

IV. SUPPLEMENTAL SPECIFICATIONS RFP #MH-1085:

GENERAL

The Contractor shall furnish all materials, equipment, labor and supervision and shall provide all other means that may be necessary to complete all the work in conformity in all respects to the requirements as set forth in these specifications.

The Contractor shall interfere as little as possible with the convenience of the public during the progress of the work.

MANDATORY PRE-BID MEETING AND ADDENDUM INFORMATION

A mandatory pre-bid meeting with a walkthrough follow-up is proposed.

The location of the meeting is:

Madison Heights Fire Station #1 31313 Brush St. Madison Heights, MI 48071

**The date of the meeting is:
December 4, 2025, at 10:00 AM**

It is strongly recommended that prospective Bidders visit the sites to acquaint themselves with the existing conditions prior to bidding.

Any questions or concerns resulting from this meeting and walkthrough must be submitted in writing via email to seanballantine@madison-heights.org before 12:00 noon 12/9/2025. An addendum addressing any vendor questions or concerns will be posted at www.mitn.info no later than the close of business 12/12/2025.

CONTRACTOR'S SUPERVISION AND ORGANIZATION

The work under this contract shall be under the direct charge and direction of the Contractor. The Contractor shall give efficient superintendence to the work, using his best skill and attention. The Contractor shall at all times keep on the site of the work, during its progress, a competent superintendent and any and all necessary foremen and assistants.

SUB CONTRACTS

The Contractor shall not sublet, assign, or transfer this contract or any portion thereof or any payment due him there under, without the written consent of the Owner. Assignment or subletting the whole or any portion of this contract shall not operate to release the Contractor or his bondsman hereunder from any of the contract obligations. If the Contractor shall cause any part of the work under this Contract to be performed by a subcontractor, the subcontractor's officers and employees in all respects are considered employees of the Contractor, and the Contractor shall not be in any manner thereby relieved from his obligations and liability; and the work and materials furnished by the subcontractor shall be subject to the same provisions as if furnished by the Contractor.

SPECIFIC HOURS OF WORK

All work shall be performed Monday thru Friday 7:00 a.m. to 7:00 p.m. No work shall be performed on City observed holidays.

V. PRICING PAGE:

City of Madison Heights RFP #MH 1085:

Pricing is to be all-inclusive, and shall include all engineering, design, materials, installation, disposal and all necessary Labor. Pricing shall be held for one-hundred twenty days (120 days)

Warranty Period – Materials Manufacturer Warranty Period – Labor One Year

ALL WORK IS TO BE COMPLETED NO LATER THAN 60 DAYS AFTER COMMENCEMENT OF PROJECT (WEATHER PERMITTING)

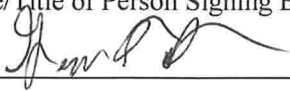
PRICING OPTIONS (Please use this space to clearly define your proposal and pricing, Use additional sheets if necessary):

<u>Pricing Table</u>			
<u>Base Scope</u>	<u>\$ Material</u>	<u>\$ Labor</u>	<u>Total in USD</u>
Base Scope Service as described in the Scope of Work section C (1)			\$343,200.00
<u>Add Alternates</u>	<u>\$ Material</u>	<u>\$ Labor</u>	<u>Total in USD</u>
Add alternate 1: Base Scope Service alternative if any (Use NA if not applicable) <u>*Brief description of the proposed alternative for the base scope:</u> 6 Carrier humidimizer RTU's			\$18,000.00
RTU # 1, 2, 3, 6, 7, 8 - for improved dehumidification			
<u>Section C (2), (3), (4), (5), (6), and (7) are applicable for all the scope of work and shall be included in each line pricing</u>			

COMPANY INFORMATION:

Company Name Denny's Heating, Cooling & Refrigeration

Printed Name/Title of Person Signing Bid George Totis / Sales

XSignature 

Address 1831 Austin Dr. Troy, MI. 48083

Phone: 313-218-0610 (cell) Fax: _____

Email Address: GeorgeT@dennysonline.com Date: 12/12/2025

****SUBMIT ORIGINAL PROPOSAL ALONG WITH THREE COPIES IN A SEALED ENVELOPE MARKED ACCORDING TO SUBMITTAL GUIDELINES ALONG WITH QUALIFICATIONS QUESTIONNAIRE AND NON-COLLUSION AFFIDAVIT TO THE CITY OF MADISON HEIGHTS CLERK'S OFFICE BEFORE THE DEADLINE 11:00 A.M. ON 12/19/2025. ALL OTHER ITEMS – CONTRACT, LABOR & MATERIALS BOND (IF NECESSARY) – WILL BE SUBMITTED AFTER APPROVAL OF THE CONTRACT.****

VII. CITY OF MADISON HEIGHTS
QUALIFICATION QUESTIONNAIRE

Failure to completely fill out this form or failure to supply adequate information could result in disqualification of Bidder.

