

**BRUNSWICK CITY**  
**SERVICES, UTILITIES, TECHNOLOGY & CABLE COMMITTEE**

**Agenda**  
**JUNE 22, 2026**  
**6:00 PM**

1. Discussion Items
  - (a) **RES. NO. 34-2026** An emergency resolution authorizing the City Manager to enter into an agreement with VK Furnace LLC to replace three (3) HVAC systems for the Division of Police and City Hall kitchen and lunchroom in an amount not to exceed \$199,000.00. - **1st Reading** (To be brought from Services, Utilities, Technology & Cable Committee, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment



Two Readings	No
Three Readings	No
Emergency	Yes
Suspension of Rules	Yes

If emergency or suspension of the rules, why the request?

The recommendation from the administration to City Council would be for legislation to go into effect immediately upon 1st reading. An emergency is necessary due to equipment shortages and difficulty finding parts for current equipment.

**ADDITIONAL  
INFORMATION:**

CITY OF BRUNSWICK, OHIO  
RESOLUTION NO. 34-2026

BY: Mr. Smith, Mr. Abella, Mrs. Piper

AN EMERGENCY RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH VK FURNACE LLC TO REPLACE THREE (3) HVAC SYSTEMS FOR THE DIVISION OF POLICE AND CITY HALL KITCHEN AND LUNCHROOM IN AN AMOUNT NOT TO EXCEED \$199,000.00.

WHEREAS: The City of Brunswick received one (1) bid to replace three (3) HVAC systems for the Division of Police and City Hall kitchen and lunchroom, in accordance with public bidding requirements; and

WHEREAS: The received public bid was opened on June 11, 2026, with VK Furnace LLC determined to be the lowest and/or best bidder.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY RESOLVES:

SECTION 1: That the City Manager, with the approval of the Law Director, is hereby authorized and directed to enter into an Agreement with VK Furnace LLC, the lowest and/or best bidder, to replace three (3) HVAC systems for the Division of Police and City Hall kitchen and lunchroom in an amount not to exceed \$199,000.00.

SECTION 2: That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety or welfare, and for the additional reason that immediate passage is necessary to allow for immediate replacement of the HVAC systems due to equipment and part shortages necessary to repair the existing system. Therefore, the same shall be in full force and effect from and after its passage by the required number of votes or from the earliest time allowed by law.

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PASSED: 1<sup>st</sup> Reading: \_\_\_\_\_

Rules Suspended: AYES \_\_\_\_\_ NAYS \_\_\_\_\_

ADOPTED: \_\_\_\_\_ AYES \_\_\_\_\_ NAYS \_\_\_\_\_

ATTEST: \_\_\_\_\_

Clerk of Council  
Laura E. Timura, MMC

**SPECIFICATIONS AND BID DOCUMENTS**  
**FOR**  
**THE PURCHASE AND INSTALLATION OF HEATING, VENTILATION, AND**  
**AIR CONDITIONING UNITS**

**City of Brunswick**  
**4095 Center Road**  
**Brunswick, OH 44212**

**2026**

**Carl S. DeForest**  
**City Manager/Safety Director**

**Re-Bid Number: 2026-006**  
**Date: June 11, 2026 at noon**

City of Brunswick  
4095 Center Road  
Brunswick, Ohio 44212

## LEGAL ADVERTISEMENT

By the order of the Council of the City of Brunswick, sealed bids will be accepted by the Office of Administrative Services at City Hall until 12:00 noon local time on June 11, 2026, and opened and read immediately for the following:

Re-Bid Number: 2026 – 006      The Purchase and Installation of  
Heating, Ventilation and Air  
Conditioning Units

Proposals must be submitted in accordance with the specifications and bid forms on file in the Office of Administrative Services.

Carl DeForest  
City Manager / Safety Director

Published 6/2: 6/9

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**PLEASE DO NOT DETACH ANY PORTION OF THIS BID PACKAGE.  
CITY OF BRUNSWICK, OHIO**

**INSTRUCTIONS TO BIDDERS**

**DEFINITIONS:** The term "Bidders" shall mean the corporation, partnership, or individual proposing or under contract to furnish material, labor, and/or equipment listed in the specifications. The term "City" shall mean the City of Brunswick, Ohio.

**PROPOSALS:** Proposals must be submitted on the forms furnished by the City, and obtained from the Office of Administrative Services, 4095 Center Road, Brunswick, Ohio 44212. Bids must be enclosed in a sealed envelope bearing the name of the bidder, the general items bid on, and the date the bids are to be opened. Bids will be received at the Office of Administrative Services, Brunswick Municipal Services Center, 4095 Center Road, Brunswick, Ohio 44212, on the date and time specified in the Legal Notice. Bids will be opened and read in Council Chambers immediately following. The official time clock is in the Office of Administrative Services. As bids are received, they will be date and time stamped. No late bids will be accepted.

