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WHITE LAKE TOWNSHIP DEPARTMENT OF PUBLIC WORKS

7525 Highland Road, White Lake, Michigan 48383-2900, (248) 698-7700, www.whitelaketwp.com

July 7, 2026

Honorable Board of Trustees
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

Re: SCADA Network Relocation and Update

Honorable Board of Trustees,

I have been working with CEC Controls, our SCADA network contractor to develop a strategy to relocate the DPW SCADA hardware panel, server, and data radio to the new Township Hall. Per previous discussions with Township Board and Civic Center Committee members, the radio tower at the current Township Hall will need to be relocated or replaced at the new Township Hall and the current data radio communications network would need to be reconfigured to the new building. This would be a significant cost and effort to re-work the current system which is already past 50 % of its expected useful life.

Problems with the current system include aging and failing hardware, we frequently experience communication failures at several facilities. The supplier and manufacturer of the current system are difficult to work with and not responsive. It takes months to get repairs done and many issues are never fully resolved. We do not have local support options with the current data radio system.

Originally our thinking that was discussed with the Board and committees was to convert part of the system to cellular including the Township Hall, Towers, and two plants that had the worst comm issues. After further evaluating, this option would take a major re-programming of the whole system to integrate the multiple communication systems.

I asked CEC Controls to develop the attached proposal to relocate the SCADA system and configure the comm network to the new location, improve network security, improve reliability and full functionality of the network. This proposal also includes an update to the SCADA alarming programming to increase security and provide some additional redundancy.

Most of the technical details of the proposal have been intentionally omitted from the proposal and this memo for security purposes. I would be happy to discuss details at your request in confidence.

DPW requests the Township Board to approve the CEC Controls Proposal #2026 Rev 2 in an amount not to exceed \$91,939 + 10% contingency and authorize the Supervisor to execute the document following legal review.

Please feel free to contact me if you have any questions. 248-698-7700 x 226.

A handwritten signature in black ink that reads "Aaron Potter". The signature is written in a cursive style with a large, stylized 'A' and 'P'.

DPW Director
Charter Township of White Lake

19 June 2026

To: **Aaron Potter**

Subject: **White Lake Relocation and Upgrade**

White Lake Township
7525 Highland Road
White Lake, MI 48383
CEC Controls Proposal #2026-0070 Proposal Rev 2

Aaron,

Thank you for the opportunity to provide this Instrumentation and Controls Proposal for the above referenced Project.
Our scope of work for Materials and Labor detailed below:

Overall Scope

- Convert all remote sites from radio to cellular (8 remote, 1 main office).
- Commission new radio network and restore SCADA to current functionality via cellular instead of radio.
- Move "data concentrator" control panel to the new building.
- Provide network rack equipment to be installed in the new building.
- Groov programming to correct existing issues with alarm notifications and DNS.

Scope Details:

Radio to Cellular Conversion

- Eight (8) remote sites communications paths converted from radio to cellular based comms.
 - Teltonika cellular routers configured as Wireguard VPN endpoints.
- Main office network rack installed with firewall
 - New Ubiquiti Unifi Gateway will act as Wireguard VPN server for all remote site connections
 - All design and on-site commissioning labor included.

NOTE: Pricing includes necessary field mods to install new cellular equipment but does not include demo of existing radio equipment. Field mods assume indoor rated cellular antennas mounted externally to each control panel. Cellular account and SIM cards to be purchased by the Township. Roaming carrier IoT SIM's, such as Simbase are recommended. CEC will assist with selection and setup of cellular services.

CEC Controls proposal pricing for materials and labor specified above

\$ 59,687.00

New Network Rack equipment

- Full height (42U) 19" Network Rack enclosure.
- Dell Pro Max Tower T2 Desktop PC (shelf installed for rack mounting if desired)
- APC Rack Mount UPS (2200 VA)
- Unifi Cloud Gateway/Firewall, c/w two 3.5" drive bays for future NVR functionality
 - Provides security and VPN connections to remote sites for SCADA functionality and also allows for remote access to remote PLC's for troubleshooting purposes. VLAN's will be configured for appropriate network isolation.
- Unifi Managed Ethernet Switch, 24-Port PoE++
- Rack Power Distribution
- 24-Port Patch Panel
- Misc. patch cables, SFP adapters, etc.
- 32" Monitor
- Keyboard & Mouse
- All design and on-site commissioning labor included.

Internet connection to Unifi Gateway by others.