Name of Bidder: Denny's Heating, Cooling & Refrigeration

Address of Bidder: 1831 Austin Dr. Troy, MI. 48083

Type of Business Entity: Corporation
(Example: Corporation, Partnership, etc.)

How Long Established: 41 Years

Names and Addresses of
All Principals of Bidder: _____

Dennis Mando

Dean Mando

1. List all other Corporations, Partnerships, Assumed Names, and/or Businesses in which the above listed principals have an interest in any way, including but not limited to, ownership stockholder, employment, principal, officer or other business relationship.

Mando Ventures / Mando Environmental

2. List 3 current references from municipalities or public agencies familiar with the work performed by the Bidder and list the name, addresses and telephone number of a contact person.

City of Madison Heights (we did the womens locker room, police dept., city hall, library and court)

3. List 3 current references from private or non-public sources familiar with the work performed by the Bidder and list the name, address and telephone number of a contact person.

4. List the names and address of all subcontractors the Bidder proposes to use on the project.

CNS Electric Co - Chris Zalobsky 248-589-3330

The undersigned verifies that the information contained herein is truthful and accurate and acknowledge that they are owners or agents of the Bidder.

x [Signature]
Bidder's or Authorized
Representative's Signature

Sales
Title of Signatory

Denny's Heating, Cooling & Refrigeration
Bidder's Printed Name

Dated: 12/18/2025

Subscribed and sworn to before me on
This 18th day of Dec., 2025.

Domenic Mastrianni
11/19/2031 Notary Public
Oakland County, Michigan



VIII. NON-COLLUSION AFFIDAVIT

Return this completed form with your sealed bid.

George Totis being duly sworn deposes and says:

That he/she is Sales
(state official capacity in firm)

The party making the foregoing proposal or bid, that such bid is genuine and not collusion or sham; that said Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any Bidder or person, to put in a sham bid or to refrain from bidding and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or any other Bidder, or to fix any overhead, profit, or cost element of said bid price or that of any other Bidder, or to secure the advantage against the City of Madison Heights or any person interested in the proposed contract; and that all statements contained in said proposal or bid are true.

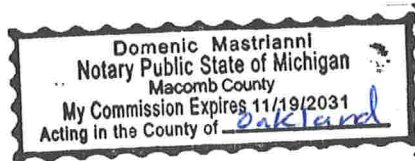
x [Signature]
(Signature of person submitting bid)

Subscribed and sworn this 18th day of Dec., 2025 before me, a Notary Public in and for said County. Oakland.

Domenic Mastrianni
Notary Public

My Commission Expires:

11/19/2031




IX. INDEMNIFICATION, DEFEND AND HOLD HARMLESS AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That Denny's Heating, Cooling & Refrigeration (Contractor/Company) By and through the undersigned George Totis (Individual), Its Sales (Title), respectively, agrees to indemnify and hold harmless the City of Madison Heights, a Michigan Municipal Corporation, 300 W. Thirteen Mile Road, Madison Heights, Michigan 48071, (hereinafter "City"), its Council, officers, administrators, employees, attorneys, affiliates, successors and assigns from any and all liability arising, directly or indirectly, from the following activity:

R.F.P. #MH-1085 HVAC System and Controls Upgrade

In the event any suit, proceeding, claim, loss, damage, cost, charge or expense shall be brought against the City, its Council, officers, administrators, employees, attorneys, affiliates, successors and assigns by virtue of the above-referenced activity, hereby covenants and agrees to assume the defense thereof and defend the same at its own expense and pay all costs, charges, attorney fees and any other expenses related thereto. Notwithstanding the foregoing, this Indemnification, Defend and Hold Harmless Agreement excludes the sole acts and/or the sole omissions to act on the part of the City of Madison Heights.


(Signature of person submitting bid)

Subscribed and sworn this 18th day of Dec, 2025 before me, a Notary Public in and for said County.


Notary Public



My Commission Expires:

11/19/2031

X. Project Schedule

<u>Design-Build Schedule</u>			
<u>Base Scope</u>	<u>Start Date</u>	<u>End Date</u>	<u>Total Weeks</u>
Base Scope Service as described in the Scope of Work section C (1)			
<u>Add Alternates</u>	<u>Start Date</u>	<u>End Date</u>	<u>Total Weeks</u>
Add alternate 1: Base Scope Service alternative if any (Use NA if not applicable) <u>*Brief description of the proposed alternative for the base scope:</u>			
<u>Section C (2), (3), (4), (5), (6), (7) and (8) are applicable for all the scope of work and shall be included in each line pricing</u>			

XI. Additional Submittal Requirements:

1. Bidders shall list below and detail their proposed product(s) including the make, model, size, efficiency, etc. Provide write up and attach document and literature as needed to answer this question

See attached Formal Proposal (Fire Station)

2. Bidders shall describe the i-Vu controls system design and how it will integrate with existing system and control comfort while maximizing energy savings.

