



500 West Big Beaver  
 Troy, MI 48084  
 troymi.gov

# CITY COUNCIL AGENDA ITEM



**Date:** February 17, 2025

**To:** Frank A. Nastasi, City Manager

**From:** Robert J. Bruner, Deputy City Manager  
 Rob Maleszyk, Chief Financial Officer  
 Kyle Vieth, Controller  
 Kurt Bovensiep, Public Works Director  
 Dennis Trantham, Deputy Public Works Director  
 Emily Frontera, Purchasing Manager

**Subject:** Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Fire and Police Training Center Domestic Hot Water Heater Replacement

## History

- The Fire and Police Training Center (FPTC) was constructed in 2001.
- The FPTC is used to host a variety of training from those that involve the FBI, and the Department of Homeland Security to Officer training programs.
- The recommended replacement for the current hot water heater is a tankless hot water system.
- The tankless hot water system is projected to use:
  - 57% less energy than its equivalent in a boiler/storage tank application.
  - 57% less annual CO<sub>2</sub>e Emissions a reduction of 1,832.30lbs of CO<sub>2</sub>e

	Intellihot	Tank-Style or Boiler+Storage Tank
Required Heat Output (BTU)	30,024.00	30,024.00
Total Gas Input (BTU)	32,284.00	75,248.00
Daily Cost (\$)	\$0.37	\$0.86
Annual Cost	\$135.05	\$313.90
Daily Emissions (lbs CO <sub>2</sub> e)	3.78 lbs.	8.80 lbs.
Annual Emissions (lbs CO <sub>2</sub> e)	1,379.70 lbs.	3,212.00 lbs.
Annual Fuel Savings (\$)	<b>\$178.85</b>	
Annual Carbon Savings (lbs CO <sub>2</sub> e)	<b>1,832.30 lbs.</b>	

- In addition to the reduction in CO<sub>2</sub>e and energy use, the tankless hot water system daily operation cost is expected to be reduced by 57%.
- Replacement of this unit was identified in the Facilities Condition Assessment and Analysis as part of the Capital Renewal Process and will support sustainability initiatives.



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### **Purchasing**

- Pricing to provide the labor, materials and equipment for the Fire and Police Training Center Tankless Hot Water System has been secured from *Limbach Inc. of Pontiac, MI* through the Oakland County Extended Purchasing Contract #009746 as detailed in the attached Proposal #EE072324B.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).

### **Financial**

Funds are budgeted and available in the Building Operations Training Center Capital Fund under project number 2025C0005 for the 2025 fiscal year. Expenditures will be charged to account number 401.265.261.975.

### **Recommendation**

City Management recommends awarding a contract for the Fire and Police Training Center Tankless Hot Water System from *Limbach, Inc. of Pontiac, MI* for an estimated cost of \$39,915 per the Oakland County Extended Purchasing Contract #009746; not to exceed budgetary limitations.

**City of Troy - Training Center  
4850 John R. Road,  
Troy, MI 48084**

**2/13/2025**

**Project: Replace Water Heater (Intellihot)**

Limbach Co. is pleased to provide you with a proposal for the following specific scope of work, qualifications, and exclusions:

**Scope of Work:**

This proposal is based on Limbach to provide all necessary tools, equipment, materials and labor to perform the following:

- Isolate the existing water heater from water and gas supply.
- Drain the remaining water from the water heater.
- Disconnect the existing venting, gas and water piping.
- Remove the existing tank from the building.
- Install a wall hung i200 Intellihot domestic water heater.
- Field fabricate hot and cold water lines to connect to the new water heater.
- Remove and replace existing expansion tank.
- Install dedicated 110 volt plug from nearest panel.
- Install gas supply line to reconnect to the gas main in the mechanical room.
- Install intake and exhaust venting.
- Return water to the water heater and check for any leaks.
- Perform startup and verify the operation of the new unit.

**Also Included**

- All hoisting and rigging
- Deliveries
- Test, Check & Start for proper operations
- Insulation
- Factory Start Up
- Roofing

**Qualifications**

1. It is assumed that all additional existing equipment, controls, and piping, isolation valves, ductwork, and other systems are in proper working condition and do not require repair, replacement or rehabilitation.
2. Owner to facilitate adequate access to the building during the installation.
3. All work to be performed using Union personnel.
4. Pricing per Oakland County Contract 009746.
5. Based on gas main in room being able to support the additional 125,000 btu/h of load.

926 FEATHERSTONE ROAD  
PONTIAC, MI 48342

**P: 248-391-1411 | F: 248-975-5860 | [limbachinc.com](http://limbachinc.com)**

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***Exclusions: (Other than stated in the above scope of work)***

1. Removal or relocation of conflicting services, utilities, lights, or sprinklers.
2. Other repairs needed that are found on the existing system during the installation.
3. Temporary utilities or HVAC.

**Total Investment for the above scope of work - \$35,915.00****Additional Cost to Replace Recirculating Pump - \$4,000.00****Respectfully submitted,***Colin Rosni*

Special Projects Manager

**(586) 770-1124****colin.rosni@limbachinc.com**

Approved by:

\_\_\_\_\_  
Signature\_\_\_\_\_  
Date\_\_\_\_\_  
Print Name

This proposal is valid for 7 days from the date listed above. ALL labor is to be performed during normal business hours of Monday - Friday 7:00 am to 3:30 pm, unless specifically noted in this contract. Upon execution as provided below, this agreement, including the following pages attached hereto (collectively the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

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