

4800 E. Huron River Drive
Ann Arbor, Michigan 48105-4800

Subject
Morris Lawrence Boiler Replacement Contract

Date
September 25, 2018

Background

This project accomplishes the replacement of existing outdated boilers serving the entire Morris Lawrence Building. This work is a Deferred Maintenance project previously identified to the board and is budgeted for execution from that fund.

The building currently has two existing high temperature hot water boilers that are original to the 28-year old building. The building itself is a key community support asset and is one of the most busy, visible venues on the campus for customers both internal and external to the College. The boilers are highly inefficient by modern standards and have surpassed their service life expectancy of 20-25 years under normal conditions and with proper maintenance. Despite heavy investment in repair parts to the flame and water management systems, the boilers are highly unreliable and require frequent daily intervention by the facilities staff to address flame failures and maintain temperatures in the facility. This level of attention diverts the staff from performing maintenance in other facilities. Under this project, three new highly efficient boilers will replace the existing two units. The project work also includes primary hot water heating pumps, installation of efficient pump drivers, system valves and controls upgrades. The new boilers and associated other work will provide high reliability, better temperature control, increased energy efficiency, and heating redundancy for the building.

On August 15, 2018, construction bids were received for this project and another separate project in the same area in an effort to capitalize on economies of scale. Monroe Plumbing & Heating Co., of Monroe, MI was low bidder for this project with a verified bid of \$455,886.00.

RECOMMENDATION

It is the recommendation that the Board of Trustees approve a construction contract for Monroe Plumbing & Heating Co., of Monroe, MI in the amount of \$455,886.00.

A ROLL CALL VOTE WILL BE TAKEN

Prepared by: Mark Allen
Title: Vice President, Facilities
Development and Operations

Recommended by: Rose B. Bellanca, Ed. D.
Rose B. Bellanca, President