CEC Controls base bid pricing for materials and labor specified above **\$ 25,092.00**

Groov Programming

- Correct issues with alarm notifications (currently using email and email-to-SMS, review security)

CEC Controls base bid pricing for materials and labor specified above **\$ 7,160.00**

NOTE: No new SCADA licensing is included in proposal. Utilizing existing licenses.

Proposal Clarifications:

1. Duties, broker fees, permits, certifications, licensing or use taxes are not included in our above base proposal pricing. Any permits required for any materials are not included. CEC's price is based on current tariff rates, duties, government charges, and trade regulations as of the date of this proposal. If any of these change, or if new tariffs or other regulatory costs related to trade are created, CEC reserves the right to adjust the project costs via the normal change order process.
2. This proposal does not include liquidated damages or unlimited liability flow downs from the owner.

3. Performance, Payment and Service Bond Premiums have not been included in our Base proposal Pricing. If the project requires such Bonding, then the cost or Premiums for such Bonding will be added to the above base proposal pricing. Our Bonding varies based on project size and the state where work is being performed. A bond (if required) will be invoiced once procured and invoiced to CEC's client.
4. All associated Costs for shipping to the Owners site are included in the base price of this proposal. The shipping costs included are for standard ground rates.
5. CEC's support for services will be provided for the duration of the agreed project schedule at the inception of subcontract. In the event of a project delay not caused by CEC, and assuming all CEC requirements have been met to date, CEC will be entitled to payment for the extended time. CEC will issue a new proposal for the requested extension of time.
6. During testing, any conditions or failure beyond CEC Controls responsibility requiring a re-start of the testing will require additional funding.
7. Unless otherwise specifically stated within this proposal, we are only providing Material & Services detailed in the specification sections listed above.
8. Seismic studies, drawings or other analysis are the responsibility of OTHERS and are not provided for in this proposal unless specifically noted. No special provisions have been made for installation in earthquake or flood prone areas. It is the responsibility of OTHERS to provide installation plans for the panels provided.
9. The base proposal does not incorporate any design considerations for hazardous areas or intrinsically safe circuits, unless specifically noted. The proposed equipment is designed to be installed in non-hazardous areas only.
10. All Grounding Studies, Arc Flash Studies, HiPot Testing, Harmonic Analysis, Load Flow Studies, Power Factor Studies, Power Quality Studies, Short Circuit and Coordination Studies, Electrical Testing is by OTHERS.
11. Unloading and secure storage of all equipment at site is the responsibility of OTHERS. All instruments shipped to site must be stored per the storage requirements of the instruments. This information will be provided with the instruments.
12. Installation of all equipment, control panels and/or instruments for this project is the responsibility of OTHERS. All field surge protection, control stations, mounting stands (including brackets and/or uni-strut) is by OTHERS. No power will be applied to any component provided by CEC Controls until inspection is provided. This includes all transmitters powered from Lighting Panels provided by OTHERS.
13. All panel wiring internal to the panel is included and is the responsibility of CEC Controls. All field wiring, including field terminations inside panel, is by OTHERS. All field conduit, wire, and/or and cabling by OTHERS (materials and labor). Fiber optic cable is by OTHERS. All mechanical drawings for Cable Trays, Conduit Routing, etc. are by OTHERS.
14. CEC Controls will only warranty and calibrate the equipment it has provided.
15. All material included in the proposal does NOT include conformal coating or any corrosion protectant beyond manufacture's standard products.
16. No other panels, other than what is listed in our deliverables above, including LCP's (Local Control Panels), MCC's, pull- boxes, disconnects (110VAC or 480VAC), lighting panels, cable, wire, valve boxes or any other junction boxes are provided and are excluded wherever required. All these devices and boxes are by others.

17. Any Security or telephone systems specified are by OTHERS. The communications network for any security system is not included in our work designs. Any latency or slow connections on the SCADA system resulting from cameras or security equipment being placed on the SCADA network will require separation or additional switches and will be the responsibility of OTHERS.
18. Any Internet equipment or services are by OTHERS.
19. Fire and Smoke stop (material & installation) are by OTHERS.
20. All Dielectric, and Insulation Testing, Load Flow Studies, Grounding Test are by OTHERS.

PAYMENT SCHEDULE

- We will invoice for all work completed in the prior month, or per approved Billing Plan.

Please see Exhibit "A" for CEC Controls "General Terms & Conditions for Products and Services." The applicable parties will negotiate and agree to terms and conditions at the time of award.

If you have any questions or need further clarification regarding this proposal, please feel free to call me at your earliest convenience. We remain committed to providing our clients with quality system integration services. We are looking forward to working with you as part of the team for this project.

