



Date: March 7, 2023

To: Sean Ballantine

Re: Madison Heights Police Dept. Building HVAC and Controls Upgrades

As consultants to the City for this project I am outlining the potential course of actions and my recommendations.

Since the overall bids for RFP for the building upgrades which included hydronic system implementation for hot water heating were far over budget, we met with the only proposing bidder to provide a solution to the future functionality of the HVAC systems. The original bid proposal is presented.

A constructive meeting was held last at the PD with you, me and Chris Thompson of Denny's Heating and Cooling and created a workable phased solution with a reasonable capital spending plan which will provide the City Police Department building significantly increased building comfort, energy savings, and reduced maintenance. Note: Denny's was the only bidder for the RFP.

We requested Denny's to break down costs for all major systems and equipment with labor to discuss at our meeting which was provided. Many considerations were taken to justify the phased approach specifically due to potential equipment failure and next heating season comfort conditions. Denny's was requested to provide a new proposal as directed by myself and you. The new proposed phased work plan is outlined below.

Phase I will consist of the following and implemented prior to 2023/24 heating season:

1. Replacement of all 5 roof top units (RTU's) which includes the gun range make-up air unit.
2. Existing BMS will be upgraded to control new RTU's.
3. Existing non-working VAV's will be repaired for full functionality including controls.
4. Infrared heating system to be replaced in the transfer garage.



5. HVAC unit servicing the tunnel to District Court would be replaced.
6. Supply and return air system to be updated per code in gym.
7. Mechanical & electrical engineering for Phase 1
8. Balancing of supply/return systems and commissioning of controls/equipment

This phase will mitigate risk of RTU failures with extended outages for one or more areas of operations in the police department. The risk in not replacing the RTU's immediately is replacement part availability because of either supply chain issues or unit is not supported anymore by manufacturer.

Recommend revisiting full implementation of hot water heating system post installation for new functionality validation and future capital budget allocations.

Regards,

Frank