



Town of West Seneca

TINA M. HAWTHORNE
TOWN ATTORNEY
thawthorne@twsny.org

MEMO

To: The Honorable Town Board

From: Tina M. Hawthorne, Town Attorney

Date: September 1, 2021

Subject: Courtroom Air Conditioning Units
Purchasing

Attached hereto is a letter from Steve Hanavan, General Crew Chief of Buildings and Grounds, regarding the current state of the air conditioning units in the courtroom and the need for new units. Also attached are a number of quotes Mr. Hanavan obtained. Mr. Hanavan requests the Town Board determine which option they would like to proceed with. Kindly adopt the attached resolution and include the necessary information relevant to your choice.

RESOLUTION
COURTROOM COOLING SYSTEM

WHEREAS the Town of West Seneca operates a court in Town Hall in the interest of exercising justice, maintaining social order and the rule of law, and resolving disputes, and in doing so, the courtroom is frequented by Judges, attorneys, staff, and residents regularly; and

WHEREAS on or about August 4, 2021, the Town of West Seneca became aware that two of five air conditioning units in the courtroom were inoperable and a third air conditioning unit is operating deficiently and the company with the replace parts closed their business during the COVID-19 pandemic; and

WHEREAS this circumstance has created an unforeseen emergency, as the condition of the air conditioning units and inability to obtain parts to fix them could not have reasonably been anticipated in time to formally bid the purchase of new units as per New York State General Municipal Law § 103, and immediate action will avoid any effect on the health or safety of those individuals working in or visiting the courtroom; and

NOW THEREFORE, be it resolved that the Town Board of the Town of West Seneca authorizes the purchase of air conditioning units and equipment pursuant to the attached quote by _____ in the amount of \$ _____, with an overall project cost of \$ _____.

Court Room Updates

By Steve Hanavan

On August 4th, 2021, it was brought to my attention that it was very warm in the court room the night before, which was Tuesday August 3rd. I found it a little odd, because the units are only supposed to be on Tuesdays, Wednesdays and Fridays. After checking them out, it was determined that 2 of the 5 units (that includes the caucus room) were down.

I contacted Ron, our HVAC tech, and after careful inspection, and cleaning, it was determined that the 2 units that were down and would need new compressors to make them work properly again. Both do not have the capability to make air conditioning anymore. Normally this isn't a big issue, we would just replace the compressor, put it in, and away we go. But the company that makes that specific compressor, went out of business because of the covid-19 pandemic. We looked at possible other compressors to install, but because of the compartment that these sit in within the unit, nothing will fit.

Temporarily, to try and cool the room down, we moved the unit from the caucus room, into the court room to try and keep up with the demand for air conditioning. The court clerks and officers were also told to leave the blinds closed all day long and keep the lights off when not in use to try and keep the temperature down in the room.

The unit close to the court bench, is currently blocked by the wheelchair ramp that was installed, and unless we destroy that bench, we can never work on that unit, which is also on its last leg. This unit is currently working at half capacity due to the blower not functioning properly. So, currently, in the court room, and caucus room, combined we have 2.5 out of 5 units working.

After speaking with the Supervisor, it was time to start looking at different upgrades and pricing. So, Ron and I started to brainstorm and came up with a few ideas that could work. 1 was a rooftop unit, 2 was a couple units that fit above the ceiling, 3 was cassettes that sit in the ceiling grid. We then had Ventry Heating and Refrigeration come out and give us a quote on the rooftop unit, the spacex unit that would fit in the ceiling, and the cassette system. Ventry Heating and Refrigeration is a smaller company, but very thorough, and reputable.

The spacex unit came in at around \$56,000, that price reflected us doing the electrical work. The rooftop unit came in at around \$46,000 and did not include the electric and gas piping.

The cassette system that Ventry proposed came in at about \$40,000, and we would have to supply the rooftop mounts, hire the roofer to seal intrusions, and run the electric.

We then called meier supply, which is a company that we have dealt with for many years on quite a bit of hvac needs. While they are a supply house, their pricing is usually very good. Just for the material there estimate came in at around \$22,700. That's us buying the material, plus the unknown cost of everything else we would need.

I then took the numbers from Meier supply and contacted Grainger. Grainger is a monster company that has everything, but I didn't know at the time that we could purchase air conditioning equipment. The price on equipment came in at just over \$8,000. We get special pricing because of state

contract, we don't pay for shipping, and we don't pay middleman fees. We can do the whole court room, caucus room, even put a unit in the hallway between the court clerks and court room, for roughly \$25,000 dollars. That is us buying the material, doing the electrical work, getting a roofer to seal the deck mounts on the roof, helping with the install, and our HVAC techs labor.

