



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: September 12, 2022

To: Mark F. Miller, City Manager

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

Subject: Budget Amendment and Standard Purchasing Resolution 4: Oakland County and OMNIA Partners Purchasing Cooperatives – Phase II HVAC Upgrades and Boiler Replacements, and Building Management System Controls Integration at the Troy Community Center

History

- The Community Center was constructed in 2 separate phases. The first phase was built in 2002 and consisted of the west portion of the facility with the east portion following in 2003.
- The HVAC system for the Community Center consists of 9 separate Roof Top Heating, Ventilation, and Air Conditioning (RTU) Units, 9 Energy Recovery Ventilation (ERV) Units, and 2 hot water boilers for heating.
- These units are all approaching the end of life and should be replaced.
- Phase I of the HVAC replacement was approved by City Council in FY 22 (Resolution #2021-11-174).
- Phase II includes RTU 3-1 and 4-1 along with the energy recovery units associated with each unit and their building management system control (BMSC) integration. Also included in Phase II is the heating system boilers and pumps along with the building management system integration.
- In 2018 a complete Facility Condition Assessment and Analysis (FCA) was conducted. The Analysis identified and recommended the replacement of the Community Center HVAC RTU/ERV units and boilers through the regular capital renewal process.

Purchasing

- Pricing for Phase II HVAC Upgrades and Boiler Replacements at the Community Center has been secured from *Limbach Inc. of Pontiac, MI* as detailed in the attached proposals through the Oakland County Cooperative Contract #009746.
- Pricing for the installation of the Building Management System Controls Integration has been secured from *MCMI Facility Automation (MCMI) of Sterling Heights, MI* through the OMNIA Partners Cooperative Purchasing Contract #R220703 and as detailed in the attached proposal.
- City Council authorized participation in the Cooperative Purchasing Programs on November 8, 2021 (Resolution #2021-11-160).



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Financial

The acquisition for Phase II HVAC Upgrades and BMSC Integration will require a budget appropriation amendment in the amount of \$54,820 to the Community Center Capital Fund under Project Number 2023C0045 for the 2023 fiscal year due to increased project costs. Expenditures will be charged to account number 401.752.755.7975.125.

The acquisition for the Boiler Replacements and BMSC Integration will require a budget appropriation amendment in the amount of \$48,780 to the Community Center Capital Fund under Project Number 2023C0049 for the 2023 fiscal year due to increased project costs. Expenditures will be charged to account number 401.752.755.7978.045.

	<u>Capital Fund Account Number</u>	<u>Budgeted Amount</u>	<u>Estimated Project Cost</u>	<u>Project Number</u>
HVAC Phase II	401.752.755.7975.125	\$700,000	\$754,820	2023C0045
Boiler Replacement	401.752.755.7978.045	\$400,000	\$448,780	2023C0049

Recommendation

City Management recommends that the bid process be waived and a contract be awarded to *Limbach Inc. of Pontiac, MI* for Phase II HVAC Upgrades and Boiler Replacements at the Community Center for an estimated cost of \$987,177 with a 10% contingency, as detailed in the attached proposals and per the Oakland County Cooperative Purchasing Contract #009746.

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 System Controls for an estimated cost of \$107,000 with a 10% contingency, as detailed in the attached proposal and per the OMNIA Partners Cooperative Purchasing Contract #R220703.

It is also recommended that City Council approve budget amendments to the Community Center Capital Funds in the amount of \$103,600.



August 2, 2022

City of Troy – Community Center
3179 Livernois
Troy, MI 48083

Project: RTU/ERU Replacement

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:

- Disconnect and remove existing 2 RTU's (labeled 3-1 & 4-1) and 2 ERU's (labeled 3-1 & 4-1)
- Disconnect all gas, power, and controls connections on the units prior to removal
- Furnish and install new curb adapters.
- Reconnect the gas and electrical feeds
- Dispose of all failed components.

