

August 17, 2006

To: Phillip L. Nelson, City Manager

From: John M. Lamerato, Assistant City Manager/Finance and Administration
Brian P. Murphy, Assistant City Manager/Services
Jeanette Bennett, Purchasing Director
Brian Stoutenburg, Library Director
Steven A. Pallotta, Director of Building Operations

**Subject: Agenda Item – Bid Waiver –
HVAC Rooftop Replacements Troy Public Library**

RECOMMENDATION

City management requests approval and authorization to expend an estimated \$88,000.00 to remove, replace and provide three computer controlled rooftop heating and air conditioning units at the Troy Public Library, as detailed in Appendix A. The existing rooftop units are twenty-five years old and have served well over their useful life cycle.

The City of Troy is a direct distributor of Lennox equipment, and by purchasing from Lennox Industries direct; it avoids the additional costs associated with mechanical contractors and local distributor markup. The purchase of Lennox Rooftop units would keep within the current building standards. The new units will be installed in house by the Building Operations Department.

Staff is also requesting the approval and authorization to waive formal bids and use MCMI to provide computer control for the three new Lennox rooftop units. MCMI, the authorized, licensed installer in Michigan of the Andover Automation System, was the subcontractor used by J.M Olson and L.A Mechanical to install the Andover Building Automation System currently in use at the Community Center, City Hall Police addition and the Public Library.

BACKGROUND

The Troy Public Library currently has nine rooftop units that were installed in 1983. In the year 2003, enhancements were made within the footprint of the building. The enhancements included a large meeting room, public computer area with over fifty computers and the Café. These modifications increased room sizes, occupancy usage, heating and cooling loads, and code restrictions. The modifications and enhancements that took place in the 2003 project allowed us to replace two of the old units and add one additional unit with Lennox rooftop units.

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To: Phillip L. Nelson, City Manager
Re: HVAC Rooftop Replacements Troy Public Library

BACKGROUND

In June of 2006, the Troy City Council approved funds in the Capital Budget for Building Improvements. The improvements and funds were allocated for the use of HVAC replacements, restrooms enhancements, and the cleaning and repainting of the exterior of the building.

BUDGET

Funds for this expenditure are available in the 2006/07 Library Capital Account, General Repairs #401790.7975.900.

SAP
Attachments

**HVAC ROOFTOP RELACEMENT TROY PUBLIC LIBRARY
Replacement Cost**

	PRICE
3 Lennox Rooftop Units	\$34,451.00
MCMC Andover Energy Management System	\$43,475.00
Insulated sheet metal duct	\$4,000.00
Crane rental	\$2,000.00
Labor cost estimated 40 hrs X 4 men X \$24.44 per hr	\$3,900.00

Estimated Total Cost - **\$87,826.00**