

RESOLUTION NO. 2026-21  
INTRODUCED BY: Mayor Bodnar

**AN EMERGENCY RESOLUTION  
AUTHORIZING MAYFIELD VILLAGE TO ACCEPT THE PROPOSAL  
OF G&B ELECTRIC COMPANY TO REPLACE THE CIVIC CENTER CHILLER  
AND INSTALL ADDITIONAL HVAC UPGRADES IN THE AMOUNT OF  
\$199,980.07 PLUS A 5% CONTINGENCY FOR A TOTAL  
AMOUNT NOT TO EXCEED \$209,979.07**

WHEREAS, it has been deemed in the best interest of the health, safety and welfare of all Village residents and inhabitants to replace the air-conditioning unit that serves Reserve Hall and other areas of the Civic Center; and

WHEREAS, the proposal of G&B Electric Company in the amount of One Hundred Ninety-Nine Thousand, Nine Hundred Eighty and 07/100 (\$199,980.07) was competitively bid through Sourcewell, a State of Ohio joint purchasing program of which Mayfield Village is a member (Resolution 2023-45); and

WHEREAS, the proposal of G&B Electric Company, a copy of which is attached, includes replacing the existing Trane chiller with a new 30-ton air cooled chiller outside unit, replacing inside pumps and tanks, adding new piping and electrical power, and installing new controls for the entire system; and

WHEREAS, the Service Director recommends that the air conditioning equipment be purchased from and installed by G&B Electric Company for the proposed amount; and

WHEREAS, given the age of the Civic Center, the Service Director recommends that Council approve an additional five percent (5%) contingency, in the amount of \$9,999.00, for any unforeseen conditions or repairs, for a total expenditure not to exceed \$209,979.07.

BE IT RESOLVED BY THE COUNCIL OF MAYFIELD VILLAGE, OHIO,  
THAT:

**SECTION 1.** The Council of Mayfield Village hereby accepts and approves the proposal of G&B Electric Company for the purchase and installation of a new chiller and additional HVAC upgrades in the Civic Center in the amount of \$199,980.07.

**SECTION 2.** The Council of Mayfield Village hereby approves an additional five percent (5%) contingency for any unforeseen conditions or repairs, in the amount of \$9,999.00, for a total expenditure not to exceed \$209,979.07.

**SECTION 3.** The Council finds and determines that all formal actions of this Council relating to the adoption of this Resolution have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including requirements of Section 121.22 of the Ohio Revised Code.

**SECTION 4.** This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of health, safety and welfare of the residents of Mayfield Village, Ohio, for the reason that the new air-conditioning equipment needs to be installed as quickly as possible and before the summer months to allow programming to continue uninterrupted. It shall, therefore, take effect immediately upon the passage by the affirmative vote of not less than five (5) members elected to Council and approval by the Mayor, or otherwise at the earliest time allowed by law.

\_\_\_\_\_  
STEPHEN SCHUTT  
Council President

First Reading: \_\_\_\_\_, 2026

Second Reading: \_\_\_\_\_, 2026

Third Reading: \_\_\_\_\_, 2026

PASSED: \_\_\_\_\_, 2026

\_\_\_\_\_  
BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
DIANE A. CALTA, ESQ.,  
Director of Law

ATTEST: \_\_\_\_\_  
MARY E. BETSA, MMC  
Clerk of Council

**FISCAL OFFICER'S CERTIFICATE**

As the fiscal officer of the Mayfield Village, Ohio, I certify that as of the date of execution of the within Agreement with Mayfield Village, Ohio, the amount required to satisfy payment under the Agreement has been fully appropriated, or authorized or directed for such purpose and is in the Treasury, or is in the process of collection and is free from any obligation or certification now outstanding.

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Angie S. Rich, Director of Finance  
Mayfield Village, Ohio



**Work Order Signature Document**

**EZIQC Contract No.: OH-R2-E-071124**

**New Work Order**

**Modify an Existing Work Order**

Work Order Number: 152673.00

Work Order Date: 03/11/2026

Work Order Title: Mayfield Village City Offices Chiller Replacement and HVAC Upgrades

Owner Name: Mayfield Village - 9117

Contractor Name: G & B Electric Co

Contact: Frank Stupczy

Contact: Ryan Kopko

Phone: 440-442-5506

Phone: 440-838-0880

**Work to be Performed**

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No OH-R2-E-071124.

Brief Work Order Description:

Replace chiller with new outside unit and inside pumps and tanks at location of existing condenser. New controls will be provided for entire system. New piping and power will be provided for a new equipment.

**Time of Performance**

**Liquidated Damages**

Will apply:

Will not apply:

**Work Order Firm Fixed Price: \$199,980.07**

Owner Purchase Order Number:

**Approvals**

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

**Detailed Scope of Work**

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**To:** Ryan Kopko  
 G & B Electric Co  
 10343 Brecksville Rd  
 Brecksville, OH 44141  
 440-838-0880

**From:** Frank Stupczy  
 Mayfield Village  
 6622 Wilson Mills Road  
 Mayfield Village, OH 44143  
 440-442-5506

**Date Printed:** March 11, 2026

**Work Order Number:** 152673.00

**Work Order Title:** Mayfield Village City Offices Chiller Replacement and HVAC Upgrades

**Brief Scope:** Replace chiller with new outside unit and inside pumps and tanks at location of existing condenser. New controls will be provided for entire system. New piping and power will be provided for a new equipment.

Preliminary

Revised

Final

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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

**Demolition**

- Remove existing Trane Scroll Chiller from Mechanical room and roof mounted condenser
  - Remove any remaining R-22 Refrigerant and return to owner or recycle at their direction.
  - Disconnect Power and make safe or prepare for re-use.
- Mechanical Room Piping
  - Remove mechanical room piping as necessary to accommodate new equipment and piping.
- Remove (1) Existing Chilled Water Pump and make power safe for re-use.
- Remove existing expansion tank, gravity hot water expansion tank, and air separator.

**New 30 Ton Air Cooled Chiller Installation**

- Provide and install 30 Ton Air Cooled Chiller with 208/3/60 Power.
- OWNER TO PROVIDE EXTERIOR EQUIPMENT PAD FOR NEW CHILLER.
- Extend existing 208/3/60 Power from Mechanical room out to new chiller.
- Install new non-fused disconnect at chiller for local service.
- Tie into existing chilled water piping in stairwell and run out to new chiller with supply and return lines.
- Install new 5 HP Hydronic Pump
  - Provide power from existing power feed to pump.
- Install 130 gallon buffer tank to prevent chiller short cycling.
- Install new bladder expansion tank
- Install new glycol feed station
  - Provide 120 Volt power to glycol feed station
- Provide glycol in system to achieve 30% glycol level for freeze protection.
- Building Automation Controls
  - Provide and install new Niagara Jace Supervisory Controller for system monitoring and adjustment.
  - Provide and install programmable controller for chilled water system to control pumps and chiller.
  - Provide and install programmable controller for existing AHU with new wall sensor in the theatre space.

**Detailed Scope of Work Continues..**

**Work Order Number:** 152673.00

**Work Order Title:** Mayfield Village City Offices Chiller Replacement and HVAC Upgrades

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- Provide interconnecting BACnet cabling between controllers and chiller to allow system to communicate and coordinate operation automatically.

- Provide all programming and commissioning of chilled water plant and air handling unit.

- Startup chiller and commission chilled water system.

\*All work is Prevailing Wage\*

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Contractor

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Date

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Owner

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Date