



SHIAWASSEE
Health & Wellness

Building Management System RFP

Purpose Of RFP

This RFP is intended to solicit a lump sum price to provide and install a new Niagara 4 Building Management System for Shiawassee Health and Wellness, 1555 Industrial Drive, Owosso, MI 48867. The building management system will allow for the control of the HVAC equipment and programming of heating and cooling on the first and second floors of the Main Building and the first and second floors of the Recycling Center area of the Warehouse.

Site Walkthrough

All bidders must examine the site in person and be familiar with existing conditions. A site walkthrough is scheduled for **Thursday, October 24, 2024 at 10:30 AM**. Interested parties will meet at the main entrance, Door A, of Shiawassee Health and Wellness, 1555 Industrial Drive, Owosso, MI 48867.

Any other walkthroughs requested can be scheduled by emailing Bill Rogers, Owner's Representative, at wrogers@efc-mi.com. Additional walkthroughs are subject to the availability of Owner's Representative and Shiawassee Health and Wellness staff availability.

Scope Of Work

A lump sum cost for consultation scope of work as laid out below. The lump sum cost for this consultation is agreed to upon RFP acceptance.

1. Provide and install new Niagara 4 Building Management System (JACE9000) and integrate all existing HVAC controls
2. Provide and install new JACE9000, panel, and power supply
3. Provide technical labor, programming, and graphics for the following systems to be integrated into the new Niagara JACE9000:

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4. Roof Top Units: Provide and install new BACnet thermostats for each RTU to replace existing zone thermostats, based on RTUs having single zoned thermostats at all locations. Provide and install new discharge temp sensor and wire back to the new BACnet thermostat. Provide and install new communication cabling to each new thermostat to integrate proposed new building management system
 - a. Garden Level RTUs: Quantity 4
 - b. Upper Level RTUs: Quantity 8
 - c. Recycling Center: Quantity 4 (3 units 7, 8, & 9)
5. Zone Dampers (Quantity 21): Provide and install new DDC controller and associated sensors for control, monitoring, and alarming of existing zone boxes. Sensor counts to be determined at walkthrough. Labor to remove existing Arzel zone control boards and actuators and replace with new VAV style controller and sensors
6. Exhaust Fans (Quantity 4): Provide and install new DDC controller and associated sensors for control, monitoring, and alarming of existing Exhaust Fans. Quantity is based on mechanical prints showing one Exhaust Fan on a timer switch.
7. Map all new points into JACE controller and develop custom full color graphics including HVAC Equipment, Floor Plans, Building Dashboard, Schedules, Alarms, and Historical Trends. Floorplans showing RTU locations and thermostats to be provided by Shiawassee Health and Wellness
8. Any equipment to be controlled by Building Management System and missing from this RFP is to be identified throughout the walkthrough on October 24, 2024 or subsequent site visits scheduled through Owner's Representative
9. Variable frequency drives, and dampers (smoke, fire, control) are not included
10. Cabling is to be installed in open air above the ceilings and at the roof line
11. IP drop for head end to be provided by Shiawassee Health and Wellness

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Bid Submission

Bids shall be submitted no later than 3:00p.m. EST on November 8, 2024 and/or shall be submitted by email to AccountsPayable@shiabewell.org with the subject line “Building Management System RFP” or by mail:

Shiawassee Health & Wellness
Accounts Payable – Building Management System RFP
1555 Industrial Dr.
Owosso, Mi. 48867

Include a copy of company general and automobile liability and Workmen’s Compensation insurance certificates with bid submission.

Any proposals received after 3:00 PM EST on Friday, November 8, 2024 will be disqualified from consideration.

Shiawassee Health & Wellness reserves the right to accept or reject any or all bids.