



CITY COUNCIL AGENDA ITEM

April 6, 2011

To: John Szerlag, City Manager

From: Mark F. Miller, Director of Economic & Community Development
Susan A. Leirstein, Purchasing Director
Timothy L. Richnak, Public Works Director
Steven A. Pallotta, Director of Building Operations
Zachary Branigan LEED AP, Consultant

Subject: Standard Purchasing Resolution 1 – Award To Low Bidders: Boiler Replacement Project

Background

On March 24, 2011, six (6) bid proposals were received to furnish and install a new replacement boiler in the original 1965 City Hall building, which includes asbestos abatement during the removal and disposal of the old boiler. A total of 109 vendors were notified via the MITN system. The work will be completed in three phases. However, the City received no bids for Phase 3, Fireproofing; therefore, the City will utilize the informal quote process to complete the project. The cost for this phase is estimated at less than \$7,600.00.

Carlisle / Wortman Associates, Inc under the direction of Zachary Branigan, LEED AP, AICP Associate, developed funding recommendations that were approved through the Energy Efficiency and Conservation Block Grant Program.

The Energy Efficiency and Conservation Block Grant required Rapid Energy Assessment Programs to identify a series of factors where the City could realize significant energy savings. The Boiler Replacement Project was chosen to reduce energy consumption in the 1965 City Hall facility.

This project will reduce the overall gas, electrical usage and maintenance costs associated with an old inefficient boiler.

The Boiler Replacement Project will use Lochinvar high efficiency boilers. The choice to use Lochinvar provides standardization with existing equipment at city buildings, and to conserve energy using high efficient equipment. Lochinvar boilers were installed in the Troy Hall of Justice Project RFP-COT 08-26 that went to City Council in November of 2008. The installation of these high efficiency boilers provided a 22% annual savings in gas consumption for that portion of the building.

Lochinvar is headquartered in Nashville, Tennessee with a distribution center located in Detroit, Michigan. Lochinvar continues the tradition of setting industry standards for heating water efficiently.



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April 6, 2011

To: John Szerlag, City Manager
Re: Award To Low Bidders – Boiler Replacement Project

Background (continued)

The Boiler Replacement Project is one of the recommended implementation projects of the Rapid Energy Assessment Project.

Recommendation

City management recommends awarding contracts to furnish and install a new replacement boiler at the Troy Hall of Justice Building to the following low bidders: Global Green Service Group of Rockwood, Michigan for Phase 1, Asbestos Abatement and Boiler Removal at an estimated total cost of \$18,280.00, and Pleune Service Company of Lansing, Michigan for Phase 2, Boiler Installation and Controls at an estimated total cost of \$158,200.00. The awards are contingent upon contractors' submission of properly executed bid and contract documents including bonds, insurance certificates and all other specified requirements.

Fund Availability

Funds are available in the Building Operations capital fund for building and improvements which will be reimbursed through the Energy Efficiency and Conservation Block Grant (EECBG) Program.

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VENDOR NAME:

Check #
Amount

Global Green Service Group	Environmental Maint Engineers	ALAM Inc	Pleune Service Company
0842926	024420705	4215229095	108372
\$1,828.00	\$2,400.00	\$3,400.00	\$22,000.00

PROPOSAL: BOILER REPLACEMENT AT THE TROY HALL OF JUSTICE BUILDING IN ACCORDANCE WITH THE SPECIFICATIONS, ADDENDA AND DRAWINGS