In summary:

- 1. Roof top unit- noisy, cutting a big hole in the roof, running duct work all through out the court room above the ceiling, which would mean the ceiling would most likely have to come down, running a gas line up on the roof for heat purposes, and trying to use an existing hole for the return duct. A roofer would need to be called to seal all intrusions. \$46,000 + us running the gas line and electrical.*
- 2. SpaceX units- quiet, these units mount above the ceiling and have small 2 inch flexible ducts that run off of it, basically to every point you want it to go. It does air condition and heat. 2 condensing units would need to be installed on the roof as well for the air conditioning to connect to them. A roofer would need to be called to seal all intrusions \$56,000 + we run the electric.*
- 3. Cassettes from Ventry- quiet, most efficient. 5 cassettes mounted in the ceiling grid, which would connect to 2 units on the roof that would control the cooling operation. A roofer would need to be called for all intrusions. We would run the electrical and have to provide the deck mounts. \$40,000 + for the deck mounts and the electric.*
- 4. Meier supply- quiet, most efficient. 5 cassettes mounted in the ceiling grid, which would connect to 2 units on the roof that would control the cooling operation. A roofer would need to be called for all intrusions. We would run the electrical and assist with the install. \$23,000 + line sets, Unistrut, all thread rod, line hide, electrical, Hvac tech labor.*
- 5. Grainger- quiet, most efficient. 5 cassettes, we could do 6 if we choose to put one in the hallway. 2 units mounted on the roof to control the cooling operation. A roofer would need to be called for all intrusions (I did that already, just waiting on the price). We would run the electric and assist with the install. \$ 8,700 (\$9,400 if we choose to put one in the hallway) plus Unistrut, linesets, roofer, electrical, line hide, all thread rod, and Hvac tech labor. Roughly \$25,000 total.*

In closing, I know it's a lot of money, but the savings is substantial. We have a contractor that we deal with that allows us to purchase the equipment to be installed if we can assist him with the installation. The price at graingers is the cheapest I have ever seen. I can't emphasize enough, in my personal opinion, with the equipment failing like it is, and the fact that COVID-19 is the main reason we can't fix it, that this needs to get done. The system I am proposing is the same system that is already in place in the court clerk's, Judge's, and Supervisor's offices. Its very low maintenance, energy efficient, you don't even know that they are running, they look good, and they do both heating and cooling. If there are any questions, don't hesitate to ask.



QUOTATION

Meier Supply Co., Inc.
 1684 Walden Avenue
 Buffalo, NY 14225
 USA
 716-853-1291

Order Number	
4781945	
Order Date	Page
8/5/2021 14:49:20	1 of 2

Quote Expires On 8/20/2021

Bill To:

WEST SENECA HIGHWAY DEPT.
 39 SOUTH AVE.
 WEST SENECA, NY 14224

Ship To:

WEST SENECA HIGHWAY DEPT.
 39 SOUTH AVE.
 WEST SENECA, NY 14224

716-674-4850

Customer ID: 104537

PO Number	Job Name	Ship Route	Taker
Court House	VRF	1	RWILES

Quantities						Item ID	Pricing UOM	Unit Size
Line	Ordered	Allocated	Remaining	UOM Unit Size	Disp.			

1	4.00	0.00	4.00	EA		LG VRF ARBLN01621	EA	
					1.0	2 Pipe HP Indoor Y Branch Kit under 54K		1.0
2	1.00	0.00	1.00	EA		LG VRF ARBLN03321	EA	
					1.0	2 Pipe HP Indoor Y Branch Kit under 112k		1.0
3	6.00	0.00	6.00	EA		LG VRF PT-UMC1	EA	
					1.0	Grill (TP,TN,TM) Four-Way Ceiling Casset		1.0
4	6.00	0.00	6.00	EA		LG VRF ARNU183TNA4	EA	
					1.0	18K BTU 4 WAY CEILING CASSETTE 3X3		1.0
5	1.00	0.00	1.00	EA		LG VRF ARUM121BTE5	EA	
					1.0	10 TON 208/230 Multi V 5 Outdoor Unit		1.0
6	2.00	0.00	2.00	EA		LG VRF PREMTBVC0	EA	
					1.0	MultiSite Remote		1.0
						MultiSite CRC1 Wall Mount Controller		
7	1.00	0.00	1.00	EA		LG VRF ZPLT1A52A	EA	
					1.0	BASE PAN HEATER MULTI V 5 CONDENSER		1.0
8	1.00	0.00	1.00	EA		QUICK-SLING QSSB48-12	EA	
					1.0	Stand For ARUM072-241 12" high		1.0

