



CITY of NOVI CITY COUNCIL

Agenda Item 1
November 10, 2014

SUBJECT: Approval of installation of a concrete pad and generator including necessary materials and labor at Meadowbrook Commons Activity Center estimated at \$90,000; and amend the budget.

SUBMITTING DEPARTMENT: Parks, Recreation & Cultural Services

CITY MANAGER APPROVAL: 

EXPENDITURE REQUIRED	\$ 90,000
AMOUNT BUDGETED	\$ -0-
APPROPRIATION REQUIRED	\$ 90,000
LINE ITEM NUMBER	594-000.00-969.000

BACKGROUND INFORMATION:

The Department of Public Services has offered to provide Meadowbrook Commons with a diesel-powered Generac 400 kilowatt (kW) generator. The generator is currently located at the West Park Booster Station and is scheduled to be replaced in December 2014 as part of the City's Water Storage Facility Project under construction nearby. The generator would provide emergency power to the main building, allowing it to potentially function as a full service year round emergency shelter. The Novi Civic Center acts as a temporary shelter with a generator, and the Novi Public Library acts as a temporary shelter but does not have a generator.

The diesel generator was purchased in FY 2003-04 for \$62,000 and is currently valued at between \$20,000 to \$30,000. The cost to purchase a new 400 kW generator is approximately \$75,000 plus installation. The generator has a 693 gallon fuel tank, which will run up to 97 hours at 25% load and 27 hours at full load. Fuel would be provided by contract through the Michigan Intergovernmental Trade Network (MITN) in cooperation with 17 other MITN member communities, and be delivered within a 24-hour notice.

The project will be divided into two phases:

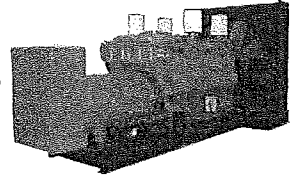
- **Phase 1** – Installation of a concrete pad and placement of the generator at Meadowbrook Activity Center for approximately \$8,000.
- **Phase 2** – Obtain proposals and select a contractor for installation and commissioning of the generator and an automatic transfer switch, including materials and labor, estimated at \$70,000 to \$80,000.

Since this was not previously requested or approved, project funds will need to be appropriated from the Senior Housing Fund in the amount of \$90,000. Older Adult Services has conferred with KMG Management and recommends moving forward with this project pending Council's approval to allocate the necessary funds.

RECOMMENDED ACTION: Approval of installation of a concrete pad and generator including necessary materials and labor at Meadowbrook Commons Activity Center estimated at \$90,000; and amend the budget.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				



Emergency *POWER SYSTEMS* Management

September 4, 2014
Meadowbrook Commons
c/o KMG Prestige
Attn: Tom Gordon
Generator Installation Project

Mr. Gordon,

Thank you for the opportunity to provide you with this quotation. PM Technologies' goal is develop a long term relationship with our customers to be true partners in the reliable operation of their Emergency Power System. Per our initial walk through on 8/7/2014 and our subsequent meetings and conversations, the following quotation includes the materials and labor necessary to perform the installation of the concrete base pad and electrical conduit to the building. All additional work will be quoted separately.

The pad will be placed on the Southwest side of the main building adjacent to the dumpster area (aerial view shown in Photo 1). A detailed view of the location is shown in Photo 2.

