



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM



Date: January 15, 2024

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager
Megan Schubert, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Emily Dumas, Library Director
Emily Frontera, Purchasing Manager

Subject: Budget Amendment and Standard Purchasing Resolution 4 – Oakland County Cooperative Purchasing Contract – Air Handling Unit Repair, Louver Replacement, and Temporary Area Heating for Mold Remediation, Troy Public Library (Introduced by Phillip Kwik, Assistant Library Director)

History

In early September, the Library's staff noticed humid conditions and a musty odor in the Youth staff area in the south wing of the building. The Library contracted with Testing Engineers & Consultants (TEC) to do an assessment of the air quality in the area.

On September 21, TEC issued its report which said that the Air Handling Unit (AHU) which services the south wing of the building had been damaged from water infiltration at the outside air intake. Mold growth was observed on several internal surfaces in the cold deck side of the unit, and fiberglass insulation was damaged. Fortunately, airborne mold spore concentration was low throughout the area, and the air quality remained at acceptable levels.

On October 3, the Library contracted with TEC to do further investigation of the AHU. This investigation included visual and robotic video inspection. This was completed on October 20 and November 2. This investigation recommended that the outdoor air duct and the lined supply air duct be removed in their entirety, as there is not enough space to apply any exterior insulation. In addition, it recommended that the existing air intake louvers be removed and replaced with an intake that is above ground level.

Purchasing

Pricing to provide the labor, materials, and equipment for the Troy Public Library Air Handling Unit Repair and Louver Replacement has been secured from *Limbach, of Pontiac, MI* through the Oakland County Extended Purchasing Contract #009746 for an estimated amount of \$168,839 (plus 15%



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contingency). Pricing to temporarily heat the south wing of the Library – in lieu of closing the Youth area for the expected six week duration of this project – has also been secured from *Limbach, of Pontiac, MI* through the Oakland County Extended Purchasing Contract #009746 for an estimated amount of \$55,000 (plus 15% contingency). Both prices are detailed in the attached proposal dated January 3, 2024. City Council authorized participation in the Cooperative Purchasing Program on November 20, 2023 (Resolution #2023-11-166-J-6).

In addition, the Library wishes to expend Capital Funds for additional space heaters for the staff offices in the south wing for an estimated cost of \$2,000 (plus 15% contingency). To be purchased following standard purchasing procedures by obtaining informal comparative quotes.

The total cost of this project is \$225,839, plus a 15% contingency, for an estimated total cost of \$259,715.

Financial

Funds for this project have not been budgeted in the Library's FY2024 budget. This project will require a budget amendment of \$259,715 from the Library Fund balance to the Library's Buildings and Improvements Capital Fund account 401.790.975.900 to cover the cost.

Recommendation

City Management recommends:

- waiving the bid process and awarding a contract to *Limbach, of Pontiac, MI*, for the Troy Public Library Air Handling Unit Repair and Louver Replacement for an estimated amount of \$168,839, plus 15% contingency, as per the Oakland County Cooperative Purchasing Contract #00009746;
- waiving the bid process and awarding a contract to *Limbach, of Pontiac, MI*, for the temporary heating of the south wing of the Troy Public Library during the mold remediation, for an estimated amount of \$55,000, plus 15% contingency, as per the Oakland County Cooperative Purchasing Contract #00009746; and
- authorizing the Library to expend capital funds in the amount of \$2,000, plus 15% contingency, for additional office heating units.

City Management further recommends that City Council approve a budget amendment from the Library Fund balance to the Library Capital Fund account 401.790.975.900 in the amount of \$259,715.

City Of Troy-Library
510 W Big Beaver Rd.
Troy, MI. 48084

January 3, 2024

Project: Remove and Replace Outdoor Air Intake Duct and Supply Duct

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:

1. All work is to be performed during normal working hours
2. Lock Out Tag Out to ensure a safe work environment at all times
3. Remove existing lined(saturated) ductwork.
 - a. Supply air of 7 zones from unit to main connections(roughly 4 fittings per zone)
 - b. Outdoor air plenum
 - c. Outdoor air ductwork from plenum to Air Handling Unit
4. Installation of new unlined single wall galvanized ductwork with smaller dimensioned single wall ductwork to accommodate exterior insulation
5. Exterior Insulation of new ductwork
6. Disconnect existing controls dampers to accommodate work
7. Necessary hoisting and rigging to accomplish work
8. Temperature Control connections as needed
9. Revise fan speed to minimize condensate drift
10. Deliveries
11. Test, Check & Start for proper operations

Qualifications

1. Pricing per Oakland County Contract 009746
2. 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.
3. Owner to facilitate adequate access to the building during the installation. Full coordination with Troy Library Personnel will occur prior to accessing.
4. Relocation of city property in area of work will be by the owner(books, shelves, storage, items, and ceiling removal)
5. All work to be performed using Union personnel.
6. Limbach's proposal is subject to a thorough review of scope, price, and schedule; and to mutually agreeable terms and conditions of the contract.

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PONTIAC, MI 48342

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7. 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.
8. Any and all lead times are estimates and are subject to change due to supply chain and/or shipping delays.

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

1. Ceiling Grid removal or replacement
2. Relocation of stored items in area of work
3. Dumpsters
4. Replacement of any duct outside of described work scope above
5. Ductwork Cleaning
6. Air Balancing
7. Engineering or drawings for permit
8. Extensive removal or relocation of conflicting services, utilities, lights, or sprinklers.
9. Other repairs needed that are found on the existing system during the installation.
10. Temporary utilities or HVAC.
11. Life safety certification

Total for the above scope of work - **\$135,653.00**

Hood Option -Remove existing louver and add stainless steel exterior “snorkel” outdoor air intake in order to draw air from above the damp basement entrance

Please Add to above price- **\$33,186.00**

Temporary Heat Option -To Provide temporary heating during the shutdown of the AHU to replaced ductwork(above scope)(See temp heat Plans):

Inclusions:

- Proposal base on 6 week duration
- Gas Fired IDF Heater(Main Library Area)
- Electric P1800 Heater Back Office Area entry
- Temporary Gas Hose and Electric Leads
- Delivery and Pick Up
- Installation and Demolition
- Temporary equipment start up and service allowance
- Temporary Panel
- Electrical Subcontractor Allowance
- Carpentry Subcontractor Allowance
- Ductwork Distribution as shown on plan
- Single Point duct distribution in Main Library
 - ADD to below NTE price: \$7,000.00 to provide Ductwork Distribution System in lieu of single point (recommended)

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Exclusions:

- **Individual Office Heaters(110V 20 Amp)**
- **Mechanical Insulation**
- **Temporary Heating utility consumption**

Please Add to above price(not to exceed)- \$48,000.00

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.

Respectfully submitted,

Jason Kopczyk

Jason Kopczyk
Special Projects Manager
(248) 410-6682
Jason.Kopczyk@limbachinc.com

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**

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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 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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