Also Included

- All hoisting and rigging
- Deliveries
- Test, Check & Start for proper operations

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. Limbach's proposal is subject to a thorough review of scope, price, and schedule; and to mutually agreeable terms and conditions of the contract.
5. **This proposal is valid for seven (7) days and is subject to the attached Terms & Conditions. If this proposal meets with your approval, please sign and return one (1) copy of this letter.**
6. **Credit card transactions are subject to an additional 2.75% fee**
7. **Any and all lead times are estimates and are subject to change due to supply chain and/or shipping delays.**
8. **Pricing per Oakland County Contract 009746.**

926 FEATHERSTONE ROAD
PONTIAC, MI 48342

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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.
4. Controls.
5. Engineering Drawings.
6. Asbestos or hazardous material abatement.
7. Painting of any kind.
8. Premium Time.
9. Disable or bypass of smoke detection systems during construction activities.
10. Dumpster for construction or demolition debris.

Total Investment for the above scope of work - \$630,200.00

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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.

Approved by:

Signature

Date

Print Name

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PROJECT AGREEMENT TERMS AND CONDITIONS

pg. 1 of 2

The following terms and conditions are incorporated into and made a part of the agreement between Contractor and Customer (the "Agreement"):

1. Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours. Customer will provide to Contractor reasonable means of access to the equipment, including removal, replacement, or refinishing of the building structure required.
2. Contractor shall repair or replace any of the Work performed by Contractor or its subcontractors which is proven to be defective in quality of material or workmanship within one (1) year from the date of beneficial use by the Customer, or from the date of acceptance, whichever is the earlier, provided Contractor has been given prompt, written notice of any such defects. If any replacement part or item of equipment proves defective, Contractor will extend to Customer the benefits of any warranty Contractor has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates in effect. CONTRACTOR MAKES NO OTHER WARRANTIES, EXCEPT AS DESCRIBED HEREIN, AND EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
3. TERMS OF PAYMENT: 1/3 upon approval of the proposal, progress billings, and balance due 30 days from the final invoice. Material and equipment furnished under this proposal shall remain the property of the seller until final payment has been received. In addition, if Contractor does not receive payment of a properly submitted invoice within thirty (30) days, Customer shall pay a late charge on the balance outstanding at the lesser of (a) 1 ½% per month or (b) the highest rate allowed by law, in each case compounded monthly to the extent allowed by law.
4. If at the time the order is placed, the cost of raw materials should exceed 5% over the original estimate, the additional cost will be added to the total investment price.
5. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder. The amount of any taxes for which Contractor may become liable for or in connection with its performance under this Agreement shall be in addition to the amount of the Agreement.
6. In the event Customer requests that Contractor perform work beyond the Scope of this Agreement, the cost of materials and labor will become an extra charge (fixed price amount to be negotiated or performed by Contractor on a time-and-material basis at Contractor's rates then in effect.)
7. In the event that Contractor must commence any action against Customer to recover amounts due hereunder, Customer shall reimburse Contractor for its attorney's fees and court costs associated with such action.
8. In the event of a breach by Contractor of the terms of this Agreement, or in the event Customer incurs any liability in connection with the performance of the Work by Contractor, Customer's sole and exclusive remedy against Contractor shall be for Contractor to repair or replace the Work in accordance with the warranty or, if such Work cannot be repaired or replaced, to refund to Customer the amount paid to Contractor under this Agreement, not to exceed Customer's direct damages caused by such breach or liability. Notwithstanding the foregoing, in no event shall the liability of Contractor in connection with the Work, whether by reason of breach of contract, tort (including negligence), statute or otherwise exceed the amount paid by Customer to Contractor for the Work. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY, OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE OR LIABLE FOR DAMAGES ARISING FROM LOSS OF USE, LOSS OF BUSINESS AND/OR PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSE, CLAIMS OF CUSTOMER'S CLIENTS OR TENANTS, OR ANY SPECIAL, INDIRECT, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES, ARISING OUT OF ITS PERFORMANCE UNDER THIS AGREEMENT, EVEN IF CONTRACTOR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Any action against the Contractor relating to this Agreement, or the breach thereof, must be commenced within one (1) year from the date of the work.

9. Contractor shall not be liable for any delay, loss, damage or detention caused by acts or circumstances beyond its control including, without limitation, unavailability of labor, machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, war, acts of terrorism, action of the elements, forces of nature, or by any cause beyond its control.

