



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: August 15, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Kurt Bovensiepe, Public Works Director
Emily Dumas, Library Director
Brian Goul, Recreation Director
Dennis Trantham, Facilities and Grounds Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – HVAC Replacements at Fire/Police Training Center, Library and Historic Village
Standard Purchasing Resolution 4: OMNIA Partners Cooperative Purchasing Contract – Building Management System Controls Integration and Budget Amendments

History

- Fire/Police Training Center
 - The Fire/Police Training Center is the training hub for both the Fire Department and the Police Department.
 - In addition to the internal training provided, our Fire/Police Training Center has become a destination for regional and national training opportunities.
 - The six rooftop units that serve the offices, classrooms and locker rooms have reached end of life.
 - The replacement of these units was identified in the Facilities Condition Assessment and Analysis as part of the capital renewal process.
- Troy Public Library
 - The Troy Public Library is home to over 70 staff members that provide service for over 300,000 guests annually.
 - Replacement of the HVAC System at the Library will occur over multiple years as each of the units have reached end of life.
 - The three roof top units recommended for replacement this year serve the Café, Community Outreach, Digital Services and the Technology Center.
 - The Building Management System Controls for the replaced equipment will also need to be replaced.
 - The replacement of these units was identified in the Facilities Condition Assessment and Analysis as part of the capital renewal process.
- Troy Historic Village
 - General Store
 - The general store is a replica of the original village store constructed in 1832 at the northeast corner of Livernois and Square Lake Road. This building was



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constructed on site in 1989 to help create the Village, provide modern bathrooms, and house the city's archival collection in a temperature-controlled environment.

- Parsonage
 - The Methodist women organized and directed the construction of the Parsonage around 1880. Originally next door to the church on Square Lake Road, the Parsonage housed 26 different ministers and their families from the 1880s to 1968.
 - The Troy Historical Society purchased the parsonage in 1997. It took over a decade for the parsonage and the church to be moved to their current site and restored.
- Church
 - The Church was constructed in 1837 by a small group of Episcopalians on land deeded to them by Johnson Niles. It was sold to the Methodist church in 1863 and they used it for weekly worship and activities until 1968.
 - The Troy Historical Society purchased the church in 1997. It took over a decade for the church to be moved to its current site and restored. In 2019 restoration work was completed on the casework of the original 1860s stained glass windows.
 - The church has become a popular rental location for weddings and is one of the main sources of revenue for the Troy Historic Society's operating budget.
- Replacement of the HVAC Systems at the Historic Village will occur over multiple years as the units have reached end of life.
- The units recommended for replacement this year include the General Store, Parsonage and Church.
- The replacement of these units was identified in the Facilities Condition Assessment and Analysis as part of the capital renewal process
- The installation for all three projects will be coordinated with a hoisting company (for the rooftop units) and completed with in-house Facilities Staff.

Purchasing

- Pricing for the replacement of Rooftop Units 1, 2, 3, 4, 5, and 6 at the Fire and Police Training Center, Rooftop Units 7, 8, and 9 at the Library and HVAC Units at the Historic Village General Store, Parsonage and Church has been secured from *Lennox Industries of Troy, MI* as detailed in quotes #238247, #240631 and #243306.
- The current contract with Lennox Industries was adopted by City Council on July 26, 2021 for Lennox HVAC equipment and parts (Resolution #2021-07-113).
- Pricing for the installation of the Building Management System Controls has been secured from *MCMI Facility Automation (MCMI) of Sterling Heights, MI* through the OMNIA Partners Cooperative Purchasing Contract #R220703 and as detailed in Proposal JET070722-02.
- MCMI has provided design, service, installation and maintenance on the City's building automation system for over 24 years and are the original designers and installers.
- MCMI is the Schneider Electric/Andover Controls representative for the State of Michigan.



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Financial

Fire/Police Training Center

Funds are budgeted and available in the Fire/Police Training Center Capital Fund under Project Number 2023C0003 for the 2023 fiscal year. Expenditures will be charged to account number 401.264.265.7975.

Library

The acquisition will require a budget appropriation amendment in the amount of \$45,200 for the Library Capital Projects Fund under Project Number 2023C0052 for the 2023 fiscal year to cover potential surcharges, hoisting fees and contingency. Expenditures will be charged to account number 401.790.7975.900.

Historic Village

The acquisition will require a budget appropriation amendment in the amount of \$10,000 for the Museum Capital Projects Fund under Project Number 2023C0059 for the 2023 fiscal year to cover potential surcharges and contingency. Expenditures will be charged to account number 401.804.804.7975.900.

