



CITY OF NOVI CITY COUNCIL
SEPTEMBER 30, 2024

SUBJECT: Consideration of an award to SysTemp Corporation for the Civic Center and Department of Public Works HVAC automation project in the amount of \$256,698.

SUBMITTING DEPARTMENT: Integrated Solutions, Facilities Management Division

KEY HIGHLIGHTS:

- Fully automates HVAC controls at the Civic Center and DPW.
- Replaces the 1980s pneumatic system on the Community Center side of the Civic Center.
- Adds remote monitoring for better control of HVAC in both locations.
- Install a new digital HVAC system at DPW and create more zones.
- Decreases technician visit costs and creates energy savings.

FINANCIAL IMPACT

	FY 24/25	Total
EXPENDITURE REQUIRED	\$256,697.59	\$256,697.59
BUDGET		
General Fund		
1. HVAC Auto Controls Community Center (101-265.00-976.127)	\$ 80,190	\$ 80,190
2. HVAC Auto Controls DPW (101-265.00-976.130)	\$ 200,000	\$ 200,000
APPROPRIATION REQUIRED	\$ 0	\$ 0
FUND BALANCE IMPACT	\$ 0	\$ 0
• Cost-benefit of \$23,492.41 from original estimates by combining into one project. • No proprietary contracts or annual fees associated with this purchase. • This item is \$23,493 under budget		

BACKGROUND INFORMATION:

In 2020, the City Hall side of the Civic Center's HVAC system was updated from 1980's pneumatic controls to a computerized digital system. This upgrade allowed technicians to monitor the HVAC system remotely and adjust as needed. Additional benefits included less technician after-hour costs and more control over energy savings. Currently, the Community Center side of the Civic Center is still on the old pneumatic system as it was not part of the conversion in 2020. Parts and repairs to this side of the Civic Center have become more costly and complex due to the limited availability of replacement parts. Under this scope, the remaining HVAC units on the northwest side of the Civic Center will be added to the existing digital system on the City Hall side. Additionally, there is a cost-benefit to combining these two 2024-2025 budgeted projects into one scope.

The City of Novi DPW was rebuilt in 2018, and new HVAC components were added as part of this project. As a result, there is limited control over the HVAC systems in this building because they are on two separate systems. Large areas share the same thermostat as smaller offices, and airflow cannot be regulated separately. There is no way to adjust temperatures in smaller offices or troubleshoot issues remotely. As part of this project, all HVAC-related items at the DPW will be connected to a new front-end control system with additional thermostats and remote capabilities. Fan boxes will be added throughout the office spaces, and more ductwork will be run. This will create new zones for better control over offices and open spaces.

These proposed systems will provide direct digital control and help Facilities Maintenance staff pinpoint problems and maximize energy efficiency in these buildings. The controls and equipment are available through local distributors and available to multiple vendors. There are no proprietary contracts or annual fees associated with this purchase. SysTemp Corporation is our current contracted HVAC company and is familiar with the project scope and our equipment. Once completed, the Civic Center and DPW will join the existing digital system at PD for complete HVAC energy control in Novi's three most prominent facilities.

RECOMMENDED ACTION: Consideration of approval to award SysTemp Corporation the Civic Center and Department of Public Works (DPW) HVAC automation project in the amount of \$256,698.