



## CITY COUNCIL ACTION REPORT

February 20, 2008

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 Units

### **Background**

- The Building Operations department has been replacing original 1986 Carrier heating and air conditioning rooftop units at the Troy Public Library for past three years. This process has been ongoing due to Capital Budget planning replacements.
- The Building Operations department is able to buy all three remaining replacement units directly from Lennox, the manufacturer, for \$16,400.00 in keeping with City standards of equipment.
- The Building Operations department is requesting an additional \$75,150.00, for this project to provide in-house labor, crane service to lift and remove the original three 1986 Carrier rooftop units from the Library roof, along with lifting the new units and setting it on the roof curb. Also electrical rework, new duct work, new ceiling diffusers, roof modifications need to take place and will be performed by Lutz Roofing in accordance with the 20-year roof warranty from 2002. This project will require adding the new rooftop units to the already in place Building Automation System that was installed by MCMI. MCMI is the contractor that installed the original systems that are currently used at the Community Center, Police/ Fire addition, and Public Library.

### **Financial Considerations**

- Funds are available in the Library Capital Account for General Repairs #401790.7975.900.
- The new units will be installed using in-house personnel at an estimated \$30,000.00 in cost savings.

### **Legal Considerations**

- There are no legal considerations associated with this item.

### **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 units at the Troy Library for an estimated total cost of \$91,550.00, as detailed on Appendix I, utilizing in-house personnel.

## Appendix I

Detailed Pricing:

Three new Lennox Rooftop Heating and Air Conditioning Units	\$16,400
Crane Rental Estimated	\$6,000
Electrical modifications	\$1,300
Duct work and diffusers	\$6,000
Roofing by Lutz	\$4,000
Building Automation - MCM	\$57,850
<b>TOTAL PROJECT COST:</b>	<b>\$91,550</b>