



DDA ACTION SUMMARY SHEET

MEETING DATE: September 15, 2026

TOPIC HVAC System – Lumber Yard

I recommend Thermal Care Heating and Air Conditioning at \$19,245 for the Lumber Yard bakery building, subject to confirming adequate capacity, duct distribution and utility connections for retail use. Its price is \$19,342 below the next lowest quote. The expenditure would be charged to Fund 301, GL 301-901-971-000 Capital Outlay - Buildings, the account in the Board's budget transfer.

Comparison of Proposals

Contractor	Principal scope and qualifications	Price
Thermal Care	60,000 BTU Trane gas furnace; 2-ton A/C; new duct system, removal of old ductwork, gas line from meter, bath vent and permits. Assumes usable gas and electrical connections.	\$19,245.00
Oakland Heating & Cooling	60,000 BTU Rheem gas furnace; 3-ton A/C; main-floor spiral supply and central return. Engineering and 120/220V wiring excluded.	\$38,587.00
Lake Orion Plumbing Heating & Cooling	80,000 BTU gas furnace and 3-ton heat pump; distribution to main floor, stairs and basement. All-electric alternative \$44,621.47. Gas service and electrical by others.	\$42,736.25

Recommendation and Award Conditions

These are not equivalent systems: Thermal Care proposes 2 tons of cooling, Oakland 3 tons, and LOPHC a higher-efficiency heat pump with explicit basement and stair coverage. Thermal Care's quote assumes gas and electrical connections can be used, but LOPHC reports no gas supply at the building. Before award, obtain written confirmation that the \$19,245 scope includes adequate retail-floor, stair and basement distribution and that gas/meter, electrical and venting requirements can be met. Any added cost or material scope change should return to the Board.

Recommended Motion

I move to approve Thermal Care Heating and Air Conditioning estimate No. 3259 for heating, cooling and ductwork at the Lumber Yard bakery building, in an amount not to exceed \$19,245 from Fund 301, GL 301-901-971-000 Capital Outlay - Buildings; and authorize the Executive Director to execute the agreement after written confirmation of adequate capacity and distribution for retail use and available gas, electrical, venting and permits within that price. Any increase or material scope change shall return to the Board.