**COMPETENCY OF BIDDERS:** No bid will be considered unless the bidder submitting the same shall furnish evidence satisfactory to the City that he has the necessary equipment, ability, and financial resources to fulfill the conditions of the contract and the specifications. Previous experience and responsibility of the bidders will be considered in awarding the contract. No contract will be awarded to any bidder who is in arrears to the City upon debt of contract or who is a defaulter or otherwise upon obligation to the City.

**WITHDRAWAL OF BIDS:** No bids may be withdrawn for at least sixty (60) days after the scheduled closing time for the receipt of bids.

**ACCEPTANCE OR REJECTION OF BIDS:** The City of Brunswick reserves the right to accept proposals at any time within sixty (60) days after same are received as provided, the acceptance of which shall not be considered an exclusive contract with the winning bidder. The bidder shall submit his proposal on the Proposal-Contract Forms provided by the City. The City reserves the right to reject any and all bids. In determining the award, each item may be considered separately, and separate contracts may be awarded within the corporate limits of the City of Brunswick.

**PRICES BID:** Prices bid for the various items shall be stated on the appropriate spaces on the Proposal-Contract Forms. All bids will be considered informal which contain items not specified on the Proposal-Contract Forms. Prices for materials and equipment shall include hauling and delivery charges to any place designated on the City Purchase Order within the corporate limits of the City of Brunswick.

**INSTRUCTIONS TO BIDDERS – continued**

**DURATION OF CONTRACT:** Prices shall be fixed for a one-year period, or as specified, and shall include all material, equipment, labor and/or service ordered or delivered during the period. All prices quoted shall be for a definite fixed price, unless otherwise outlined in the specifications. Such prices shall exclude all Federal, State and local taxes which the City is exempt from. The contract may be terminated by the City, with or without cause, which termination shall be effective immediately upon provision of written notice.

**DISADVANTAGED BUSINESS ENTERPRISE POLICY:** It is the policy of the City of Brunswick to utilize Disadvantaged Business Enterprises in all areas, and they are encouraged to participate in all bidding to the maximum extent feasible.

**EQUAL EMPLOYMENT OPPORTUNITIES/NON-DISCRIMINATION/AFFIRMATIVE ACTION:**

A. Municipal Purchase Contracts – Pursuant to Ohio Revised Code Section 125.111, as may be amended from time to time, bidder agrees:

(1) That, in the hiring of employees for the performance of work under the contract or any subcontract, the contractor or subcontractor, shall not by reason of race, color, religion, sex, age, disability or military status as defined in section 4112.01 of the Revised Code, national origin, or ancestry, discriminate against any citizen of this state in the employment of a person qualified and available to perform the work to which the contract relates;

(2) That the contractor, subcontractor, or person acting on behalf of any contractor or subcontractor, in any manner, shall not discriminate against, intimidate, or retaliate against any employee hired for the performance of work under the contract on account of race, color, religion, sex, age, disability or military status as defined in section 4112.01 of the Revised Code, national origin, or ancestry; and

(3) That such contractor has a written affirmative action program for the employment and effective utilization of economically disadvantaged persons, as referred to in division (E)(1) of section 122.71 of the Revised Code, and each such contractor shall file an annual description of the affirmative action program and a progress report on its implementation with the Ohio Department of Development.

## INSTRUCTIONS TO BIDDERS - continued

B. Municipal Construction Contracts – Pursuant to Ohio Revised Code Section 153.59, as may be amended from time to time, bidder agrees:

(1) That, in the hiring of employees for the performance of work under the contract or any subcontract, the contractor, subcontractor, or any person acting on a contractor's or subcontractor's behalf, by reason of race, creed, sex, disability or military status as defined in section 4112.01 of the Revised Code, or color, shall not discriminate against any citizen of the state in the employment of labor or workers who is qualified and available to perform the work to which the employment relates; and

(2) That the contractor, subcontractor, or any person on a contractor's or subcontractor's behalf, in any manner, shall not discriminate against or intimidate any employee hired for the performance of work under the contract on account of race, creed, sex, disability or military status as defined in section 4112.01 of the Revised Code, or color.

ITEMS: Bidders may bid on any or all items unless otherwise outlined in the specifications.

NAME OF BIDDERS: Each proposal must contain the full name and address of each person or company interested therein. In the case of a partnership, the name and address of each partner must be stated on the Proposal/Contract Form. The firm corporate or individual name of the bidders must be signed by the bidders in the space provided for signature on the Proposal/Contract Form. In the case of a corporation, the title of the officer signing must be stated. In the case of a partnership, the signature of at least one of the partners must follow the firm name, using the term "member of firm". In the case of an individual, use the term "doing business as VK Fuchs or "Sole Owner".

BID DEPOSIT: Each proposal must be accompanied by a certified check, money order or bid bond in the amount of ten percent (10%) of the bid, made payable to the City of Brunswick, as a guarantee that if a proposal is accepted, a contract will be entered into with the City.