* Quotes are valid for 30 days * No returns on special order or non-stock items *
 * Credit terms are subject to Meier Supply Company credit department approval *
 * 15% re-stock charge applies to return of stock items *



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Order Number	
4781945	
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8/5/2021 14:49:20	2 of 2

Quote Expires On 8/20/2021

<i>Quantities</i>						<i>Item ID</i>	<i>Pricing</i>		
<i>Line</i>	<i>Ordered</i>	<i>Allocated</i>	<i>Remaining</i>	<i>UOM</i>	<i>Unit Size</i>	<i>Disp.</i>	<i>Item Description</i>	<i>UOM</i>	<i>Unit Size</i>

Total Lines: 8

SUB-TOTAL: 21,479.72
TAX: 0.00
FACTORY FRT: 576.78
LG VRF 1/2 DAY STARTUP: 600.00
AMOUNT DUE: 22,656.50
U.S. Dollars

* Quotes are valid for 30 days * No returns on special order or non-stock items *
 * Credit terms are subject to Meier Supply Company credit department approval *
 * 15% re-stock charge applies to return of stock items *



Customer Quotation

To:

TOWN OF WEST SENECA
 1250 UNION ROAD
 BUFFALO NY 14224-2950

Information

Date 09/01/2021
 Customer Account Number 801165176
 Grainger Quote Number 45874492
 Customer Job Number
 Contract Number
 Grainger Representative Mark Anderson
 Phone Number
 Fax Number
 Email
 Grainger Tax ID 36-1150280

Item	Description Manufacturer Name & Model	Cat. Pg. #	Qty	\$ Quote	Ext. Price	Start Date	Exp. Date
30F449	Equipment Mounting Rail,3 Ft GRAINGER APPROVED 30F449 Country of Origin: India		4	141.49	565.96	09/01/2021	12/31/2021
55MN61	Single-Zone Split System with Heat Pump FRIEDRICH FPHFC12A3B Country of Origin: China		1	724.50*	724.50	---	---
55MN62	Single-Zone Split System with Heat Pump FRIEDRICH FPHFC18A3B Country of Origin: China		4	695.43*	2,781.72	---	---
60RE44	Ductless Split Outdoor Condenser FRIEDRICH FPHMR42A3A Country of Origin: China		2	2291.18*	4,582.36	---	---
Total \$					8,654.54		

***Price quoted is either your earned price or contract price. This price may be subject to change without notice.**
 All orders are subject to the terms and conditions in your current contract with Grainger or to Grainger's current Terms of Sale as set forth on Grainger.com

Thank You!
 Visit us at grainger.com

PROPOSAL
VENTRY'S HEATING & REFRIGERATION
5155 TOWNLINE RD
SANBORN, NY 14132

9/1/2021

JOB SITE: Town of West Seneca Court Room

We Propose:

To supply and install four (4) Gree 24K HP ceiling cassette.

To supply and install two (2) Gree multi 42K HP outdoor units.

To supply and install two (2) Gree 12 K HP ceiling cassettes, one in court room, one in caucus room.

To supply and install one (1) Gree multi 24 HP.

To install condensing unit on owner supplied equipment rails on roof.

To supply and install all necessary refrigeration lines.

To supply and install all necessary control wiring.

To supply and install condensate lines to nearest drainpipe.

TOTAL \$ 39.891.00

PROPOSAL
VENTRY'S HEATING & REFRIGERATION
5155 TOWNLINE RD
SANBORN, NY 14132

8/9/2021

JOB SITE: Town of West Seneca Court Room

We Propose:

- To supply and install two (2) 5 ton Unico Module air handler.
- To supply and install two (2) 5 ton condensing units.
- To supply and install two (2) duct systems.
- To supply and install two (2) duct mounted hot water coils.
- To supply and install two (2) motorized dampers in existing roof fans to bring in fresh air when units are running.
- To supply and install to (2) programmable thermostats.
- To include refrigeration piping and hot water piping and hot water zone valves.
- To supply and install two (2) pipe flashings.
- To supply and install two (2) condensate drain pumps.
- To supply and install grills and diffusers.

TOTAL \$ 56,256.00

Not included:

- **Electric**

PROPOSAL
VENTRY'S HEATING & REFRIGERATION
5155 TOWNLINE RD
SANBORN, NY 14132

8/9/2021

JOB SITE: Town of West Seneca Court Room

We Propose:

To supply and install a 10 ton Carrier RTU with gas heat.
To supply and install roof curb.
To supply and install economizer.
To supply and install duct system.
To supply and install a programmable thermostat.
To supply and install covers on existing fan curbs.
To supply and install grills and diffusers.

TOTAL \$ 46,875.00

Not included:

- **Electric**
- **Gas piping**