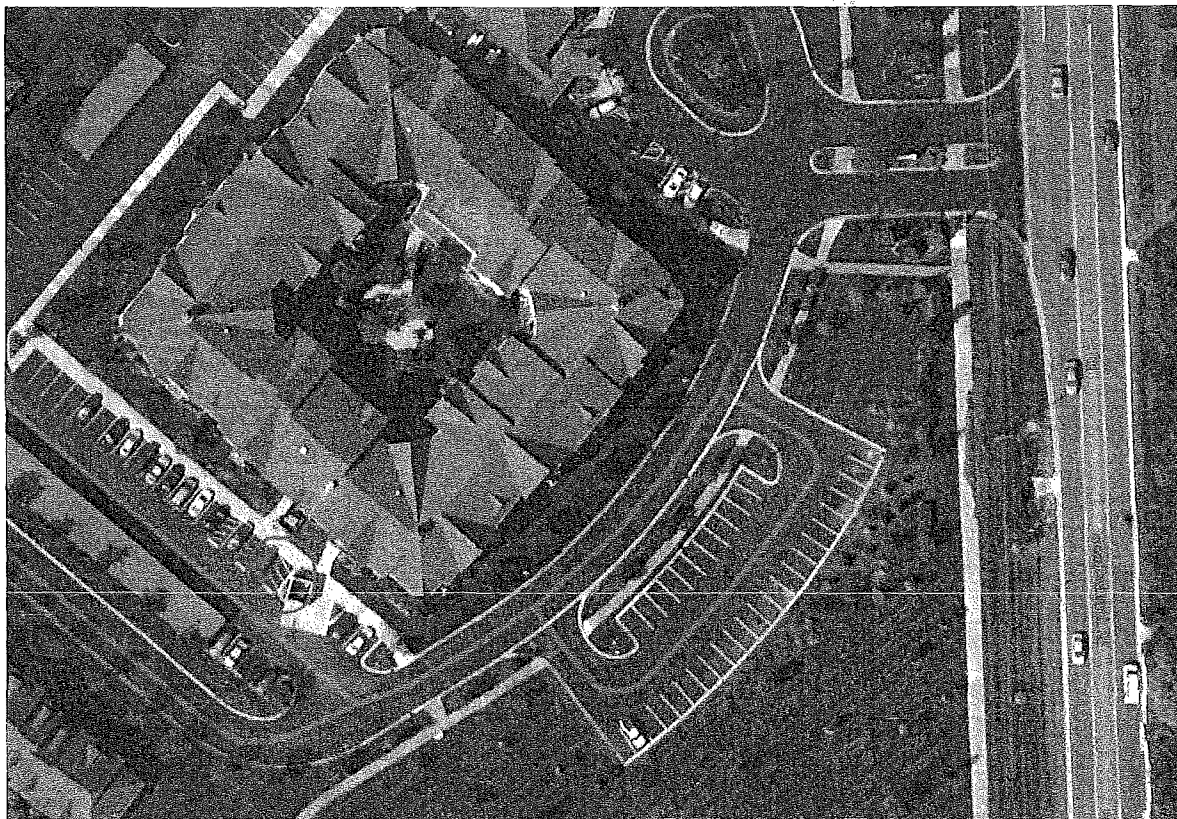


Photo 1



Photo 2

The asphalt from the "NO PARKING" Zone shown in photo 2 would be cut, removed and hauled away. While this area is open earth, the trenching underneath the sidewalk and across the lawn. Miss Dig would be contacted prior to any trenching. Once the conduit is installed in the trench, the area would be formed for the concrete and poured to the dimensions shown in Photo 2.

The handicap parking space located to the left of the proposed location will need to be removed for service access to the generator. Bollards will be installed around the generator to prevent automobile collision with the generator and fuel tank.

The price below includes:

- Cement Pad Installation labor and materials
- Asphalt removal and disposal
- Trenching/Backfilling labor
- Re-seeding of grass
- Conduit installation and materials
- Permits for concrete and electrical work
- Bollard installation labor and materials

The price below excludes:

- Engineering drawings (if required by the City of Novi)
- Transport of Generator or ATS
- Crane for Generator or ATS
- Any installation costs associated with the Generator or ATS (to be included on follow up quotation)
- Damage caused by failed/mismarked utility markings
- Sprinkler system damage caused by trenching
- Parking lot painting/repair

Total Project Price:

\$7,525.00 (Seven Thousand Five Hundred Twenty Five Dollars and 00/100)

If you have any questions regarding this information, please contact me at your convenience by phone or email. Thank you again for the opportunity and I look forward to your feedback.

Jeff Zilke



Operations Manager
PM Technologies
248-921-1637
jzilke@pmttech.org

BIONDO DESIGN & BUILD L.L.C.

September 29, 2014

City of Novi
Re: Meadowbrook Commons
25075 Meadowbrook Rd
Novi, MI 48375

We propose to provide all labor and materials to perform the following work at 25075 Meadowbrook Rd, Novi, MI 48375:

1. Remove 8'-wide concrete sidewalk as required for new trench
2. Excavate approximately 30'x24" trench
3. Install (3) new 4" conduits per plan
4. Remove 13'-wide x 20'-long section of asphalt
5. Install (6) 4" steel bollards 36" A.F.F.
6. Form and pour new 13'-wide x 20'-long x 10" concrete slab (4000 psi concrete) with rebar 24" O.C. and wire mesh
7. Prime bollards
8. Final paint by others
9. Landscape restoration by others
10. Irrigation repair by others

For the total price of: \$7,905.00

Above price is contingent on work being done at the same time as work proposed for gazebo project, while equipment is on site.

NOTE: Customer has three days to cancel or rescind contract with written notice before any work has been performed.

Thank you and we look forward to working with you on your project.