FORFEITURE OF BID DEPOSIT: The bidder to whom the contract is awarded will be required to execute a written contract with sureties within ten (10) days from the date that he/she is notified of the award. In case of failure to do so, he/she or they will be considered as having abandoned the contract. The bid deposit accompanying the proposal shall thereupon be forfeited to the City of Brunswick, in addition to any other remedy to which the City may be entitled. The work may then be re-advertised or let to the next lowest and best bidder.

## **INSTRUCTIONS TO BIDDERS - continued**

**CONTRACT BOND:** The successful bidder may be required to furnish an approved bond for the faithful performance of the contract, in the amount of 100% of the contract price. Such bond shall be that of an approved surety company or personal bond which sureties or persons do not have an interest in the contract, or if interested, collateral security shall be furnished, all of which is to be to the satisfaction of the Director of Law of the City of Brunswick. In lieu of a performance bond, the city may elect to hold the certified bid check, submitted with the bid proposal, until the contract has been fulfilled.

**PURCHASES:** After a contract has been signed, it shall only become operative upon delivery to the successful bidder a duly signed purchase order, phone or facsimile request. The City shall only be obligated under the contract to the extent of the individual order placed. The City of Brunswick shall not be liable for any claims in the event the total quantity of material ordered under the contract should prove to be greater or less than the estimated amount in the specifications.

**DELIVERY:** The bidder agrees to make delivery of supplies and materials within a reasonable period from the time the authorized orders are placed, as stated in the specifications of this package. If deliveries are not made within such a time period, the City may purchase such items in the open market; and if the individual prices paid by the City shall be greater than the contract price, the bidder agrees to reimburse the City for any losses that they may thereby sustain.

**PAYMENT OF INVOICES:** Invoices shall be due on the 10<sup>th</sup> of the month following that in which deliveries are made, provided all terms of the contracts have been fulfilled to the full and complete satisfaction of the City. All invoices should be mailed to the attended of the Department/Division Head. Payments may be made on a basis of estimated partial completion of work or delivery, and a percentage of each partial payment withheld by the City until completion of the contract, and a percentage of the final estimate withheld by the City for a specified period as a guarantee. Such procedure for partial payments must be provided for in the specifications required by the contract, then, in such event, the City may cancel this contract upon written notice to the bidder.

**WORKER'S COMPENSATION:** The bidders shall comply to State law known as the Workman's Compensation Act, and shall pay into the State Insurance Fund, the necessary premium required by the act to cover all employees working under the control of the bidders, and shall relieve the City of Brunswick from any costs due to accidents or other liabilities mentioned in said Act. He/she shall furnish, at the time of delivery of this contract, and at such other times as may be required, the official certificate or receipt showing that the payments hereinbefore referred to have been made.

## **INSTRUCTIONS TO BIDDERS - continued**

**LIABILITY:** The bidders shall defend, indemnify, and save harmless the City of Brunswick, its' officers and agents from all claims, demands for payments, suits, actions, recoveries and judgments of every description, whether or not well founded in law, brought or recovered against it, by reason of any act or omission of said bidder, his/her agents or employees, in the execution of the contract or in consequence of insufficient protection, or for the use of any patented invention by said bidder, and a sum sufficient to cover aforesaid claims may be retained by the City of Brunswick from monies due or to become due under this contract until such claims have been discharged or satisfactorily secured.

**ROYALTIES AND LICENSE FEES:** The bidders shall pay all royalties and license fees. The bidder herein agrees to assume and save the City of Brunswick, its' officers and/or agents harmless from liability of any kind or nature whatsoever arising out of the use by the City, it's officers an/or agents of any apparatus, or mechanism which may be furnished or installed by the bidder under the terms of this contract, including copyright infringements and to defend the City of Brunswick from any and all such liabilities whether or not such claims are well founded in law.

**LIABILITY INSURANCE:** The successful bidder **MUST** carry Public Liability Insurance with limits of at least \$2,000,000 to protect the City of Brunswick, Ohio, and said bidder shall comply with the requirements of all Federal and State Laws and Regulations relating to Social Security, Unemployment Insurance and Workman's Compensation so that the City of Brunswick, Ohio, will not be liable in any way for any claim evolving from said work in carrying out the contract.

In addition to, and not to be construed as limiting, any of the liability insurance requirements as set forth above, liability insurance shall also include Automobile Liability Insurance. Furthermore, it shall be the responsibility of the bidder to show proof, that all required insurance coverages are in effect at the time of the bid opening and that such policies will remain in effect throughout the term of this contract. The successful bidder will be required to name the City of Brunswick as an additional insured on any or all of the policies in existence during the term of this contract. Certificates of Insurance naming the City of Brunswick as an additional insured will be required prior to any performance of work under this contract.

Should a certificate of insurance expire during the term of the project, it is the Contractor's responsibility to insure that the City of Brunswick receives updated certificates. These certificates should be given to Administrative Services.

