



## Community Schools

**Date:** January 19, 2026  
**To:** Board of Education  
**From:** Amanda McElroy, Director of Business Services  
Josh Reames, Chartwells Food Service Director  
**RE:** Thomas M. Ryan Intermediate Walk-In Cooler and Freezer Bid Recommendation

The project consists of:

- New walk-in cooler and freezer combo attached to the north end of the kitchen.  
Including the following:
  - Doorway access through the existing dry storage space.
  - Concrete will be poured and extended to properly relocate the dumpsters away from the building and spaced to sit north of the walk-ins.
  - Stand-alone generator to ensure protection due to power outages.
  - Shelving and racks to fill out storage space.

On January 9, 2026, we received two (2) bids for this project.

Great Lakes Hotel Supply.....	\$311,920.01
Stafford-Smith .....	\$296,518.43

Based on the bid provided and our bid review, it has been confirmed that Stafford – Smith meets all the requirements. This project is part of our spend down plan submitted to MDE. Stafford – Smith successfully completed previous projects for the District. Stafford-Smith is part of the statewide bid consortium and meets all state requirements.

The recommendation is that the Board approve the Thomas M. Ryan Intermediate Food Service and Facilities Renovations bid to Stafford-Smith in the amount of \$296,518.43.

## FORM 3: PROJECT SPECIFICATIONS

### **BASIS OF DESIGN FOR PROJECT TO INCLUDE THE FOLLOWING:**

1. Brands specified are basis of Design and alternates to said brands have not been approved for this project.

### **SCOPE OF WORK FOR PROJECT TO INCLUDE THE FOLLOWING (PROJECT COORDINATION BY DEALER)**

#### **TURN-KEY SCOPE OF WORKS DEFINED**

1. Provide stamped engineered drawings and State of Michigan Plan review
2. Provide and finish masonry opening in storage room including utility modifications as required
3. Remove, cap and seal exterior light fixtures and reinstall, wire and seal as required
4. Remove existing concrete, blacktop and concrete safety pillars and provide new concrete with footings, 8" deep pit to accommodate walk-in, and safety pillars; provide and install 4" SEALED concrete wearing floor surface within walk-in after erection; provide new concrete pad to accommodate facility dumpsters
5. Complete installation of walk-in cooler/freezer/shelving systems and refrigeration systems and start-up – including electrical and mechanical work as required; include all permits
6. Provide and install drain lines for walk-in as required
7. Provide and install electrical requirements for walk-in cooler/freezer including provision and installation of Generac 26 KW with 100 amp electrical panel natural gas back-up generator with automatic transfer switch
8. Provide and install 240/60/1 transformer and electrical panel with breakers
9. Provide and install all gas piping requirements for the back-up generator
10. Provide and seal all required building and walk-in panel penetrations
11. Provide all permits, crane and related equipment and installation services required for successful completion
12. Receive walk-in at site
13. Include sales tax as required

#### **DEALER PROVIDED INSTALLATION TO INCLUDE:**

1. Coordinate timing of shipment, delivery and installation with owner
2. Certify warranty start on all items after successful installation
3. Confirm all measurements prior to release of equipment to factory.
4. Sign off on all required shop drawings and any other pertinent information required for release into production
5. Provide signed off on shop drawing to owner for records
6. Provide owners operating manuals in digital form and any operational training videos by manufacturer including authorized service agency contacts and information
7. Coordinate factory-rep training with owner's staff at completion of project.
8. All items as defined "BY DEALER" within RFP.

- All products and services defined in "TURN-KEY SCOPE OF WORKS DEFINED"
- ITEMIZED EQUIPMENT SPECIFICATIONS Items 1, 2, 3 & 4

## ITEMIZED EQUIPMENT SPECIFICATIONS

### EQUIPMENT LOCATION – KITCHEN, OFFICE, ANCILLARY ROOM

<u>ITEM # 1</u>	<u>Combination Walk-in Cooler/Freezer</u>
Quantity:	One (1)
Manufacturer:	Thermo-Kool
Model:	WALK-IN COOLER/FREEZER