Sincerely,

Residential & Commercial Remodeling
Design New Construction
19355 Fry Northville, MI 48167
Office (248) 349-9958
Fax: (248) 349-6174
E-Mail: BiondoDesignBuild@comcast.net
Website: BiondoDesignBuild.com

From: **Leah Cavalier** lcavalier@american-generator.com
Subject: **Phase 1 Estimate**
Date: **September 18, 2014 at 9:16 AM**
To: meadowbrook@kmgprestige.com
Cc: dpletcher@american-generator.com

Tom,

Attached is the estimate for Phase One of the generator installation.

Please let us know if you have questions.

Thank you for the opportunity to earn your business.

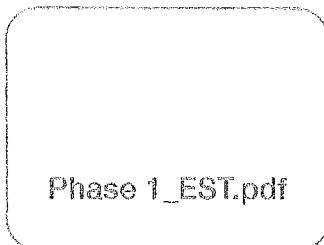
Leah Cavalier

Office Manager



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248.623.4918 (F)
248.795.3403 (C)

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American Generators Sales & Service, LLC

6158 Delfield Drive, Ste. C

Waterford, MI 48329

Phone: (248) 623-4919 Fax: (248) 623-4918

Meadowbrook Commons

Phase 1

This Quote includes the following:

- **Saw Cut Asphalt and Concrete Sidewalk, remove from site**
- **Trench and Compacted Backfill – Spoils Removed**
- **Electrical Conduits as nessary with pull strings**
- **Reinforced Concrete Pad - 20' x 13' x 10"**
- **5 – 8" Bollards**
- **Permits – (No Charge by City)**

Unit Price	\$ 11,596.12
Freight	N/A
Start-Up	N/A
Installation	Included
Sales Tax	TBD

Total Price **\$11,596.12**

Not Included:
Rental Generator (if required)
Overtime Labor

Terms: 50% Down to order, 40% upon delivery, 10% upon completion of work

All equipment remains property of AGSS, LLC, until balance is paid in full

Acceptance: _____

Date: _____

Please sign if you agree to accept proposal and fax or email back to (248) 623-4918 or lcavalier@american-generator.com. Please call our office if you have any questions.



Emergency **POWER SYSTEMS** Management

October 6, 2014
Meadowbrook Commons
c/o KMG Prestige
Attn: Tom Gordon
Generator Installation Project

Mr. Gordon,

Thank you for the opportunity to provide you with this quotation. PM Technologies' goal is develop a long term relationship with our customers to be true partners in the reliable operation of their Emergency Power System. Per our initial walk through on 8/7/2014 and our subsequent meetings and conversations, the following quotation includes the materials and labor necessary to perform the installation of the Generator and Automatic Transfer Switch.

The price below includes:

- Service Entrance Rated ATS – ASCO Series 3 - 1600A 120/208VAC NEMA 3R
- Installation of Service Entrance Rated Transfer Switch on exterior of building
- Reconfiguration of generator output from 277/480VAC to 120/208VAC
 - Breaker replacement
 - Controller upgrades
 - Voltage Divider board replacement
 - Current Transformer Replacement
 - Reconfiguration of Block Heater wiring
- Conduit from exterior wall to 120/208VAC electrical panel in basement electrical for Generator battery charger and Block Heater branch circuits
- All wiring associated with the installation (Control, Generator Output, Utility Feeders, (Load Side conductors if necessary – these may be able to be re-used)
- All labor costs
- Removal of existing portable generator connection.
- Re-work of DTE supply out of transformer into the NORMAL side of the ATS
- Re-work of electrical distribution and conduits to put entire building electrical distribution onto the LOAD side of the ATS.
- Electrical Permits
- Generator Start Up and commissioning to include building transfer test.

The price below excludes:

- Engineering drawings (if required by the City of Novi)
- Transport of Generator
- Crane/Operator for Generator placement
- Fueling Services
- Any existing failed Generator component

Total Project Price:

\$72,290.00 (Seventy Two Thousand Two Hundred Ninety Dollars and 00/100)

OPTIONAL ADDER #1 – Portable generator to power building during switchover/installation of transfer switch conductors – includes roundtrip delivery, generator, cabling, setup/teardown, operator and fuel for 12 hours of operation. - \$3,850.00 (Three Thousand Eight Hundred Fifty Dollars and 00/100)

OPTIONAL ADDER #2– Sound Attenuation and exhaust modification for Generator Enclosure to reduce noise \$3,500.00 (Three Thousand Five Hundred Dollars and 00/100)

This quotation supersedes any previous quote related to this project.

