-27.
- Bidding/pricing and contract negotiations with selected DB contractor(s) - Week of 03-08-27
- Prepare for execution of contracted scopes – to be determined in conjunction with any qualification-based actions utilized
- Construction period target: April-May 2027

Professional Services Fee

The above Professional Engineering Services will be provided for the following lump sum fee of **$26,750.00.**

Total Project Budget:

IMEG Professional Services = $26,750.00

Contractor Installation budget = $380,000 to $500,000, incl. ALTs

TOTAL 2027 BUDGET = $406,750 to $526,750

This proposal is valid for 30 days from the date of issue.

After reviewing this proposal, please contact us with any questions. If you agree to the proposal, please return an executed copy of this letter, and notify us to proceed. We look forward to the opportunity to be a partner with the Ashtabula County Nursing & Rehabilitation Center and provide services that meet and exceed your expectations.

Respectfully submitted,

Andre Goosby
Client Executive
Palmer Conservation Consulting
(419) 350-5899

Customer Name and Title Casey Kozlowski, President

Customer Signature

Date 10-6-22

FISCAL OFFICER'S CERTIFICATE

5705.41 O.R.C.

The undersigned, County Auditor of Ashtabula County, hereby certifies that the amount required to meet the obligations of the County during the 2026, under the Agreement, has been lawfully appropriated for that purpose, and is in the Treasury of the County or in the process of collection to the credit of the following funds: 2033-025-100-601 Contract Services – Nursing Home.

In the amount of $26,750.00 for year 2026 and free from any previous encumbrances.

Agreement Title: Agreement with Palmer Energy.



_____

Scott Yamamoto, Ashtabula County Auditor

Contact: Lisa Hawkins, Clerk

Date: October 5, 2026

Signature Page

AGREEMENT TITLE: Ashtabula County Nursing Home HVAC Upgrades Phase 1 2026

APPROVED as to Legal Form Only.

Approved by: _____

April R. Grabman
Ashtabula County Prosecutor

Dated: 10/5/26

Reviewed by Earl F. Stoll, Assistant Prosecutor ES