Best Regards,



Jeff Dolby
Regional Manager
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jdolby@cecontrols.com

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Automation Business Development
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COMPANY OVERVIEW

CEC Controls, a SCIO Automation Company, originally founded in 1966, specializes in the design, build and field implementation of Process Instrumentation & Control and SCADA Systems for the Water and Wastewater sector. CEC Controls also provides Control Systems for Industrial Automation Clients including Material Handling Systems, Special Machine Controls and Vision Inspection Systems.

CEC Controls is a full-service systems integration company, experienced in providing multi-million dollar Process and Industrial Control Systems. Each of the systems we build utilizes the latest state-of-the-art technology and software available for our industry. In addition, the systems built by CEC Controls not only meet but exceed the industry standards in quality and ergonomics. Our Panel Manufacturing Facility is both UL and CSA listed, which allows us to certify our Control Panels to UL 508A Standards for those projects requiring the UL Label. All Control Panels are thoroughly tested for quality assurance, using our stringent internal testing procedures prior to shipping. All Panel testing is documented to comply with our Quality Management System.

CEC Controls is registered to ISO-9001 and Q1 industry standards. Our Quality Management System has been a valuable asset to our continued success within the process control and industrial controls Industry. We are also CSIA Certified and a fully accredited member of the Control Systems Integrators Association, which is a national organization striving for quality Integrators. Through training and documentation, we have been able to streamline our logic design which minimizes the start-up and debug time for bringing a new system on-line for the client. Our commitment to quality has virtually eliminated the number of warranty issues on system installations that normally cause repeated call-backs.

CEC Controls headquarters is located in Warren, MI. CEC also has 12 remote engineering & service offices, which are located in Tampa, FL; Atlanta, GA; Chicago, IL; Louisville, KY; Wixom, MI; Lansing MI; Kansas City, MO; St. Louis, MO; Nashville, TN; Norfolk, VA; Burlington, Ontario; and Silao, Mexico to further support our wide customer base. Our UL / cUL Panel Shop is located in Warren, MI. CEC Controls builds an average of 2,500 panels per year.

CEC CONTROLS COMPANY
PRODUCTS & SERVICES EXHIBIT "A"
STANDARD TERMS AND CONDITIONS

1. **Applicable Terms.** These terms govern the purchase and sale of the equipment and related services, if any (collectively, "Equipment"), referred to in Seller's purchase order, quotation, proposal or acknowledgment, as the case may be ("Seller's Documentation"). Whether these terms are included in an offer or an acceptance by Seller, such offer or acceptance is conditioned on Buyer's assent to these terms. Seller rejects all additional or different terms in any of Buyer's forms or documents.
2. **Firm Offer.** Unless otherwise specified in this proposal documentation, all quoted prices are firm for a period of Ninety (90) days from the date of this proposal. CEC Controls Company reserves the right to revise our pricing after the 90 Day period to allow for any material cost increases from its suppliers.
3. **Payment.** Buyer shall pay Seller the full purchase price as set forth in Seller's Documentation. Unless Seller's Documentation provides otherwise, freight, storage, insurance and all taxes, duties or other governmental charges relating to the Equipment shall be paid by Buyer. If Seller is required to pay any such charges, Buyer shall immediately reimburse Seller. All payments are due within 30 days after receipt of invoice. Buyer shall be charged the lower of 1 ½% interest per month or the maximum legal rate on all amounts not received by the due date and shall pay all of Seller's reasonable costs (including attorneys' fees) of collecting amounts due but unpaid. All orders for CEC Controls provided Equipment & Services are subject to credit approval by our Accounting Department.
4. **Delivery.** Delivery of the specified Equipment shall be in material compliance with the schedule set forth in Seller's Proposal Documentation. Unless Seller's Documentation states otherwise, Delivery terms are F.O.B., Seller's manufacturing facility in Warren, Michigan. The risk of loss shall pass to the Buyer upon delivery or transfer of the equipment to the carrier.
5. **Ownership of Materials.** All devices, designs (including drawings, plans and specifications), estimates, prices, notes, electronic data and other documents or information prepared or disclosed by Seller, and all related intellectual property rights, shall remain Seller's property. Seller grants Buyer a non-exclusive, non-transferable license to use any such material solely for Buyer's use of the Equipment. Buyer shall not disclose any such material to third parties without Seller's prior written consent.
6. **Changes.** Seller shall not implement any changes in the scope of work described in Seller's Proposal Documentation unless Buyer and Seller agree in writing to the details of the change and any resulting price, schedule or other contractual modifications. This includes any changes necessitated by a change in applicable law occurring after the effective date of any contract including these terms.
7. **Warranty.** Subject to the following sentence, Seller warrants to Buyer that the Equipment shall materially conform to the description in Seller's Proposal Documentation and shall be free from defects in material and workmanship. The foregoing warranty shall not apply to any Equipment that is specified or otherwise demanded by Buyer and is not manufactured or selected by Seller, as to which (i) Seller hereby assigns to Buyer, to the extent assignable, any warranties made to Seller and (ii) Seller shall have no other liability to Buyer under warranty, tort or any other legal theory. If Buyer gives Seller prompt written notice of breach of this warranty within 18 months from shipment or 1 year from acceptance, whichever occurs first (the "Warranty Period"), Seller shall, at its sole option and as Buyer's sole remedy, repair or replace the defective part or equipment. Provided however, all transportation charges for the return of and the cost of labor for removal of the defective Equipment or, the re-installation of the repaired or replacement Equipment shall be paid by the Buyer. Replaced Equipment shall become the property of the Seller. In the case of a material defect in paid services, provided under contract, Seller's sole obligation shall be to re-perform the services to meet the requirements. If Seller determines that any claimed breach is not, in fact, covered by this warranty, Buyer shall pay Seller its then customary charges for any repair or replacement made by Seller. Seller's warranty is conditioned on Buyer's (a) operating within specifications and maintaining the Equipment in accordance with Seller's instructions, (b) not making any unauthorized repairs, alterations or, additions and (c) not being in default of any payment obligation to Seller. Seller's warranty does not cover damage caused by chemical action, corrosion, dust or dirt, wear and tear under normal operating conditions, burnout, exposure to environmental, operational, electrical, surges or, lightning conditions exceeding specifications, accident or catastrophe, misuse, abuse, improper handling or storage or, improper installation (unless installed by Seller). The Manufacturer's Warranty applies on all material supplied by CEC Controls. This System Warranty covers all provided Materials supplied by CEC Controls but is exclusive of any labor required to replace any defective Components during the specified