Any significant changes to the scope or expectations will result in changes in the pricing. A change order will be presented and must be approved prior to work being performed.

Work will require 50% payment upon approval and remainder upon successful startup of equipment.

If you have any questions regarding this information, please contact me at your convenience by phone or email. Thank you again for the opportunity and I look forward to your feedback.

Jeff Zilke



Operations Manager
PM Technologies
248-921-1637
jzilke@pmttech.org

ASCO Series 300 Group G Controller Standard Operational Features, Controls and Status Indicators

Standard Selectable Features

- Inphase monitor to transfer motor loads, without any intentional off time, to prevent inrush currents from exceeding normal starting levels.
- Engine Exerciser to automatically test backup generator each week-with or without load 20 minutes not adjustable.
- Commit to transfer
- Selective load disconnect control contacts (two provided) which operate with time delay prior to and/or after load transfer and re-transfer.
- 60Hz or 50Hz selectable switch.
- Three – phase/single – phase selectable switch.

124* 64 Graphical LCD Display/LED Indicators

- Switch position green LED for normal
- Switch position red LED for emergency
- Source availability green LED for normal
- Source availability red LED for emergency
- “Not in Auto” amber LED
- Common Alarm amber LED
- Soft key for transfer test function
- Soft key for time delay bypass
- Set Engine Exerciser
- Selection of non – automatic operation
- Scroll, Up/Down Arrows
- Escape key
- Enter key

Voltage & Frequency Sensing

- Three phase under and over voltage sensing on normal, and single phase on emergency
- True RMS voltage sensing with +/- 1% accuracy
- Selective settings: single or three phase voltage sensing on normal and single phase sensing on emergency; 50 or 60Hz
- Frequency sensing accuracy is +/- 0.1Hz
- Under and over frequency settings on normal and emergency
- Voltage and frequency parameters adjustable in 1% increments

- Normal source pickup voltage adjustment range is 85 – 100%; drop - out voltage adjustment range is 70 – 98% in 1% increments
- Emergency source pickup voltage adjustment range is 85 – 100%; drop - out voltage adjustment range is 70 – 98% in 1% increments
- Normal source pickup frequency adjustment range is 86 – 100%; drop – out adjustment range is 85 – 98% in 1% increments
- Emergency source pickup frequency adjustment range is 86 – 100%; drop – out adjustment range is 85 – 98% in 1% increments
- Over voltage and over frequency reset is fixed at 2% below the trip setting

Time Delays

- Engine start time delay – delays engine starting signal to override momentary normal source outages – adjustable 0 to 6 seconds (Feature 1C)
- Transfer to emergency time delay – adjustable 0 – 60 minutes (Feature 2B)
- Emergency source stabilization time delay to ignore momentary transients during initial generator set loading – adjustable 0 to 4 seconds (Feature 1F)
- Re-transfer to normal time delay – adjustable 0 to 10 hours (Feature 3A)
- Unloaded running time delay for engine cooldown – adjustable 0 to 60 minutes (Feature 2E)
- Pre and post signal time delay for selective load disconnect with a programmable bypass on source failures – adjustable 0 to 5 minutes (Optional feature 31Z)
- Fully programmable engine exerciser seven independent routines to exercise the engine generator, with or without loads, on a daily, weekly, Bi weekly or monthly basis (Optional feature bundle 11BE)
- Delayed transition load disconnect time delay – adjustable 0 to 5 minutes

Standard Control Contacts

- Switch position indicating contacts (rated 10 amps 250VAC, 32VDC) (1) for normal position (1) for emergency position

Remote Control Features – external inputs for connecting:

- Remote test switch
- Remote contact for test or for peak shaving applications. If emergency source fails, switch will automatically transfer back to normal source if acceptable
- Inhibit transfer to emergency
- Remote time delay bypass switch emergency to normal

Electromagnetic Compliance Testing (EMC)

- IEC 61000 – 4 – 2 Electrostatic Discharge Immunity
- IEC 61000 – 4 – 3 Radiated RF Field Immunity
- IEC 61000 – 4 – 4 Electrical Fast Transient/Burst Immunity
- IEC 61000 – 4 – 5 Surge Immunity
- IEC 61000 – 4 – 6 Conducted RF Immunity
- CISPR 11 – Conducted RF Emissions and Radiated RF Emissions
- FCC CFR 47 Part 15

Additional Design Criteria

- NEMA ICS-109.21 Impulse Withstand Test
- Digital circuitry isolated from line voltages
- Isolated RS – 485 Serial Communications Port (Accessory 11BE Bundle)
- Connectivity Module for remote monitoring and control (Accessory 72EE)