



## CITY COUNCIL ACTION REPORT

September 25, 2007

TO: Phillip L. Nelson, City Manager

FROM: John M. Lamerato, Assistant City Manager/Finance & Administration  
Susan A. Leirstein, Purchasing Director  
Cathleen A. Russ, Library Director  
Steven A. Pallotta, Building Operations Director

SUBJECT: Library HVAC Rooftop Replacement Unit

### **Background**

- On June 6, 2007, the Building Operations Department ordered a new rooftop unit to replace the original Carrier heating and air conditioning rooftop unit from 1986 at the Troy Public Library. This original unit was diagnosed with a bad heat exchanger, which if used, would provide deadly carbon monoxide to the patrons and workers of the Library.
- The Building Operation Department was able to buy a replacement unit directly from Lennox, the manufacturer, for \$8,369.00 in keeping with City standards of equipment.
- The Building Operation Department is requesting an additional \$3,631.00 for this project to provide Crane service to lift and remove the original 1986 Carrier rooftop unit from the Library roof, along with lifting the new unit and setting it on the roof curb. The \$3,631.00 also includes any additional unforeseen miscellaneous expenses.

### **Financial Considerations**

- Funds are available in the Library capital account for general repairs #401790.7975.900.
- The new unit will be installed using in-house personnel at an estimated cost savings to the City of \$15,000.00.

### **Legal Considerations**

- None.

### **Policy Considerations**

- Using in-house personnel will help minimize cost and increase efficiency of City government. (Goal II)
- Provides the public with up to date energy savings equipment and a healthier environment, in accordance with the City's high standards. (Goals V).
- Moving this work forward will improve the overall air quality, remove the hazard of carbon monoxide, and reduce liability for the City. (Goal I & V)

### **Options**

- City management and the Building Operations Department recommend moving the project forward to replace the HVAC rooftop unit at the Troy Library for an estimated total cost of \$12,000.00, as detailed on Appendix I, utilizing in-house personnel.

**APPENDIX I**

**Library HVAC Rooftop Replacement**

**Detailed Pricing:**

New Lennox 10 Ton Rooftop Heating and Air Conditioning Unit	\$8,369.00
Crane Rental Estimated	2,900.00
Electrical Disconnect	<u>731.00</u>
<b>Total Project Cost</b>	<b>\$12,000.00</b>