	<u>Capital Fund Account Number</u>	<u>Requested Amount</u>	<u>Budget Remaining</u>	<u>Project Number</u>
Fire/Police Training Center	401.264.265.7975	\$65,000	\$65,000	2023C0003
Library	401.790.7975.900	\$75,000	\$29,800	2023C0052
Historic Village	401.804.804.7975.900	\$40,000	\$30,000	2023C0059

Recommendation

City Management recommends granting the authority to expend capital budgeted funds to *Lennox Industries of Troy, MI* for Rooftop Units 1, 2, 3, 4, 5, and 6 at the Fire and Police Training Center, Rooftop Units 7, 8, and 9 at the Library and HVAC split units at the Troy Historic Village General Store, Parsonage and Church for an estimated cost of \$110,814.57 as detailed in the attached proposals.

City Management recommends that the bid process be waived and a contract be awarded to *MCM Facility Automation of Sterling Heights, MI* for building management control integration at the Library for an estimated cost of \$24,340 as detailed in the attached proposal as per the OMNIA Cooperative Purchasing Contract #220703; not to exceed budgetary limitations.

It is also recommended that City Council approve budget amendments to the Library Capital Fund Account in the amount of \$45,200 and to the Museum Capital Fund Account in the amount of \$10,000.



Project Quote

Project Name: City of Troy Public Library

Project Number: 318413

Quote: 238247

Quote Name: City of Troy Public Library

Engineer: #N/A

Project Location:

Troy, MI

Prepared For: City Of Troy

Date: 8/9/2022

Quote valid for 30 days

Roof Top Units: 3

Tag	Qty	Model	Description	Price
RTU- 7				\$8,661.00
	1	LGT036H4-PKG	LGT036H4...Packaged Gas/Electric / 3Ton / Configurable - 208V/3Ph/60Hz Factory Installed Options Single Enthalpy High Performance Economizer Direct Drive Unit Orientation Downflow Supply Fan: Multi-Speed ECM Direct Drive 208/220/230/240V 3Phase 80Amp Disconnect Factory Installed Built-in BACnet IP and MS/TP (standard) Supply Motor - 0.50 Hp ECM - w/ MSAV Barometric Relief Damper (Fac) 65K A.S. (Dual Stage) Low Nox Factory Installed Hinged Access Doors Factory Installed PVC Drain Trap Factory Installed Supply Air Smoke Detector Factory Installed Return Air Smoke Detector Factory Installed Environ Coil System Factory Installed 2" MERV8 - Filter Factory installed	
	1	31W62	Field Installed Options Vertical Vent Extension Field Installed	
	1	20W06	Transition Curb	

RTU- 8				\$8,747.00
	1	LGT036H4-PKG	LGT036H4...Packaged Gas/Electric / 3Ton / Configurable - 208V/3Ph/60Hz Factory Installed Options Single Enthalpy High Performance Economizer Direct Drive Unit Orientation Downflow Supply Fan: Multi-Speed ECM Direct Drive 208/220/230/240V 3Phase 80Amp Disconnect Factory Installed Built-in BACnet IP and MS/TP (standard) Supply Motor - 0.50 Hp ECM - w/ MSAV Barometric Relief Damper (Fac) 65K A.S. (Dual Stage) Low Nox Factory Installed Hinged Access Doors Factory Installed PVC Drain Trap Factory Installed Supply Air Smoke Detector Factory Installed Return Air Smoke Detector Factory Installed Environ Coil System Factory Installed 2" MERV8 - Filter Factory installed	
	1	31W62	Field Installed Options Vertical Vent Extension Field Installed	
	1	20W06	Transition Curb	



Project Quote

RTU- 9			\$9,023.00
1	LGT048H4-PKG	LGT048H4...Packaged Gas/Electric / 4Ton / Configurable - 208V/3Ph/60Hz Factory Installed Options Single Enthalpy High Performance Economizer Direct Drive Unit Orientation Downflow Supply Fan: Multi-Speed ECM Direct Drive 208/220/230/240V 3Phase 80Amp Disconnect Factory Installed Built-in BACnet IP and MS/TP (standard) Supply Motor - 1.0 Hp ECM - Multi-Speed Direct Drive Barometric Relief Damper (Fac) 150K A.S. (Dual Stage) Low Nox Factory Installed Hinged Access Doors Factory Installed PVC Drain Trap Factory Installed Supply Air Smoke Detector Factory Installed Return Air Smoke Detector Factory Installed Environ Coil System Factory Installed 2" MERV8 - Filter Factory installed Field Installed Options Vertical Vent Extension Field Installed Transition Curb	
1	31W62		
1	20W06		

Total Price (Excluding Tax): \$26,431.00 USD

Orders for U.S. manufactured Commercial products placed after April 29, 2022, will be quoted at current applicable pricing, but Lennox reserves the right to adjust pricing on such orders based on current pricing at the time of shipment. Such price adjustments may be due to cost increases related to materials, components, labor, freight, regulatory compliance or other events outside of Lennox's control.