#### 1. Walk-In Details - Two Compartment

Actual Ext. Dimensions: 20'0" X 18'0" X 7' – 10'0" high

Freezer Int. Dimensions: 17'4" X 10'2" X 6' – 9'0" high AFF -10° F Freezer

Cooler Int. Dimensions: 17'4" X 8'10" X 6' – 9'0" high AFF 35° F Cooler

All panels are NSF 4" foamed-in-place urethane with Durathane construction Class 1, sloped roofcap with sloped high density foam, vinyl weather cap and stainless steel weather cap trim cam-locks to lock at 1500 PSI; interior posts and beams are not allowed to meet wind and snow load requirements

#### Floor Configuration Floor Finish

Freezer: Foamed-in-Place 4" Urethane floor panels Durathane construction 14 ga Galvanized Steel

Cooler: Foamed-in-Place 4" Urethane floor panels Durathane construction 14 ga Galvanized Steel

#### Metal Finishes

Exposed Exterior: 20 ga Type 304 Smooth Stainless Steel Unexposed Exterior: .040 Stucco

Aluminum

Exposed walls to have 1/10" aluminum treadplate from floor to 36" AFF

Interior Walls and Ceiling: White Stucco Aluminum

Base Cove exposed exterior and all interior walls #304 stainless steel with integral NSF cove

#### Ceiling Construction

Heavy-Duty integral ceiling support to meet wind and snow load requirements of the site location

#### Hinged Walk-In Door(s)

2 ea 36" X 78" flush mount magnetic infitting door with adjustable cam-rise hinges, HD metal jambs wrapped in 20 ga stainless steel with thermostatically controlled anti-condensate heating system, padlockable deadbolt handle (exterior doors only), closer, brushed hardware, TK4700 monitor system with TK4-MSS Panic Switch , motion detector lighting, battery backups, dry contacts, high & low set points – mounted on exterior door only for all compartments

2 ea 14" x 14" viewports with anti-condensate heating systems

4 ea Door and jamb 1/8" aluminum diamond kickplates – width of both door sections; in and out

2 ea # 1830 Pressure relief vents  
2 ea CCI vinyl swing doors  
NO DIAL THERMOMETERS

Accessories

8 ea 48" LED Light Fixtures, 4 ea for Cooler and 4 ea for Freezer

Freezer Refrigeration Design Criteria

Walk-In Location: Outdoors, Cond. Unit Location: Outdoors  
Ambient Temp: 95° F  
Walk-In Temp: -10° F Freezer System Capacity: 17,581.1 BTUH, Refrigerant: R454A  
Required Capacity based on 18 hour run time 16,297 BTUH Located at altitude 500 ft. above sea level  
Qty. of 1 System 24.7 RLA (Cond. Unit) / 14.3 Heater Amps/1.5 Fan Amps (Evap)  
Refrigeration Design Criteria cont'd Thermo-Kool Quote# Q46455-43, 10/29/25

Cooler Refrigeration Design Criteria

Walk-In Location: Outdoors, Cond. Unit Location: Outdoors  
Ambient Temp: 95° F  
Walk-In Temp: 35° F Cooler System Capacity: 13,917 BTUH, Refrigerant: R454A  
Required Capacity: 12,929 BTUH Located at altitude 500 ft. above sea level  
Qty. of 1 System 10.8 RLA (Cond. Unit) / 1.0 Fan Amps (Evap)

Refrigeration – A2L TO COMPLY WITH FEDERAL REQUIREMENTS

1 ea 5 HP scroll air cooled refrigeration system -10° F Freezer 208/230/60/1  
Includes ECONET 2.0 evaporator w/ECONET Command Center, Sporlan Ser, A2L SSOV and CSOV  
Mitigation valves (shipped loose), sealed suction filter  
Includes 5-Year Compressor Warranty  
Condensing Unit Model #: RFON500L4DANT, RLA 24.7 amps  
Evaporator Model #: RAL6E173DDARSF Amp Draw: 1.5 amps (Fans)/ 14.3 amps (Htr)  
"Pre-Assembled Remote" refrigeration system. All controls are factory mounted excluding A2L SSOV and CSOV Mitigation valves. Refrigeration lines and refrigerant by others. System to use R-454A and is supplied with LASA winterization controls.