PROJECT AGREEMENT TERMS AND CONDITIONS

pg. 2 of 2

10. Contractor shall not be liable for any claim, damage, loss, or expense nor for injuries to persons, or damage to property. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its agents and employees from and against all claims, liabilities, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the

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performance of work hereunder or any act or omission arising out of or related to this Agreement, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.

11. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA's Hazard Communication Standard Regulations.

Contractor's obligation under this proposal and any subsequent contract does not include the disposal of used oil and/or refrigerant (contaminated or otherwise). Customer shall be solely responsible for the proper disposal of all oil and/or refrigerant in accordance with the applicable laws, rules and regulations.

12. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos, mold or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the Agreement price equitably adjusted. Customer shall defend, indemnify, and hold harmless Contractor for any claims, liabilities, damages, losses and expenses related to such substances, wastes and materials, including the failure to identify or notify Customer of such substances, wastes and materials.

Contractor expressly disclaims any and all responsibility and liability for the indoor air quality of the Customer's facility, including without limitation, injury or illness to occupants of the facility or third parties, or any damage to the Customer's facility, arising out of or in connection with Contractor's work under this Agreement, including without limitation any illness, injury, or damage resulting in any manner from any fungus(es) or spore(s), any substance, vapor or gas produced by or arising out of any fungus(es) or spore(s), or any material, product, building component or structure that contains, harbors, nurtures or acts as a medium for any fungus(es) or spore(s).

13. In the event that Customer cancels or terminates this Agreement for any reason, other than a material breach by Contractor, Customer shall pay Contractor for all Services performed through the date of termination, plus cancellation charges and reasonable overhead and profit.

14. This Agreement, including the Terms and Conditions, constitutes the entire agreement and understanding among the parties hereto and supersedes any and all prior agreements and understandings, oral or written, relating to the subject matter hereof and can be amended only by an agreement, in writing, signed by all parties hereto. This Agreement shall not be assignable by Customer without the express prior written consent of Contractor. This Agreement shall be governed by and construed in accordance with the laws of the State where the Work is performed, without giving effect to that State's conflicts of laws principles.

- - - END OF TERMS AND CONDITIONS - - -

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August 2, 2022

City of Troy – Community Center
3179 Livernois
Troy, MI 48083

Project: Boiler 1 & 2 and Pump Replacement

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 boiler from power, water, gas and control wiring.
- Disconnect the existing venting, wiring, and piping from the boilers.
- Remove the existing boilers from the site.
- Disconnect and remove the existing expansion tank.
- Install a new expansion tank and piping.
- Install two new condensing Raypak boilers.
- Install new venting from the boilers to the outdoors.
- Field fabricate the existing piping to match the new boilers.
- Install two new HHW pumps serving boilers 1 & 2.
- Field fabricate the existing piping to match the new HHW pumps.
- Install new triple duty valves and butterfly shutoff valves off of the new HHW pumps.
- Remove all of the combustion air fans and duct work and cap the intake louver at the exterior wall.
- Insulate all new piping.
- Provide and install emergency stop switches as required.
- Dispose of all failed components.

Also Included

- All hoisting and rigging
- Deliveries
- Test, Check & Start for proper operations

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.

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3. All work to be performed using Union personnel.
4. Limbach's proposal is subject to a thorough review of scope, price, and schedule; and to mutually agreeable terms and conditions of the contract.
5. **This proposal is valid for seven (7) days and is subject to the attached Terms & Conditions. If this proposal meets with your approval, please sign and return one (1) copy of this letter.**
6. **Credit card transactions are subject to an additional 2.75% fee**
7. **Any and all lead times are estimates and are subject to change due to supply chain and/or shipping delays.**
8. **Pricing per Oakland County Contract 009746.**

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.
5. Engineering Drawings.
6. Asbestos or hazardous material abatement.
7. Painting of any kind.
8. Premium Time.
9. Disable or bypass of smoke detection systems during construction activities.
10. Dumpster for construction or demolition debris.

