

**CITY of NOVI CITY COUNCIL**  
**Agenda Item E**  
**June 17, 2019**

**SUBJECT:** Approval to award the Novi Ice Arena HVAC Energy Management System Upgrade to L.J. Rolls Refrigeration, the low bidder, in the amount of \$75,400.

**SUBMITTING DEPARTMENT:**

**CITY MANAGER APPROVAL:** *PA*

<b>EXPENDITURE REQUIRED</b>	<b>\$ 75,400</b>
<b>AMOUNT BUDGETED</b>	<b>\$ 85,000 (FY 2019-2020 Budget)</b>
<b>APPROPRIATION REQUIRED</b>	<b>\$ 0</b>
<b>LINE ITEM NUMBER</b>	<b>590-000.00-969.014</b>

**BACKGROUND INFORMATION:**

A Capital Needs Assessment was conducted on the Novi Ice Arena in 2018. The report determined the existing building energy management system is obsolete. The current system is run through a computer with a floppy disk drive, dating it as potentially 20-25 years old.

Ice Arena Management staff acquired quotes to replace the existing system with a more inclusive Internet accessible system that will manage the building's heating, ventilation and air-conditioning. A new model will operate more efficiently, saving on utility costs and allowing for programmable usage timers. The project specifications were written in order to provide a product that is consistent with other Building Management Systems throughout City-owned facilities.

The project will replace the existing Trane building control system. A new Honeywell building automation system that includes a Niagara 4 JACE 8000 network controller will be installed. All Trane controls, including the BCU network controller, will be removed and disposed of by the contractor. The contractor will fully commission the system and provide as-built drawings before receiving final payment. Work will begin after July 1, 2019.

Two bids were received on May 30 and reviewed by Ice Arena, PRCS and Facilities Management staff. Staff is recommending approval of the award to the low bidder, L.J. Rolls Refrigeration.

**RECOMMENDED ACTION:** Approval to award the Novi Ice Arena HVAC Energy Management System Upgrade to L.J. Rolls Refrigeration, the low bidder, in the amount of \$75,400.



**CITY OF NOVI**  
**NOVI ICE ARENA HVAC CONTROL SYSTEM**  
**BID FORM**

We, the undersigned as bidder, propose to furnish to the City of Novi, according to the specifications, terms, conditions and instructions attached hereto and made a part thereof:

**A. HVAC Control System, provide & install as specified**

\$ 75,400.00 Lump Sum

**Make/Model** Honeywell Spyder BACnet, Tridium Niagara 4 JACE controllers

**Lead time for Equipment/Materials** Two weeks

**Guaranteed job completion date** With start date of July 1, 10 weeks

**Warranty** One year parts and installation warranty

**B. SERVICE AGREEMENT**

Year 2 \$ 1,200

Year 3 \$ 1,200

Year 4 \$ 1,200

**We acknowledge receipt of the following Addenda:** #1 Dated May 22, 2019  
(please indicate numbers)

**EXCEPTIONS TO SPECIFICATIONS (all exceptions must be noted here or attached on a separate sheet):** No exceptions taken

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**COMMENTS:** \_\_\_\_\_

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**NON-IRAN LINKED BUSINESS**

By signing below, I certify and agree on behalf of myself and the company submitting this proposal the following: (1) that I am duly authorized to legally bind the company submitting this proposal; and (2) that the company submitting this proposal is not an "Iran linked business," as that term is defined in Section 2(e) of the Iran Economic Sanctions Act, being Michigan Public Act No. 517 of 2012; and (3) That I and the company submitting this proposal will immediately comply with any further certifications or information submissions requested by the City in this regard.

**THIS BID SUBMITTED BY:**

Company (Legal Registration) L.J. Rolls Refrigeration Co.

Address 1490 Torrey Rd

City Fenton State MI Zip 48430

Telephone 810-629-7752 Fax 810-629-3616

Representative's Name Erich Ross

Representative's Title Estimator / Project Manager

Authorized Signature 

E-mail eross@ljrolls.com

Date 5/30/2019



CITY OF NOVI

CONTRACTOR QUALIFICATIONS QUESTIONNAIRE

NOVI ICE ARENA HVAC CONTROL SYSTEM



Failure to answer all questions could result in rejection of your proposal.