1 ea 1.50 HP scroll air cooled refrigeration system 35° F Cooler 208/230/60/1  
Includes ECONET 2.0 evaporator w/Econet Command Center, Sporlan Ser, A2L SSOV and CSOV  
Mitigation valves (shipped loose), sealed suction filter 5-Year Compressor Warranty  
Condensing Unit Model #: RFON180E4ADANT, RLA 10.8 amps  
Evaporator Model #: RAL6A141DDANT, 115/60/1 Amp Draw: 1.6 Amps (Fans)  
"Pre-Assembled Remote" refrigeration system. All controls are factory mounted excluding A2L SSOV and CSOV Mitigation valves. Refrigeration lines and refrigerant by others. System to use R-454A and is supplied with LASA winterization controls.

Refrigeration Accessories

2 ea Exterior Weather Housings  
2 ea 18" Tall Stainless Steel Compressor Mounting Stands  
2 ea One-year Parts and Labor Warranty  
2 ea Evaporator Coil Mounting Kits

**ITEM # 2 BACK-UP GENERATOR SYSTEM WITH AUTOMATIC TRANSFER SWITCH**

Quantity: One (1)  
Manufacturer: GENERAC 26 KW

1 ea 26KW with 100 amp electrical panel and automatic transfer switch, exterior roof mounting system and required components for a complete installation

**ITEM # 3 COOLER SHELVING**

Quantity: One LOT  
Manufacturer: METRO  
Model: MetroMax 4

4 ea Metro Model No. MAX4-2154G Quick Ship - MetroMax® 4 Shelf, 54"W x 21"D, with removable polypropylene open grid mats & (4) wedge connectors, built in Microban® antimicrobial product protection, 600 lb. capacity per shelf, NSF

4 ea MX63UP Quick Ship - Polymer trilobal post (compatible with MetroMax® i, MetroMax® 4, MetroMax® Q), 61-3/16"H, for use with stem casters, grooved on 1" increments, corrosion proof all polymer construction, NSF

4 ea 5MPBXGSA Quick Ship - Stainless Steel Cart-Washable Stem Caster, brake, flat polyurethane wheel tread, 300 lb. capacity, NSF (for use with all MetroMax posts & shelves)

1 ea 4 tier mobile unit

12 ea Metro Model No. MAX4-2148G Quick Ship - MetroMax® 4 Shelf, 48"W x 21"D, with removable polypropylene open grid mats & (4) wedge connectors, built in Microban® antimicrobial product protection, 800 lb. capacity per shelf, NSF

12 ea MX63UP Quick Ship - Polymer trilobal post (compatible with MetroMax® i, MetroMax® 4, MetroMax® Q), 61-3/16"H, for use with stem casters, grooved on 1" increments, corrosion proof all polymer construction, NSF

12 ea 5MPBXGSA Quick Ship - Stainless Steel Cart-Washable Stem Caster, brake, flat polyurethane wheel tread, 300 lb. capacity, NSF (for use with all MetroMax posts & shelves)

3 ea 4 tier mobile units

4 ea Metro Model No. MAX4-2130G Quick Ship - MetroMax® 4 Shelf, 36"W x 21"D, with removable polypropylene grid mats & (4) wedge connectors, built in Microban® antimicrobial product protection, 800 lb. capacity per shelf, NSF

4 ea MX63UP Quick Ship - Polymer trilobal post (compatible with MetroMax® i, MetroMax® 4, MetroMax® Q), 61-3/16"H, for use with stem casters, grooved on 1" increments, corrosion proof all polymer construction, NSF

4 ea 5MPBXGSA Quick Ship - Stainless Steel Cart-Washable Stem Caster, brake, flat polyurethane wheel tread, 300 lb. capacity, NSF (for use with all MetroMax posts & shelves)

1 ea 4 tier mobile unit

1 kt TRACK SHELVING KIT Metro Model No. MXTTE21 MetroMax Top-Track™ End Unit Kit, includes components for (2) 21"W stationary end units: (8) 86"H corrosion-proof polymer posts, track supports & hardware, compatible with MetroMax® 4™ & MetroMax® Q™ shelves (sold separately), NSF