Provide write up and attach document and literature as needed to answer this question

See attached Madison Heights #1 Controls Document for Scope and Price

3. Bidders shall list below and detail their proposed product(s) including the make, model, size, efficiency, etc. for the base scope alternative bid if applicable
Provide write up and attach document and literature as needed to answer this question



1831 Austin Drive Troy MI 48083 Ph: 248-669-4338 Email: service@dennysonline.com

Date 12/18/25

City of Madison Hts
Purchasing Dept.
300 W 13 Mile Rd.
Madison Hts., MI 48071

Phone: 248-583-0828
Reference: Fire Station #1
31313 Brush St. Madison Hts , MI 48071

Project #MH-1085 Date of Plans

Email:

Subject: HVAC

We are pleased to submit for your review and consideration the following quotation.

Installation /Replacement of:

- (6) Carrier or equal – (#1,2,3,6,7,8) heat and cool roof top units with economizers and roof curb adaptors.
- (1) Captiveaire – (MUA – 1) heat and cool DOSA unit with roof curb.
- (1) Captiveaire – (HV - 1) heat and ventilation unit with roof curb adaptor.
- (1) Soler & Palau - ERV unit with EDH.
- (4) Reverberay – tube heaters. (2 Stage).
- (1) Captiveaire or equal – (kitchen) exhaust fan.
- (4) Rupp or equal – (HV-1, Garage, 2 Bath) exhaust fans.
- (4) QMark or equal - (vestibule) CUH.
- (2) Lochinvar – Domestic HWH.
- (1) Carrier – IVU Control System complete.

Including:

- All existing equipment removal.
- All hoisting, hanging and supporting
- All supply, return and exhaust air ductwork final connections & modifications per thermal zoning issues.
- All O/S air balancing
- All High & low voltage electrical.
- All gas & vent Piping.
- All check, test and start
- All permits material and labor

Excluding:

- All Plymovent System complete.
- Server Rm A/C System complete.

Add For: (6) Carrier -Humidimizer RTU's vs. above. (Improved DeHumidification) -\$18,000.00

TOTAL Cost:.....**\$343,200.00**

****Quote is valid for 30 days. If approved after 30 days, price may fluctuate based on supplier cost.**

Thank you for this opportunity to serve your needs. If you have any questions, please do not hesitate to contact me. (313) 218-0610

Please allow 7-10 days for delivery and scheduling.

Respectfully,

George Tottis

Approved and accepted by _____

Title _____

Date _____

PO _____



MADISON HEIGHTS FIRE #1 CONTROLS

Regarding:

Fire Station #1 Controls

31313 Brush St, Madison Heights, MI 48071

This is intended to clarify scope and magnitude for the DDC controls.

- Provide and install BACnet routers compatible with the campus wide Carrier IVU system to allow communication with this building integrated with the campus wide IVU server.
 - Madison IT collaboration is required to place this device on their LAN. Addressing with clear visibility to the IVU server.
- MSTP control wiring is included. For communication for all BACnet devices on site.
- Equipment is being replaced. All new equipment shall have full BACnet take over and control. Common sensors and control according to each type of equipment: RTU's, HV's, MUA
- Exhaust fans are being replaced. Most of these presently are wired all the time.....or, wired with lighting. The start/stop will be taken over in our controls job so the end user may enable or disable these.....and/or run them according to a schedule.
 - Fan proving status switch shall be added to each of these taken over. The end user will know when there are failed.
- There are (2) dehum units in the ceiling existing. These are not communicating units. But. Simple monitoring and enable will will be added to these to allow coordination with existing equipment in the same area.
- Domestic hot water tanks are being changed. Temp monitoring shall be added to these for simple monitoring.....and to know when the water heater is failing/failed.
- Mechanical zoning is being employed to solve some temperature control zone issues. These zone devices shall be BACnet and are included in this controls scope.



Denny's Heating, Cooling & Refrigeration

1831 Austin Drive, Troy, MI 48083 248-669-4338

12/18/2025

- There is a timeclock presently for outdoor lighting. This will be added to the IVU contrl system for function, monitoring and control. Shall follow the automatic sunrise/sunset times throughout the year. End use may manipulate this as they please to incorporate early start, early end, manual operation or time schedule.

Note:

Nothing in the bay garage truck space is included in the DDC take over. In our experience this application may be better left to manual control that critical personnel is used to already.

Although. It could be added completely or partially. Can discuss the possibilities here in bid scope review.