Due to high demand and supply chain volatility all quotes are subject to availability at the time of order. The delivery date we offer may also have to change. We will do our best to communicate in advance as soon as new information is known.

TO PLACE AN ORDER, PLEASE EMAIL OR FAX THIS QUOTE TO YOUR LENNOX SALES OFFICE OR NATIONAL ACCOUNT DEPARTMENT, COMPLETE WITH THE FOLLOWING INFORMATION:

Orders without accurate delivery dates will not be processed.			
Purchase Order:		Customer Acct Number:	
Ship-To:		Delivery Date Units:	
		Delivery Date Curbs:	
Delivery Contact Name:		Delivery Date Accessories:	
Delivery Contact Phone:		Voltage Verified:	

Customer Signature _____

By signing this document, I certify that I have read, understand and agree to all [Terms and Conditions](#).

Any use or disclosure of this information to anyone other than the identified Lennox customer, or any use of equipment provided pursuant to this quote for anyone other than the identified Lennox customer, is a breach of the terms under which this information and/or equipment was provided to you, for which you may incur legal liability to Lennox.



Project Quote

Project Name: Police and Fire Training Center

Project Number: 321276

Quote: 240631

Quote Name: Police and Fire Training Center

Engineer: #N/A

Project Location:

Troy, MI

Prepared For: City Of Troy

Date: 8/9/2022

Quote valid for 30 days

Roof Top Units: 6

Tag	Qty	Model	Description
RTU			
	6	LGT060H4-PKG	LGT060H4...Packaged Gas/Electric / 5Ton / Configurable - 208V/3Ph/60Hz Factory Installed Options Single Enthalpy High Performance Economizer Direct Drive Unit Orientation Downflow Supply Fan: Multi-Speed ECM Direct Drive 208/220/230/240V 3Phase 80Amp Disconnect Factory Installed Built-in BACnet IP and MS/TP (standard) Supply Motor - 1.0 Hp ECM - Multi-Speed Direct Drive Barometric Relief Damper (Fac) 150K A.S. (Dual Stage) Low Nox Factory Installed Hinged Access Doors Factory Installed PVC Drain Trap Factory Installed Supply Air Smoke Detector Factory Installed Return Air Smoke Detector Factory Installed Environ Coil System Factory Installed 2" MERV8 - Filter Factory installed
	6	31W62	Field Installed Options
	6	20W06	Vertical Vent Extension Field Installed Transition Curb



Project Quote

Total Price (Excluding Tax): \$56,046.00 USD

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		Delivery Date Curbs:	
Delivery Contact Name:		Delivery Date Accessories:	
Delivery Contact Phone:		Voltage Verified:	

Customer Signature _____

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Project Quote

Project Name: Historical Village

Project Number: 324496

Quote: 243306

Quote Name: Historical Village

Engineer: #N/A

Project Location:

Troy, MI

Prepared For: City Of Troy

Date: 8/9/2022

Quote valid for 30 days

Split Systems: 5

Tag	Qty	Model	Description	Price
Village General Store F1/AC1				\$6,284.67
	1	13J06	13ACXN048-230 CONDENSER/4T/230-2	2,027.00
	1	10C80	C35-60D-2F-1 Coil/5 Ton/Cased	881.00
	1	62W94	EL296UH135XV60D Furnace-Gas/135Btuh/5Ton	3,104.00
	1	Y2786	Healthy Climate® By-Pass Humidifier HCWB3-17 Field Installed	192.50
	1	12J20	Thermal Expansion Valve 3.5 - 5 Tons Field Installed	80.17

Village General Store F2/AC2				\$4,974.40
	1	13J03	13ACXN030-230 CONDENSER/2.5T/230-2	1,454.00
	1	10C71	C35-30/36C-2F-1 Coil/2.5-3 Ton/Cased	565.00
	1	62W89	EL296UH090XV36C Furnace-Gas/90Btuh/3Ton	2,560.00
	1	34M72	Low Ambient Control (30 Deg) Fan Cycling Field Installed	125.00
	1	Y2786	Healthy Climate® By-Pass Humidifier HCWB3-17 Field Installed	192.50
	1	12J18	Thermal Expansion Valve 1.5 - 2.5 Tons Field Installed	77.90

Parsonage House F1/AC1				\$5,939.50
	1	13J06	13ACXN048-230 CONDENSER/4T/230-2	2,027.00
	1	10C58	CX35-60C-6F-20 Coil/5TON/CASED	967.00
	1	62W92	EL296UH110XV48C Furnace-Gas/110Btuh/4Ton	2,753.00
	1	Y2786	Healthy Climate® By-Pass Humidifier HCWB3-17 Field Installed	192.50