Name of Firm L.J. Rolls Refrigeration  
Address: 1490 Torrey Rd  
City, State Zip Fenton, MI 48430  
Telephone 810-629-7752 Fax 810-629-3616  
Mobile \_\_\_\_\_  
Agent's Name (please print) Erich Ross  
Agent's Title Estimator / Project Manager  
Email Address: Eross@ljrolls.com  
Website LJRolls.com

1. Organizational structure: Corporation, Partnership, etc. Corporation
2. Firm established: 1994 Years in business: 25
3. Has your firm filed for Chapter 7 or Chapter 11 within the last ten (10) years?  
No  Yes \_\_\_\_\_ Reason: \_\_\_\_\_
4. Under what other or former names has your organization operated?  
None
5. How many full time employees? 45 Part time? 0
6. Are you able to provide insurance coverage as required by this bid? Yes
7. 24/7 Emergency Telephone Number 810-629-7752
8. Provide your procedure for handling night & weekend calls  
We respond as quick as humanly possible, if the call is billable it will be done so on an overtime rate.
9. List the scope of services (type of work) you are able to perform.  
Design build HVACR systems, Plan spec builds of HVACR systems  
Service of all HVACR systems, Refrigeration service and install,  
Ammonia Service and install

10. List any professional licenses/certifications you/your employees have obtained that would be applicable to this contract.

Hold Mechanical Contracting licensing in Michigan, Ohio, Kentucky, Georgia, Alabama, Louisiana, Texas, Arkansas, Wisconsin, Illinois, Indiana, as well as the reciprocating states

Member of ASHRA, NAWIC, WHVACR

11. Please indicate brands of HVAC equipment you are authorized service technicians for.

Any and All

12. Provide a list of employees and all other professional staff to be assigned to this contract. Include name, title, license number, years of experience, full/part time, on-call availability, qualifications, and experience.

Erich Ross / Project manager / would staff and run the project / full time

Eric Klammer / Controls engineer / would make final connection and programming / full time

Forrest Jacobs / Electrician / to pull wire and install conduit if needed / full time

Patric Smith / Service Tech / would provide a hand where needed / full time

13. List equipment, tools and all other resources available to your firm to perform this contract:

Too many to list, any and all tools required to complete the project.

14. Provide a list of all open contracts your company currently holds. Include contact name, organization, type, size, required date of completion, percentage of completion, value of contract.

HTI / Design build / 27,400 sq/ft two story office 160,000 sq/ft warehouse /

LTU / Plan and spec / 6,400 single story office renovation

Royal Oak Orthopedic Vascular Institute of Michigan / Plan and spec/ 28,500 sq/ft two story Hospital

Giffin / Design build / 21,200 sq/ft two story office 87,400 sq/ft warehouse /

15. **References:** Provide at least three (3) references for projects that are comparable in scope to this bid. Several references from municipalities would be desirable.

Company Frank Rewold and Sons

Address 303 East Third St, Rochester, MI 48307

Phone 248-601-1242 Contact name Adam Gut

Company JB Donaldson

Address 37610 Hills Tech Dr, Farmington Hills, MI 48331

Phone 248-334-9045 Contact name Scott Kreutzer

Company The Alan Group

Address 1800 Brinston Dr, Troy, MI 48083

Phone 248-298-0100 Contact name Richard Scheck

16. Claims & Suits: Does your firm have any litigation pending or outstanding against your organization or its officers? If yes, please provide details.

No  Yes

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. Provide any additional information you would like to include which may not be included within this Questionnaire. You may attach additional sheets.

**THE FOREGOING QUESTIONNAIRE IS A TRUE STATEMENT OF FACTS:**

Signature of Authorized Company Representative: 

Representative's Name (please print) Erich Ross

Date 5/30/2019

# THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

## Bid Bond

**KNOW ALL MEN BY THESE PRESENTS**, that we

**L.J. Rolls Refrigeration Co.**  
1490 Torrey Road, Fenton, MI 48430

as Principal, hereinafter called Principal, and

**Old Republic Insurance Company**  
P.O. Box 789, Greensburg, PA 15601-0789

a corporation duly organized under the laws of the State of **Pennsylvania**  
as Surety, hereinafter called Surety, are held and firmly bound unto

**City of Novi**  
45175 West Ten Mile Road, Novi, MI 48375

as Obligee, hereinafter called Obligee, in the sum of **Five Percent of Accompanying Bid**

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents. Dollars (5% of Bid)

WHEREAS, the Principal has submitted a bid for \_\_\_\_\_ (Here insert full name, address and description of project)

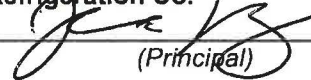
**Novi Ice Arena HVAC Control System**

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 30th day of May, 2019.