**EXAMINATION OF WORK SITE:** All bidders are expected to carefully examine the site (City of Brunswick, Ohio) of the proposed work and fully acquaint themselves with the conditions as they exist so that they may fully understand the facilities, difficulties and restrictions attending the execution of the work under this contract. The submission of a bid shall be considered evidence that the bidder has made such examinations and is satisfied as to the conditions to be encountered in performing the work and as to the requirements of the plans, specifications, special provision, general conditions and contract.

## **INSTRUCTIONS TO BIDDERS - continued**

**LISTS, DOCUMENTS AND/OR REPORTS:** All lists, documents, reports and/or clerical information received to complete the requirements of the contract shall be presented in a concise, comprehensive, detailed, legible, easy to follow, formatted manual to aid in the implementation by the City's staff. All manuals shall be of such type to allow the ease of removal of individual pages and/or sections of the materials and shall be on standard 8-1/2 x 11 inch or 8-1/2 x 14 inch sheets. Sample copies of all such manuals, lists, documents, reports, and/or clerical information shall be submitted with the bid proposal as required.

**DELIVERY AND/OR COMPLETION OF CONTRACT:** If delivery and/or completion of the terms of this contract is not made within the time specified herein, a penalty shall be assessed in the amount of five percent (5%) of the total contract price, per day, and the same penalty be deducted from the final billing under this contract. Subsequent presentations (no more than 2) of the data contained in the final product manuals, may be required to be made to the City of Brunswick City Manager/Safety Director, City Council, and/or the Administrative Services Manager or at no additional cost to the City.

**INTERPRETATION OF CONTRACT DOCUMENTS:** If any person contemplating the submission of a bid for the proposed contract is in doubt as to the true meaning of any part of the plans, specifications, or other proposed contract documents, he or she should submit a written request for interpretation thereof, to the Administrative Services Manager. The person making the request will be responsible for its prompt delivery, duly issued and mailed or delivered to each person receiving a set of bid documents within a reasonable period of time in relation to the bid letting and opening dates.

The City of Brunswick will not be responsible for explanations or interpretations of the proposed documents and will not be responsible for its prompt delivery. Any interpretation of the contract documents will be made only on addenda, duly issued and mailed or delivered to each person receiving a set of bid documents. The City of Brunswick will not be responsible for explanations or interpretations of the proposed documents except as issued in accordance herewith.

No interpretation or explanation of the proposed plans, specifications or other proposed documents will be considered if received by the Administrative Services Coordinator within ten (10) working days prior to the specified time of the opening of the bid documents.

**DESCRIPTIVE DATA:** Bidders should include details concerning personnel, expertise, financial and other related information to aid the City in the selection process. Include in the proposal information on your company structure, including identification of principals, office locations, number of personnel, last audited financial statement and other related information which would provide a brief overview and history of your firm. Using examples of previous work, demonstrate that your firm has had appropriate experience to undertake the intended work project. Include information concerning the overall management and ability of your firm to

## **INSTRUCTIONS TO BIDDERS - continued**

meet completion schedules and performance standards. Include names, addresses and telephone numbers of client contact persons with a direct knowledge of the performance of your firm on the referenced projects. Describe all relevant pending assignments of your firm. Include the status, nature of your firm's participation and completion dates of the projects. Submit descriptions, qualifications, and responsibilities of the staff to be assigned to the project.

**SUBCONTRACTORS:** Any and all subcontractors permitted to perform any work under this contract as stipulated, shall be bound by all conditions and specifications contained herein, specifically, but not limited to the above referenced insurance requirements. It is the total responsibility of the contractor to ensure that all such conditions and specifications are met by the subcontractors and that any or all required forms are filed with the City of Brunswick.

**OTHER:** Substitution of the specifications, requirements of the general conditions, or time limitations, shall render the bid informal. The City of Brunswick reserves the right to reject any and all bids, and to waive any informality in any bid, if it is in the best interest to do so.

**INCORPORATION:** All terms and conditions contained herein shall be incorporated into the contract documents by reference.

**PROPOSAL - CONTRACT FORM**

Statement Regarding personal Property Taxes

I, Victor Kobmyets, owner of

Vk Furnace, do hereby certify that this firm or person

**IS NOT** delinquent in the filing and/or paying of personal property taxes in Medina County.  
(Circle One)

If the answer is in the affirmative, please submit a statement listing the year or years of delinquency and the amounts.

NAME OF FIRM: ~~Vk Furnace LLC~~

ADDRESS: \_\_\_\_\_

PHONE No.: \_\_\_\_\_

SIGNED: \_\_\_\_\_

STATE OF OHIO )  
SS )  
MEDINA COUNTY )

Sworn to and scribed in my presence this 22<sup>nd</sup> day of May, 2026.