Proposal A: Phase 1				
Asbestos Abatement	\$ 12,280.00	\$ 15,200.00	\$ 30,125.00	
Boiler Demolition	\$ 6,000.00	\$ 6,400.00	\$ 3,875.00	
Complete for the Sum of:	\$ 18,280.00	\$ 21,600.00	\$ 34,000.00	No Bid
Proposal B: Boiler Installation & Controls Phase 2				
Complete for the Sum of:	No Bid	No Bid	No Bid	\$ 158,200.00
Proposal C: Fireproofing Phase 3				
Complete for the Sum of:	No Bid	No Bid	No Bid	No Bid
MANDATORY SITE INSPECTION	Visited	Y	Y	Y
	Date	March 15, 2011		
COMPLETION DATE:	AS SPECIFIED FOR EACH PHASE			
Can meet	XX	XX	XX	XX
Cannot Meet				
Offers:				
CONTACT INFORMATION:	Hours of Operation	8AM-4:30PM	7AM-5PM	8AM-4:30PM
	24 Hr Phone #	(734) 231-6007	(313) 791-2600	(517) 202-7399
				(800) 447-6907
PROGRESS PAYMENTS:	Lump sum on completion	Net 30	Net 30 days from billing	Mthly % complete w/10% retainage
	Identified as	Blank	Blank	Blank
VENDOR QUESTIONNAIRE:	Attached:	Y or N	Y	Y
INSURANCE	CAN MEET	XX	XX	XX
	CANNOT MEET		Add'l \$5,000 XX	XX
PAYMENT TERMS:		Upon Completion	Net 30	Net 30 Days
WARRANTY:				Net 30
EXCEPTIONS:		AS SPECIFIED		
		None	Blank	Bidding Phase 1 only
ACKNOWLEDGEMENT: Signed	Y or N	Y	Y	Y
ADDENDUM #1: Attached	Y or N	Y	Y	Y
ADDENDUM #2: Attached	Y or N	Y	Y	Y
THREE FORMS COMPLETED:				
	Legal Status	Y or N	Y	Y
	Non-Collusion	Y or N	Y	Y
	Indemnification Clause	Y or N	Y	Y

ATTEST:
Julie Hamilton
Steven Pallotta
Diane Fisher

HIGHLIGHTED AREAS DENOTES LOW BIDDERS

Susan Leirstein CPPO, CPPB
Purchasing Director

VENDOR NAME:

Dickerson	William E.		
Mechanical, Inc	Walter, Inc		
200018385	1185777		
\$16,300.00	\$20,000.00		

Check #
 Amount

PROPOSAL: BOILER REPLACEMENT AT THE TROY HALL OF JUSTICE BUILDING IN ACCORDANCE WITH THE SPECIFICATIONS, ADDENDA AND DRAWINGS

Proposal A: Phase 1			
Asbestos Abatement		No Bid	
Boiler Demolition		No Bid	
Complete for the Sum of:	No Bid	No Bid	

Proposal B: Boiler Installation & Controls Phase 2			
Complete for the Sum of:	\$ 163,000.00	\$ 179,500.00	

Proposal C: Fireproofing Phase 3			
Complete for the Sum of:	No Bid	No Bid	

MANDATORY

SITE INSPECTION

Visited
 Date

Y	Y		
March 15, 2011			

COMPLETION DATE:

Can meet
 Cannot Meet
 Offers:

AS SPECIFIED FOR EACH PHASE			
XX	XX		

CONTACT INFORMATION:

Hours of Operation
 24 Hr Phone #

7:30AM-4PM	7:30AM-4:30PM		
(810) 348-8036	(810) 232-7459		

PROGRESS PAYMENTS:

Identified as

30 days after billing is due	Monthly Draw		
Blank	Blank		

VENDOR QUESTIONNAIRE:

Attached: Y or N

Y	Y		
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INSURANCE

CAN MEET
 CANNOT MEET

XX	XX		
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PAYMENT TERMS:

30 Days	Blank		
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WARRANTY:

AS SPECIFIED			
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EXCEPTIONS:

Blank	Blank		
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ACKNOWLEDGEMENT: Signed

Y or N

Y	Y		
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ADDENDUM #1: Attached

Y or N

Y	Y		
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ADDENDUM #2: Attached

Y or N

N	Y		
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THREE FORMS COMPLETED:

Legal Status Y or N
 Non-Collusion Y or N
 Indemnification Clause Y or N

N	N		
N	N		
N	N		