**L.J. Rolls Refrigeration Co.**

(Witness)

  
\_\_\_\_\_  
(Principal) (Seal)  
**PRESIDENT**  
\_\_\_\_\_  
(Title)

**Old Republic Insurance Company**

(Witness)

  
\_\_\_\_\_  
(Surety) (Seal)  
\_\_\_\_\_  
(Title)  
**Nicholas Ashburn**, Attorney in Fact



# OLD REPUBLIC INSURANCE COMPANY

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC INSURANCE COMPANY, a Pennsylvania stock insurance corporation, does make, constitute and appoint:

MICHAEL D LECHNER, ROBERT D HEUER, MARK T MADDEN, HOLLY A NICHOLS, NICHOLAS ASHBURN, JASON ROGERS, OF TROY, MI

its true and lawful Attorney(s)-in-Fact, with full power and authority, not exceeding \$50,000,000, for and on behalf of the Company as surety, to execute and deliver and affix the seal of the Company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than self-insurance workers compensation bonds guaranteeing payment of benefits, asbestos abatement contract bonds, waste management bonds, hazardous waste remediation bonds or black lung bonds), as follows:

**ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED SIX MILLION DOLLARS(\$6,000,000)----- FOR ANY SINGLE OBLIGATION.**


and to bind OLD REPUBLIC INSURANCE COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This document is not valid unless printed on colored background and is multi-colored. This appointment is made under and by authority of the board of directors at a meeting held on March 14, 2014. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC INSURANCE COMPANY on March 14, 2014.

RESOLVED FURTHER, that the chairman, president or any vice president of the Company's surety division, in conjunction with the secretary or any assistant secretary of the Company, be and hereby are authorized and directed to execute and deliver, to such persons as such officers of the Company may deem appropriate, Powers of Attorney in the form presented to and attached to the minutes of this meeting, authorizing such persons to execute and deliver and affix the seal of the Company to bonds, undertakings, recognizances, and suretyship obligations of all kinds, other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds. The said officers may revoke any Power of Attorney previously granted to any such person. The authority of any Power of Attorney granted by any such officer of the Company as aforesaid shall not exceed fifty million dollars (\$50,000,000.00), except (a) bonds required to be filed as open penalty bonds, and (b) bonds filed with any court or governmental authority requiring an unlimited penalty in bonds filed in that court.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company (i) when signed by the chairman, president or any vice president of the Company's surety division and attested and sealed (if a seal be required) by any secretary or assistant secretary; or (ii) when signed by a duly authorized Attorney-in-Fact and sealed with the seal of the Company (if a seal be required).

RESOLVED FURTHER, that the signature of any officer designated above, and the seal of the Company, may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC INSURANCE COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 28TH day of FEBRUARY, 2019.

  
Assistant Secretary



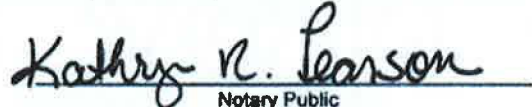
OLD REPUBLIC INSURANCE COMPANY

  
Vice President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 28TH day of FEBRUARY, 2019, personally came before me, ALAN PAVLIC and JANE E CHERNEY to me known to be the individuals and officers of the OLD REPUBLIC INSURANCE COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say; that they are said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said organization.



  
Notary Public  
My commission expires: 9/28/22

(Expiration of notary commission does not invalidate this instrument)

### CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC INSURANCE COMPANY, a Pennsylvania corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

46-5332

Signed and sealed at the City of Brookfield, WI this 30<sup>th</sup> day of MAY, 2019.



  
Assistant Secretary

GUY HURLEY INS & SURETY SERV.

THIS DOCUMENT HAS A COLORED BACKGROUND AND IS MULTICOLORED ON THE FACE. THE COMPANY LOGO APPEARS ON THE BACK OF THIS DOCUMENT AS A WATERMARK. IF THESE FEATURES ARE ABSENT, THIS DOCUMENT IS VOID.