NATALIE M. MARTINSON  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES  
06-28-26

Natalie M Martinson  
Notary Public

**NOTE:** Statement regarding Personal Property Taxes in Medina County. If the business is not located in Medina County, please add a brief explanation to the above statement to the effect that no taxes are owed to Medina County (if such is the case), or to the county which the business is located.

Ohio Revised Code Section 5719.042



**DETAILED SPECIFICATIONS FOR THE  
PURCHASE AND INSTALLATION OF HEATING, VENTILATION, AND AIR  
CONDITIONING UNITS FOR THE DIVISION OF POLICE**

DESCRIPTION

The City of Brunswick is desirous of purchasing and installing three (3) Heating, Ventilation, and Air Conditioning Units for the City of Brunswick, Division of Police.

All equipment quoted shall be brand new, no used parts or units will be accepted.

The price or prices quoted shall be "Delivered to the City of Brunswick" and include all labor and materials to complete the job. Delivery shall be within thirty (30) days of bid award or list first available date.

The equipment shall meet or exceed the following specifications:

This is a design/build bid. A structural engineer must certify that the correct size unit to supply heat/ air-conditioning is installed per the square feet and ceiling height. Structural engineer must certify that the proposed rooftop unit weight is acceptable for the Police Department, jail and kitchen areas.

Fabricate and install any sheet metal transitions as required for supply and return air duct work on roof.

Contractor must remove and dispose of existing unit off-site, reconfigure and install new curb adapter.

- Positioning of new unit to fit without obstruction from additional equipment on roof.
- Rig and install new heating and cooling unit
- Reconfigure new ductwork to match new HVAC unit
- Install new wall thermostat in each space area with digital controls in cloud

Piping of all condensate drains to roof drains shall be included. All connections for gas and electrical transitions shall be included and connected to the existing control system.

Contractor shall be responsible for all tools and labor necessary for a complete and professional installation including checking, testing and start-up. Any and all rigging requirements shall be the responsibility of the Contractor.

Engineer must do a heat/load calculation to determine correct size for air-conditioning. (ex. 40 Ton Unit).

An Engineer must also certify that the correct tonnage unit will be used for the Police Department, jail and kitchen space, not to cause any type of condensation issues. Plans must be reviewed to note proper insulation in the walls and roof to prevent condensation or moisture build-up.

Contractor must be a State of Ohio licensed HVAC contractor. Contractor must also be registered with the City of Brunswick.

### **Area 1: Police Department**

Police Department 15 Ton System American Standard Symbio 700 Equipment Controller -5 years parts and labor warranty & Zoning Upgrade with LIFETIME parts warranty and 5 years labor warranty.

-Equipment furnish and install one (1) 15 Ton American Standard Precedent Rooftop Units Cooling and Gas /Electric High Efficiency – 60 Hz unit (208/230 V/60/3; R-454B Refrigerant). This unit will replace the existing YCD181E3HOB system.

-Accessories includes installation of a matched 15-25T economizer, fresh air options module, discharge air sensors, duct smoke detectors with multi-signaling test station, and a new 200A disconnect with 80A time-delay fuses.

-Zoning System Replacement: Remove the existing zoning system and install a new Arzel “Nomadic” 12 Zone System with LIFETIME parts warranty and 5 years labor warranty.

-Zoning Components includes new main control panels, necessary round dampers (8”, 10”, 12” and 14”), comprehensive pneumatic tubing installation, twelve (12) T10+ Pro thermostats, and all required low voltage wiring.

### **Area 2: Jail Area**

Jail (10- ton American Standard System Symbio 700 Equipment Controller with 5 years parts and labor warranty.)

-Equipment: Furnish and install one 10 Ton High Efficiency American Standard Rooftop Unit (208/230V60/3). R-454B Refrigerant)

-Accessories: Includes installation of a matched 6-12.5T economizer, fresh air options module, discharge air sensors, duct smoke detectors with multi-signaling test station, and a new 100A disconnect with 80A time-delay fuses.

### **Area 3: Kitchen**

Kitchen (4 Ton American Standard System with 5- year parts and labor warranty)

-Equipment: Furnish and install one (1) 4 Ton High Efficiency American Standard Rooftop Unit

(208/230V/60/3, R-454B Refrigerant) This unit will replace the existing YCD48A3H0AB system.

-Accessories: Includes installation of a matched 3-5T economizer, fresh air options module, discharge air sensors, and a new 60A disconnect with 40A time-delay fuses.

-Structural: Include installation of a custom curb adapter (T-255) to ensure proper fitment to the existing roof structure.

In order to assure proper evaluation of bids, each bidder shall provide the following within the bid package. *Failure to include these items may be grounds for rejection of the bid.*

- A. Brochures and published specification sheets for each item proposed.
- B. The exact and complete model number for each unit proposed.
- C. The published warranty statement applicable to the equipment proposed.
- D. Information on rebates, promotions, etc., if any.