Warranty period. THE WARRANTIES SET FORTH IN THIS SECTION ARE SELLER'S SOLE AND EXCLUSIVE WARRANTIES AND ARE SUBJECT TO SECTION 11 BELOW. SELLER MAKES NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE.

8. Indemnity. Seller shall indemnify, defend and hold Buyer harmless from any claim, cause of action or liability incurred by Buyer as a result of third party claims for personal injury, death or damage to tangible property, to the extent caused by Seller's negligence. Seller shall have the sole authority to direct the defense of and settle any indemnified claim. Seller's indemnification is conditioned on Buyer (a) promptly, within the Warranty Period, notifying Seller in writing of any claim, and (b) providing reasonable cooperation in the defense of any claim.

9. Force Majeure. Neither Seller nor Buyer shall have any liability for any breach (except for breach of payment obligations) caused by extreme weather or other act of God, strike or other labor shortage or disturbance, fire, accident, war or civil disturbance, delay of carriers, failure of normal sources of supply, act of government or any other cause beyond such party's reasonable control.

10. Cancellation. If Buyer cancels or suspends its order for any reason other than Seller's breach, Buyer shall promptly pay Seller for work performed prior to cancellation or suspension and any other direct costs incurred by Seller as a result of such cancellation or suspension.

11. LIMITATION OF LIABILITY. NOTWITHSTANDING ANYTHING ELSE TO THE CONTRARY, SELLER SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE OR OTHER INDIRECT DAMAGES AND SELLER'S TOTAL LIABILITY ARISING AT ANY TIME FROM THE SALE OR USE OF THE EQUIPMENT SHALL NOT EXCEED THE PURCHASE PRICE PAID FOR THE EQUIPMENT. THESE LIMITATIONS APPLY WHETHER THE LIABILITY IS BASED ON CONTRACT, TORT, STRICT LIABILITY OR ANY OTHER THEORY.

12. Miscellaneous. If these terms are issued in connection with a government contract, they shall be deemed to include those federal acquisition regulations that are required by law to be included. These terms, together with any quotation, purchase order or acknowledgement issued or signed by the Seller, comprise the complete and exclusive statement of the agreement between the parties (the "Agreement") and supersede any terms contained in Buyer's documents, unless separately signed by Seller. No part of the Agreement may be changed or cancelled except by a written document signed by Seller and Buyer.

13. Discrimination. CEC Controls does not and will not maintain or provide for their employees any facilities that are segregated or based on race, color, creed, or national origin.