Village Church F1/AC1				\$5,569.50
	1	13J05	13ACXN042-230 CONDENSER/3.5T/230-5	1,863.00
	1	10C56	CX35-49C-6F-20 Coil/4TON/CASED	868.00
	1	62W90	EL296UH090XV48C Furnace-Gas/90Btuh/4Ton	2,646.00
	1	Y2786	Healthy Climate® By-Pass Humidifier HCWB3-17 Field Installed	192.50

Village Church F2/AC2				\$5,569.50
	1	13J05	13ACXN042-230 CONDENSER/3.5T/230-5	1,863.00
	1	10C56	CX35-49C-6F-20 Coil/4TON/CASED	868.00
	1	62W90	EL296UH090XV48C Furnace-Gas/90Btuh/4Ton	2,646.00
	1	Y2786	Healthy Climate® By-Pass Humidifier HCWB3-17 Field Installed	192.50



Project Quote

Total Price (Excluding Tax): \$28,337.57 USD

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6540 Diplomat Drive
Sterling Heights, MI 48314
586. 726.7500
586. 726.7504 FAX



MCMCI
Facility Automation

Proposal

City of Troy
500 West Big Beaver
Troy, Michigan 48084
Attn: Dennis Trantham, Operations Manager

Date: July 07, 2022
Quote#: JET070722-02
Estimator: J. Tocco
Terms: NET 30 Days

Project Name: BAS/BMS Controllers and BACnet Communications for RTU7, RTU8 and RTU9 at the Troy Library located in Troy, Michigan.

Description: We are pleased to provide a price to furnish labor and material to complete the BAS/BMS Controls for the replacement of RTU7, RTU8 and RTU9 at the Troy Library

Our Price **\$24,340.00**

The following is a breakdown of the above captioned:

PROVIDED AND INCLUDED:

- Provide Schneider Electric BAS/BMS BACnet Integration to (3) new RTUs serving the Library.
 - Remove existing TCX850 Controllers from existing RTUs prior to demo.
 - Provide and install new i2850 controllers in new Lenox RTUs. Assumes standard thermostat hardwire interface on new RTUs.
 - Recommission controllers and verify proper operation.
 - Provide and install Schneider Electric AS-P as a BBMD (BACnet Broadcast Management Device).
 - Verify proper communications to Lennox BACnet IP Modules (one in each RTU.)
 - Integrate available RTU BACnet points into Graphics, Programming, Alarms and Reports.
- Provide (2) sets of As-built Interface Panel Layout and Point Index Drawings.

NOT INCLUDED:

- The cost for a labor and performance bond **is not included.**
- Permits or inspection fees **are not included.**
- City of Troy VLAN BAS Network drops (4) required; **to be provided by owner.**
- All work and material supplied under this proposal is warranted by MCMCI for one-year.
- Work to be completed during normal working hours, 7:00 AM to 4:00 PM,

Please sign proposal and return duplicate copy.

1

Accepted by:

Title:

Date:

This proposal is firm for 30 days from date above. The standard Terms and Conditions of sale can be found at www.mcml.net under the title of TERMS AND CONDITIONS. Please sign proposal and return Acceptance copy. Keep Original for your records. Notwithstanding any inconsistent or additional terms that may be embodied in your Purchase Order, Seller will accept your order subject only to the terms of the written contract between us under which your order is placed. If no such contract exists, Seller will accept your order only on the express condition that you assent to the terms and conditions contained above and on the attached Terms and Conditions hereof; and your acceptance and receipt of the goods shipped hereunder shall constitute assent to such terms and conditions.

Monday thru Friday.

- Labor and Material Warranty on any material and labor provided by others.
- All existing input and output devices, safeties and mechanical equipment is assumed to be in proper working order and there are no provisions for servicing or repairing any items under the scope of this proposal.
- Access Panels, Patch and Paint.

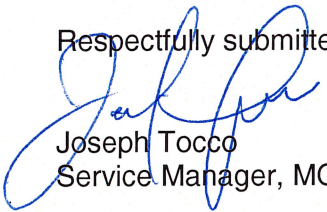
PAYMENT TERMS:

If paid Net 15 deduct 1% otherwise Net 30. Unpaid balances exceeding payment terms will accrue interest at 2% monthly.

Applicable tax and freight is included.

Thank you for this opportunity to be of service. If there are any questions please call.

Respectfully submitted,



Joseph Tocco
Service Manager, MCMI

Please sign proposal and return duplicate copy.

2

Accepted by:

Title:

Date:

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