#### EXCEPTIONS TO BID

The Bidder shall list, on a separate sheet of paper, any variations from or exceptions to, the conditions and specifications of this bid. This shall be labeled, "Exceptions to Bid Conditions and Specifications" and shall be attached to the bid.

If a sheet stating exceptions to bid conditions and specifications is not included, the bid will not be considered to meet all bid conditions or specifications.

**For clarification of information, or to arrange to visit the site, please contact Grant Aungst, Community and Economic Development Director at 330-558- 6875.**



## Revised Exception Statement

### Subject: Modification of Performance Schedule and Payment Terms

The bidder takes exception to the requirement that delivery and installation be completed within thirty ~~45~~ days of the bid award. The bidder proposes that the thirty ~~45~~ day performance clock shall commence two (2) weeks following the date of the City's official contract approval. This adjustment is requested to allow for necessary equipment procurement, coordination of labor, and site preparation to ensure a professional and seamless installation.

Additionally, the bidder proposes the following progress payment schedule to support project milestones:

**First Draw (1/3 of total contract price):** Payable upon completion of the kitchen unit and jail area installation.

**Second Draw (1/3 of total contract price):** Payable upon completion of the zoning system installation.

**Final Draw (Remaining 1/3 of total contract price):** Payable upon final project completion and acceptance by the City.

we will need unrestricted Access to the building during zoning system replacement. please provide a badge for our crew or assign a staff member.



Liberty Mutual Surety: National Bond Center  
350 E. 96th Street  
Indianapolis, IN 46240  
(888) 844-2663 Fax: (866) 547-4883

### BID BOND RESULTS

You have received a bid bond for the project listed below. Once bid results are in, please complete the Bid Results Section and return this to your agent or Liberty Mutual Surety underwriter or underwriting assistant at the office listed above. If you do not know the results other than your own, please indicate in the Comments.

Reference #: **BID-0036802**  
Contractor Name: **VK Furnace LLC**  
Bid Date: **June 8, 2026**  
Bid Amount: **100% of Bid Amount**  
Est. Contract Amount: **\$200,000.00**  
Obligee: **Brunswick City Police Department**  
Project Description: **Bid #2026-005 Heating, Ventilation and air conditioning units - Division of Police**

----- *BID RESULTS SECTION* -----

Contractor Name \_\_\_\_\_ 1<sup>st</sup> low bid \$ \_\_\_\_\_

Contractor Name \_\_\_\_\_ 2<sup>nd</sup> low bid \$ \_\_\_\_\_

Contractor Name \_\_\_\_\_ 3<sup>rd</sup> low bid \$ \_\_\_\_\_

If you are the low bid and the spread between your bid and the 2<sup>nd</sup> low bid is more than 10% please explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

If you are not in the top 3 low bids, what is your bid price? \$ \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



POWER OF ATTORNEY

The Ohio Casualty Insurance Company

Principal: VK Furnace LLC

Agency Name: FOUR STAR INSURANCE AGENCY INC

Bond Number: BID-0036802

Obligee: Brunswick City Police Department

Bid Bond Amount: ( 100% of Bid Amount ) One Hundred Percent of Bid Amount

KNOW ALL PERSONS BY THESE PRESENTS: that The Ohio Casualty Insurance Company, a corporation duly organized under the laws of the State of New Hampshire (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint Carolyn Banks in the city and state of Seattle, WA, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 9th day of June, 2026.



The Ohio Casualty Insurance Company

By: Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this 9th day of June, 2026, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of The Ohio Casualty Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of The Ohio Casualty Insurance Company, which is now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature or electronic signatures of any assistant secretary of the Company or facsimile or mechanically reproduced or electronic seal of the Company, wherever appearing upon a certified copy of any power of attorney or bond issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of The Ohio Casualty Insurance Company do hereby certify that this power of attorney executed by said Company is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Company this 9th day of June, 2026.



By: Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

**BID GUARANTY AND  
CONTRACT BOND**

(SECTION 153.571 OHIO REVISED CODE)

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned  
VK Furnace LLC

(Name)

12687 Ponderosa Dr, North Royalton, OH 44133

(Address)

as Principal and The Ohio Casualty Insurance Company as surety, are hereby held and firmly bound unto

Brunswick City Police Department

as Obligee in the penal sum of the dollar amount of the bid submitted by the Principal to the Obligee on June 8, 2026

to undertake the project known as: Bid #2026-005 Heating, Ventalation and air conditioning units - Divsion of Police

The penal sum referred to herein shall be the dollar amount of the Principal's bid to the Obligee, incorporating any additive or deductive alternate proposals made by the Principal on the date referred to above to the Obligee, which are accepted by the Obligee. In no case shall the penal sum exceed the amount of \_\_\_\_\_

dollars

(If the above is left blank, the penal sum will be the full amount of the Principal's bid, including alternates. Alternatively, if completed, the amount stated must not be less than the full amount of the bid, including alternates, in dollars and cents. A percentage is not acceptable.) For the payment of the penal sum well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas the above named Principal has submitted a bid on the above referred project;

