



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: September 23, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiepe, Public Works Director
Dennis Trantham, Deputy Public Works Director
Brian Goul, Recreation Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: OMNIA Partners Contract – Elevator Services
Oakland County Cooperative Purchasing Contract – Sump Pump Installation in the Troy
Community Center Elevator Pit

History

- The Troy Community Center elevator is original to the building, which was built in 2001.
- Over the last several years, the elevator pit has experienced water infiltration. After performing several tests, it appears that in addition to groundwater, one of the gland packs for the surge tank is leaking.
- Water seeks the path of least resistance and has found its way to the elevator pit.
- When the Troy Community Center was built, there was no sump pit installed in the elevator pit to evacuate any potential water infiltration.
- Installing a sump crock and pump with an oil separator and alarm system into the elevator pit would alleviate the problem.
- The elevator is a hydraulic type and will require a State of Michigan-approved pumping alarm system or an oil separator in compliance with ASME A17.1.
- City Council approved a contract with OHM Advisors (Resolution#2024-01-022-J-4d) to create the construction documents for this project.

Purchasing

- Pricing for the installation of the Elevator Sump Pump at the Troy Community Center has been secured from *Limbach of Pontiac, MI*, as detailed in the attached Proposal #CR071125B through the Oakland County Extended Purchasing Contract #009746.
- Pricing for Elevator Services has been secured from *Kone Inc. of Livonia, MI*, as detailed in the attached proposal dated September 18, 2025, per OMNIA Partners contract #EV2516.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).



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Financial

Funds are budgeted and available in the Community Center Buildings and Improvements Annex Renovation Capital Fund under Project Number 2024C0050. Expenditures will be charged to Account Number 401.756.755.975.125.

Recommendation

City Management recommends a contract be awarded for the purchase and installation of a sump pump in the elevator pit at the Troy Community Center to *Limbach of Pontiac MI*, in the amount of \$105,650 with a 15% contingency amount of \$15,847.50, as per the Oakland County Extended Purchasing Cooperative Contract #00009746, and to *Kone Inc. of Livonia, MI* as per the OMNIA Partners Cooperative Purchasing Contract #EV2516 for an estimated cost of \$20,721.20 with a 15% contingency amount of \$3,108.18; for an estimated total project cost of \$145,326.88, not to exceed budgetary limitations.



09/18/2025

CITY OF TROY
500 W BIG BEAVER RD
TROY, Michigan 48084

ATTN: Laura Campbell

KONE Inc.

11864 Belden Court
Livonia, MI 48150
Tel: +17345136944
Fax: +17345136948
www.kone.us
kevin.strasser@kone.com

Re: T&M - CITY OF TROY RECREATION - standby

Equip	Inventory Number	Address
20383744	PASSENGER ELEVATOR	3179 LIVERNOIS RD 48083-5099 Troy

We propose to furnish and install the labor, materials, tools and supervision to perform the following work:

Description
Mechanic will perform standby on a time material basis not to exceed 80 straight time hours @ \$253.39 = \$20,271.20 which is per Omnia Contract EV2516 rate. We will invoice on actual time on site. If we exceed 2 weeks we will go into a phase 2 on a time material basis.

Price

Our total price to perform the above-mentioned work will be calculated on a time and material basis at \$253.39 per hour, plus applicable taxes.

Our price includes applicable labor, material and permit fees. This proposal is not binding on KONE until approved by an authorized KONE representative. Pricing is subject to KONE's attached Terms and Conditions for tendered repairs and, by signing below, Purchaser hereby agrees to these Terms and Conditions. Price is valid for 30 days from the date of this proposal. The agreed delivery times for the project may need to be extended because of delays caused by measures undertaken to stop the spreading of the Coronavirus (2019-nCoV) epidemic, such as mandatory holiday extensions and transportation restrictions imposed by authorities in China and other countries, and the availability of personnel, logistics providers and supply chains, due to the epidemic. KONE imposes a surcharge for payment made via credit card that is not greater than our cost of acceptance. The surcharge that we impose for this type of transaction is a percentage of the amount paid via credit card, which will be notified to the customer at the payment portal.

PURCHASER ACCEPTANCE: The proposal is hereby signed
and accepted on behalf of CITY OF TROY

Respectfully submitted by,
KONE Inc.

(Purchaser Signature)

Kevin Strasser, senior sales executive

(Print Name)

(Approved By) Authorized Representative

(Print Title)

Title

Date: ____ / ____ / ____

Date: ____ / ____ / ____

**City of Troy - Community Center
3179 Livernois Road,
Troy, MI 48083**

9/12/2025

City of Troy - Community Center - Elevator Sump Pump Install

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:

- Core floor slab in elevator shaft and remove concrete and dirt accordingly.
- Core opening in elevator shaft for pump pipe routing. Fire proof accordingly.
- Provide and install piping from the sump pump in the elevator shaft to the sanitary line in the changing room adjacent to the elevator operating room.
- Saw cut floor in family locker room changing room to tie into the existing 4" sanitary line underground.
- Install stand pipe tying into the 4" sanitary line for pump discharge termination and allowing an air gap (per code).
- Install elevator sump pump control panel in the adjacent elevator service room in order to provide control and alarm capability of the pump. Note, this control does not tie into the building management system and is a stand alone controller. This will operate in a fire alarm emergency even if oil is detected.
- Furnish and install conduit, hangers and pathway between electrical closet nearby elevator control room.
- Furnish and install conduit, hangers and pathway as shown on provided print EP101.
- Furnish and install wire for circuits as provided on EP101.
- Rework the family locker room changing room after the project to match existing conditions as close as possible.
- Permit & permit fees.

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. It is assumed that the elevator shaft floor is not foundational, and removing some of the concrete will not interfere with any structural integrities. OHM advisors has investigated this.
3. This proposal assumes that someone from the elevator subcontractor will be available to lock out the elevator according to the work schedule.

926 FEATHERSTONE ROAD
PONTIAC, MI 48342

P: 248-391-1411 | F: 248-975-5860 | limbachinc.com

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MECHANICAL



ELECTRICAL



PLUMBING



CONTROLS

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.
4. Controls integration
5. Life safety controls, smoke detectors, and integration into central panel or BAS.
6. Cleaning of excess oil in the elevator pit.
7. Epoxy sealant for elevator shaft.
8. Cost/charges/elevator permits from elevator contractor. Our proposal doesn't include elevator companies' standby cost.

Total Investment for the above scope of work - \$105,650.00

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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CONTROLS

ENGINEERING

CONSTRUCTION

SERVICE