Total Investment for the above scope of work - \$356,977.00

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Approved by:

Signature

Date

Print Name

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PROJECT AGREEMENT TERMS AND CONDITIONS

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2. Contractor shall repair or replace any of the Work performed by Contractor or its subcontractors which is proven to be defective in quality of material or workmanship within one (1) year from the date of beneficial use by the Customer, or from the date of acceptance, whichever is the earlier, provided Contractor has been given prompt, written notice of any such defects. If any replacement part or item of equipment proves defective, Contractor will extend to Customer the benefits of any warranty Contractor has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates in effect. CONTRACTOR MAKES NO OTHER WARRANTIES, EXCEPT AS DESCRIBED HEREIN, AND EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
3. TERMS OF PAYMENT: 1/3 upon approval of the proposal, progress billings, and balance due 30 days from the final invoice. Material and equipment furnished under this proposal shall remain the property of the seller until final payment has been received. In addition, if Contractor does not receive payment of a properly submitted invoice within thirty (30) days, Customer shall pay a late charge on the balance outstanding at the lesser of (a) 1 ½% per month or (b) the highest rate allowed by law, in each case compounded monthly to the extent allowed by law.
4. If at the time the order is placed, the cost of raw materials should exceed 5% over the original estimate, the additional cost will be added to the total investment price.
5. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder. The amount of any taxes for which Contractor may become liable for or in connection with its performance under this Agreement shall be in addition to the amount of the Agreement.
6. In the event Customer requests that Contractor perform work beyond the Scope of this Agreement, the cost of materials and labor will become an extra charge (fixed price amount to be negotiated or performed by Contractor on a time-and-material basis at Contractor's rates then in effect.)
7. In the event that Contractor must commence any action against Customer to recover amounts due hereunder, Customer shall reimburse Contractor for its attorney's fees and court costs associated with such action.
8. In the event of a breach by Contractor of the terms of this Agreement, or in the event Customer incurs any liability in connection with the performance of the Work by Contractor, Customer's sole and exclusive remedy against Contractor shall be for Contractor to repair or replace the Work in accordance with the warranty or, if such Work cannot be repaired or replaced, to refund to Customer the amount paid to Contractor under this Agreement, not to exceed Customer's direct damages caused by such breach or liability. Notwithstanding the foregoing, in no event shall the liability of Contractor in connection with the Work, whether by reason of breach of contract, tort (including negligence), statute or otherwise exceed the amount paid by Customer to Contractor for the Work. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY, OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE OR LIABLE FOR DAMAGES ARISING FROM LOSS OF USE, LOSS OF BUSINESS AND/OR PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSE, CLAIMS OF CUSTOMER'S CLIENTS OR TENANTS, OR ANY SPECIAL, INDIRECT, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES, ARISING OUT OF ITS PERFORMANCE UNDER THIS AGREEMENT, EVEN IF CONTRACTOR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Any action against the Contractor relating to this Agreement, or the breach thereof, must be commenced within one (1) year from the date of the work.

9. Contractor shall not be liable for any delay, loss, damage or detention caused by acts or circumstances beyond its control including, without limitation, unavailability of labor, machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, war, acts of terrorism, action of the elements, forces of nature, or by any cause beyond its control.

PROJECT AGREEMENT TERMS AND CONDITIONS

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10. Contractor shall not be liable for any claim, damage, loss, or expense nor for injuries to persons, or damage to property. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its agents and employees from and against all claims, liabilities, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the

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performance of work hereunder or any act or omission arising out of or related to this Agreement, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.

11. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA's Hazard Communication Standard Regulations.

Contractor's obligation under this proposal and any subsequent contract does not include the disposal of used oil and/or refrigerant (contaminated or otherwise). Customer shall be solely responsible for the proper disposal of all oil and/or refrigerant in accordance with the applicable laws, rules and regulations.

12. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos, mold or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the Agreement price equitably adjusted. Customer shall defend, indemnify, and hold harmless Contractor for any claims, liabilities, damages, losses and expenses related to such substances, wastes and materials, including the failure to identify or notify Customer of such substances, wastes and materials.

Contractor expressly disclaims any and all responsibility and liability for the indoor air quality of the Customer's facility, including without limitation, injury or illness to occupants of the facility or third parties, or any damage to the Customer's facility, arising out of or in connection with Contractor's work under this Agreement, including without limitation any illness, injury, or damage resulting in any manner from any fungus(es) or spore(s), any substance, vapor or gas produced by or arising out of any fungus(es) or spore(s), or any material, product, building component or structure that contains, harbors, nurtures or acts as a medium for any fungus(es) or spore(s).