NOW, THEREFORE, if the Obligee accepts the bid of the Principal and the Principal fails to enter into a proper contract in accordance with the bid, plans, details, specifications and bills of material; and in the event the Principal pays to the Obligee the difference not to exceed ten percent of the penalty hereof between the amount specified in the bid and such larger amount for which the Obligee may in good faith contract with the next lowest bidder to perform the work covered by the bid; or in the event the Obligee does not award the contract to the next lowest bidder and resubmits the project for bidding, the Principal will pay the Obligee the difference not to exceed ten percent of the penalty hereof between the amount specified in the bid, or the costs, in connection with the resubmission, of printing new contract documents, required advertising and printing and mailing notices to prospective bidders, whichever is less, then this obligation shall be void, otherwise to remain in full force and effect. If the Obligee accepts the bid of the Principal and the Principal within ten days after the awarding of the contract, enters into a proper contract in accordance with the bid, plans, details, specifications and bills of material, which said contract is made a part of this bond the same as though set forth herein; and

IF THE SAID Principal shall well and faithfully perform each and every condition of such contract; and indemnify the Obligee against all damage suffered by failure to perform such contract according to the provisions thereof and in accordance with the plans, details, specifications, and bills of material therefor; and shall pay all lawful claims of subcontractors, materialmen, and laborers, for labor performed and materials furnished in the carrying forward, performing, or completing of said contract; we agreeing and assenting that this undertaking shall be for the benefit of any materialman or laborer having a just claim, as well as for the Obligee herein; then this obligation shall be void, otherwise the same shall remain in full force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

THE SAID Surety hereby stipulates and agrees that no modifications, omissions, or additions, in or to the terms of said contract or in or to the plans and specifications therefore shall in any wise affect the obligations of said Surety on this bond, and it does hereby waive notice of any such modifications, omissions or additions to the terms of the contract or to the work or to the specifications.

SIGNED, SEALED AND DATED June 9, 2026

PRINCIPAL:

SURETY:

VK Furnace LLC

The Ohio Casualty Insurance Company

By: [Signature]

By: [Signature]

Title:

Carolyn Banks

Attorney-in-Fact

SEC. 9.32 REQUIRES AWARDDING AUTHORITIES, SIMULTANEOUSLY WITH NOTICE OF AWARD TO CONTRACTOR, TO GIVE WRITTEN NOTICE TO SURETY AND AGENT.

SURETY COMPANY ADDRESS:

The Ohio Casualty Insurance Company

175 Berkeley Street, Boston, Massachusetts 02116

SURETY AGENT'S ADDRESS

FOUR STAR INSURANCE AGENCY INC

5835 PEARL RD, PARMA, OH 44130-2160





### Business Registration Bond Form

Effective Date: February 17th, 2026

Business Registration Bond Form

BOND NO. 67782729  
(Required prior to registration)

KNOW ALL MEN BY THESE PRESENTS, that VKFURNACE LLC doing business as (the "Principal"), and, WESTERN SURETY COMPANY as (the "Surety"), are held and firmly bound unto the City of Brunswick, Ohio (the "Obligee"), in the sum of Twenty-Five Thousand Dollars (\$25,000.00) for payment of which, well and truly to be made we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents. Witness our hand and seals this 17th Day of February, 2026 and we hereby certify that this bond shall be effective and in force from this date through December 31, 2026

The conditions of the above obligations are such that:  
Whereas, the said Principal made application to the City of Brunswick, Ohio, for a Certificate of Registration as a contractor to engage in the business of:

<input type="checkbox"/> GENERAL CONTRACTOR	<input type="checkbox"/> ELECTRICAL <small>PROVIDE STATE LICENSE</small>	<input type="checkbox"/> PLUMBING <small>PROVIDE STATE LICENSE</small>	<input checked="" type="checkbox"/> HVAC <small>PROVIDE STATE LICENSE</small>	<input type="checkbox"/> REFRIGERATION <small>PROVIDE STATE LICENSE</small>	<input type="checkbox"/> HYDRONICS <small>PROVIDE STATE LICENSE</small>
<input type="checkbox"/> FIRE PROTECTION <small>PROVIDE STATE LICENSE</small>	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ROOFING	<input type="checkbox"/> EXCAVATING	<input type="checkbox"/> LOW VOLTAGE
<input type="checkbox"/> WATERPROOFING	<input type="checkbox"/> SIGN	<input type="checkbox"/> FENCE	<input type="checkbox"/> MASONRY	<input type="checkbox"/> POOLS	<input type="checkbox"/> TREE SERVICE
<input type="checkbox"/> RIGHT-OF-WAY	<input type="checkbox"/> OVERHEAD	<input type="checkbox"/> FIBER	<input type="checkbox"/> INSULATION	<input type="checkbox"/> OTHER	

within the City of Brunswick, from this date and throughout the calendar year of 2026, which ends December 31, 2026, in accordance with the provisions of the Codified Ordinances of the City of Brunswick