5 kt MXTTM21C MetroMax Top-Track™ Mobile Unit Kit, 21"W, includes: (4) MX74UP 74"H corrosion proof posts, (4) bumpers, (4) roller assemblies, (2) caster channels & (4) plate casters, compatible with MetroMax® 4™ & MetroMax® Q™ shelves (sold separately), NSF

1 st TTS14NA Super Erecta®, MetroMax® Q™ Top-Track Track Set, 14 ft., includes:  
 necessary sections of track for assembling track runs (only (1) track set is required between stationary units), NSF  
 28 ea MAX4-2148G Quick Ship - MetroMax® 4 Shelf, 48"W x 21"D, with removable polypropylene open grid mats & (4) wedge connectors, built in Microban® antimicrobial product protection, 800 lb. capacity per shelf, NSF  
 Top-Track System

<b>ITEM # 4</b>	<b>FREEZER SHELVING</b>
Quantity:	One LOT
Manufacturer:	METRO
Model:	MetroMax 4
4 ea DUNNAGE RACK Metro Model No. HP2230PD	
Quick Ship - Metro Bow-Tie™ Dunnage Rack, 22" x 30" x 12"H, slotted, with separate polymer tie for joining racks, corrosion proof polymer construction, NSF	
18 ea Metro Model No. MAX4-2460G Quick Ship - MetroMax® 4 Shelf, 60"W x 24"D, with removable polypropylene open grid mats & (4) wedge connectors, built in Microban® antimicrobial product protection, 600 lb. capacity per shelf, NSF	
8 ea MX63P Quick Ship - Polymer trilobal post (compatible with MetroMax® i, MetroMax® 4, MetroMax® Q), 62-3/16"H, for stationary use or with a dolly, adjustable leveling foot, grooved on 1" increments, corrosion proof all polymer construction, NSF	
12 ea MX74P Quick Ship - Polymer trilobal post (compatible with MetroMax® i, MetroMax® 4, MetroMax® Q), 74-3/16"H, for stationary use or with a dolly, adjustable leveling foot, grooved on 1" increments, corrosion proof all polymer construction, NSF	
3 ea 4 tier stationary units with 74" posts	
2 ea 3 tier stationary units with 63" posts	
4 ea Metro Model No. MAX4-2442G Quick Ship - MetroMax® 4 Shelf, 42"W x 24"D, with removable polypropylene open grid mats & (4) wedge connectors, built in Microban® antimicrobial product protection, 800 lb. capacity per shelf, NSF	
4 ea MX74P Quick Ship - Polymer trilobal post (compatible with MetroMax® i, MetroMax® 4, MetroMax® Q), 74-3/16"H, for stationary use or with a dolly, adjustable leveling foot, grooved on 1" increments, corrosion proof all polymer construction, NSF	
1 ea 4 tier stationary unit	
4 ea Metro Model No. MAX4-2448G Quick Ship - MetroMax® 4 Shelf, 48"W x 24"D, with removable polypropylene open grid mats & (4) wedge connectors, built in Microban® antimicrobial product protection, 800 lb. capacity per shelf, NSF	
4 ea MX74P Quick Ship - Polymer trilobal post (compatible with MetroMax® i, MetroMax® 4, MetroMax® Q), 74-3/16"H, for stationary use or with a dolly, adjustable leveling foot, grooved on 1" increments, corrosion proof all polymer construction, NSF	
1 ea 4 tier stationary unit	
8 ea Metro Model No. MAX4-2436G Quick Ship - MetroMax® 4 Shelf, 36"W x 24"D, with removable polypropylene open grid mats & (4) wedge connectors, built in Microban® antimicrobial product protection, 800 lb. capacity per shelf, NSF	
8 ea MX74P Quick Ship - Polymer trilobal post (compatible with MetroMax® i, MetroMax® 4, MetroMax® Q), 74-3/16"H, for stationary use or with a dolly, adjustable leveling foot, grooved on 1" increments, corrosion proof all polymer construction, NSF	

2 ea 4 tier stationary units

**END OF EQUIPMENT SPECIFICATIONS**