13. In the event that Customer cancels or terminates this Agreement for any reason, other than a material breach by Contractor, Customer shall pay Contractor for all Services performed through the date of termination, plus cancellation charges and reasonable overhead and profit.

14. This Agreement, including the Terms and Conditions, constitutes the entire agreement and understanding among the parties hereto and supersedes any and all prior agreements and understandings, oral or written, relating to the subject matter hereof and can be amended only by an agreement, in writing, signed by all parties hereto. This Agreement shall not be assignable by Customer without the express prior written consent of Contractor. This Agreement shall be governed by and construed in accordance with the laws of the State where the Work is performed, without giving effect to that State's conflicts of laws principles.

- - - END OF TERMS AND CONDITIONS - - -

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MCMC

Facility Automation Services

6540 Diplomat Drive
Sterling Heights MI, 48314
P 586.726.7500 F 586.726.7504
E-Mail: dlemke@mcmi.net

Proposal

City Of Troy
Facility and Grounds Operations Manager
Troy, Mi.

Date: 8-25-22
Page: 1 of 2
Estimator: drl
Terms: Net 30 Days

Email: Dennis Trantham

Project Name: City Of Troy – 2023 Equipment Replacement Project
BMS/Temperature Controls
Community Center (RTU-3-1, 4-1, & ERV-3-1, 4-1)
Community Center (Boiler 1 & 2 and Circ Pumps)

As the Schneider Electric/Andover Controls Omnia Partner rep. for the state of Michigan, we are pleased to submit BMS/Temperature Control budget pricing for HVAC replacement equipment at the above locations.

Community Center (RTU's/ERV's) Cost:	\$56,000.00
Community Center (Boilers & Circ. Pumps) Cost:	\$51,000.00

General scope of work is to reuse the existing BMS installation for new (AAON) RTU's, (Greenheck) ERV's, and is based on the attached drawings & Limbach Proposals.

SCOPE OF WORK:

- Maintain the existing BMS/Temperature control system throughout each facility during construction.
- Remove existing BMS wiring for re-installation at new equipment to be replaced.
- Remove existing devices for re-installation at new equipment where possible.
- Furnish and install any new devices such as control relays, current sensors, temperature sensors, etc. where needed.
- Furnish and install control system interlocks with associated equipment.
- Reuse the existing installation as much as possible including conduit, fittings, wire etc.
- Reconnect existing smoke detector or fire alarm wiring.
- Update graphics interface if needed to accommodate new equipment.
- Furnish all programming, commissioning and startup services for the HVAC/BMS system.
- Coordinate work with contractor (Limbach) & equipment tech for on-site setup.
- Update control drawings for installation.
- Furnish (1) on site owner training session at each building.
- It is assumed that all existing BMS controllers and components are in good working condition and will not require replacement, repair or service.
- All existing safety devices such as smoke detectors etc. will remain as installed.
- Included are all applicable taxes, freight and insurance.
- All work to be in accordance with state and local codes and the City of Troy installation standards.

- All work to be performed during normal working hours Monday through Friday from 7:00 AM to 5:00 PM excluding holidays.
- Furnish a one-year labor and material warranty on new devices furnished under this scope.

Not Included:

- Community Center RTU-3-1 & RTU-4-1 Supply and Return Fan CFM components.
- Labor and Performance Bond.
- Permit.
- Power wiring.
- Smoke Detectors or fire alarm work other than reconnection at the RTU safety circuit.
- Any new roof penetrations, conduit, wire, etc. other than what needs to be replaced on the roof at the units due to demo.

Work will be scheduled so as not to interrupt the daily functions of the building use.

Material delivery is 4 to 6 weeks from release of work.

Thank you for this opportunity to be of service. If any questions or concerns, please call.

Respectfully submitted,

Daryl Lemke

Daryl Lemke
Project Estimator

This price is firm for 60 days from the above date.

Please sign proposal and return duplicate copy.

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Accepted by:

Title:

Date:

This proposal is firm for 60 days from date above. The standard Terms and Conditions of sale are attached under the title of TERMS AND CONDITIONS. Please sign proposal and return Acceptance copy. Keep Original for your records.