Now therefore, if the said Principal (including its officers, employees and agents) shall faithfully observe all the duties and discharge all the obligations incurred during said registration period under the Ordinances of the City of Brunswick, Ohio, applying to the construction, alterations, repair, addition to, subtraction from, reconstruction or remodeling of any building structure, or appurtenance thereto, or any part thereof, and the Ordinances applying to landscaping, property restoration, underground construction and/or work within the public right of way and utility easements, and all the lawful orders of the City of Brunswick, Ohio, issued under said Ordinances, then this obligation shall be void, otherwise, the same shall be and remain in full force and effect: the undersigned agreeing and consenting that this undertaking shall be for the benefit of any party damaged by the Principal's failure to comply with the duties, terms, conditions, provisions and requirements of the Ordinances of the City of Brunswick, Ohio, applying to such work and the lawful orders of the City of Brunswick, Ohio, issued under such Ordinances, as well for the benefit of the Obligee herein, and either or both may bring action on the bond, but such action must be commenced within two (2) years after the expiration of the Principal's registration.

	Date	<u>WESTERN SURETY COMPANY</u> 	<u>02/17/2026</u> Date
--	------	-----------------------------------	---------------------------

Principal (see NOTE below)

Bond (see NOTE below)

VKFURNACE LLC  
Print Name of Principal

Larry Kasten, Vice President  
Print Name of SURETY or Agent Executing Bond

12687 PONDEPOSA DRIVE, North Royalton, OH 44133  
Address of Principal

SEAL  
Required to be placed in this location

NOTE: ATTACH POWER OF ATTORNEY If this Bond is executed by any agent for a Principal or a Surety, such Agent must affix a copy of his Power of Attorney or other evidence of authority to execute the Bond. If the Surety is a non-resident corporation of the State of Ohio, its authority to do business in Ohio must, likewise, be attached hereto

Approval by Bldg. Dept. \_\_\_\_\_ Date \_\_\_\_\_

# Western Surety Company

## POWER OF ATTORNEY

### KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Larry Kasten of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One HVAC City of Brunswick

bond with bond number 67782729

for VKEURNACE LLC

as Principal in the penalty amount not to exceed: \$ 25,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 17th day of February, 2026.

ATTEST

*L. Bauder*

L. Bauder, Assistant Secretary

WESTERN SURETY COMPANY

*Larry Kasten*

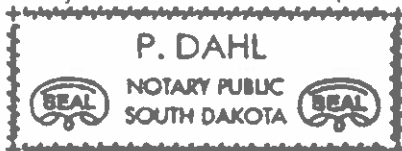
Larry Kasten, Vice President



STATE OF SOUTH DAKOTA )  
COUNTY OF MINNEHAHA ) ss

On this 17th day of February, 2026, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation



*P. Dahl*

My Commission Expires June 18, 2031

Notary Public

To validate bond authenticity, go to [www.cnasurety.com](http://www.cnasurety.com) > Owner/Obligee Services > Validate Bond Coverage.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/17/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b>		<b>CONTACT</b>	
Four Star Insurance 5835 Pearl Road  Parma OH 44130		NAME: Four Star Insurance PHONE (A/C, No, Ext): (440) 882-2000 E-MAIL ADDRESS: agency@fourstarinsurance.com FAX (A/C, No): (440) 888-0320	
<b>INSURED</b>		<b>INSURER(S) AFFORDING COVERAGE</b>	
VKFURNACE LLC 12687 Ponderosa Dr  North Royalton OH 44133		INSURER A: UTICA FIRST INS CO INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 15326	

**COVERAGES**      **CERTIFICATE NUMBER:**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			ART3000932870	06/14/2025	06/14/2026	EACH OCCURRENCE \$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000	
	GEN'L AGGREGATE LIMIT APPLIES PER							MED EXP (Any one person) \$ 5,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 1,000,000	
	<input type="checkbox"/> OTHER						GENERAL AGGREGATE \$ 2,000,000	
	<b>AUTOMOBILE LIABILITY</b>						PRODUCTS - COMP/OP AGG \$ 2,000,000	
	<input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$	
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person) \$	
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					BODILY INJURY (Per accident) \$	
	<input type="checkbox"/> UMBRELLA LIAB	<input type="checkbox"/> OCCUR					PROPERTY DAMAGE (Per accident) \$	
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					\$	
	<input type="checkbox"/> DED	<input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$	
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						AGGREGATE \$	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A				\$	
	If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER	
							E L EACH ACCIDENT \$	
							E L DISEASE - EA EMPLOYEE \$	
							E L DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>
City of Brunswick - Division of Building 4095 Center Road Brunswick OH 44212	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE Ivan Voytovych

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