

**Mayor Tracey Furman**

**Council Member Darin Bartram  
Council Member Nate Engle**



**Council Member Conor Crimmins  
Council Member Bridget Hill-Zayat**

Released: June 3, 2022

**Tuesday, June 7, 2022  
Town Council Meeting, 7:00 pm**

The Town Council Meeting will be held in person at the Kensington Town Hall and through the Zoom Video Conferencing application.

The Council Meeting will begin at 7:00 pm. For those wishing to access meeting through Zoom, please use the following Zoom Video Conferencing link:

<https://us02web.zoom.us/j/84792292038?pwd=ZEtIRG5ZUIU2YXdUZ3MvMnFlcWpyUT09>

**Meeting ID: 847 9229 2038**

**Password: 110273**

Or you may join the meeting by calling: +1 301 715 8592 US (Washington D.C) and entering the Meeting ID and Password above.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

**APPROVAL OF MINUTES**

Town Council Meeting Minutes of May 9, 2022  
Special Town Council Meeting Minutes of June 1, 2022

**THE MAYOR AND TOWN COUNCIL**

- 1. Announcements – June 6, 2022, Town Election:**
  - a. Announce Results from the June 6, 2022, Town Election.
- 2. Town Council Meetings:**
  - a. Discuss continuing to hold Town Council Meetings in person with a virtual option, or to move back to an all-virtual setting.
- 3. Organizational Meeting:**

**Town of Kensington   3710 Mitchell Street   Kensington, MD 20895  
Phone 301.949.2424   Fax 301.949.4925  
www.tok.md.gov**

- a. Schedule the Town's Organizational Meeting for July.

### **THE TOWN MANAGER AND STAFF**

1. **McLean Controls Contract, Resolution No. R-15-2021:** Request to adjust the total contract price from an amount not to exceed \$16,600 to an amount not to exceed \$17,900 due to material cost increases.
2. **Town Hall Veranda and Parapet Project:** Update on the Veranda and Parapet repairs at the Kensington Town Hall.

### **PUBLIC APPEARANCES**

*(The public is invited to speak on any subject that is not a topic on tonight's agenda)*

### **ORDINANCES, RESOLUTIONS, AND REGULATIONS**

*(Ordinances, resolutions, and regulations to be introduced or adopted following appropriate procedures required by the Town Code; or resolutions that may require discussion by the Mayor and Council prior to approval)*

### **ADJOURNMENT**

*(The Mayor and Council may move to close the meeting and may move to reopen the meeting)*

THE NEXT SCHEDULED MEETING(S) OF THE MAYOR AND TOWN COUNCIL WILL BE HELD:

***Monday, July 11, 2022, 7:00 pm***



**McLean  
Controls Inc.**

Ph: (240)319-7011  
Fax: (240)319-7177

4380 Hackett Place White Plains MD 20695

## **Proposal**

**Date: 6/1/2022**

**To: Town of Kensington**

**ATTN: Shirley**

**Subject:** Installation of controls work for Offices

We propose to provide and install as outlined in the following scope of work:

**Included:**

1. Furnish and install a replacement Carrier VVT system with a system touch screen display.
2. Furnish and install 7 new zones, one bypass and one RTU controller.
3. Furnish and install 5 zone sensors. 3 zones will be controlled by one thermostat. Also lobby area will just have space sensors so adjustment can only be made on the touch screen.
4. Provide new communications bus (BACnet) to all devices.
5. Provide startup and programming of system.
6. Provide training on how to operate.
7. System will come with a one year parts and labor warranty.

**Excluded:**

1. No work for Kitchen equipment.
2. No Line Voltage thermostat work.
3. No cutting, patching, painting or welding.
4. No overtime or night work.
5. All conduit unless specifically stated above
6. No Power and fire alarm wiring.
7. Commissioning and TAB work unless stated above.
8. Any work or material other than that stated above.

**We hereby propose the above for the sum of and subject to the terms and conditions.**

**\$15,900.00 or Fifteen Thousand Nine Hundred and %.**

**Acceptance of this signed proposal will be contingent upon receiving a completed Credit Application and credit reference check before acceptance and approval. Also may be subject to partial deposit.**

Payment will be due upon invoice.

Acceptance of Proposal-

**Date Accepted:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Authorized Signature:** \_\_\_\_\_

**McLean Controls Inc**

**Signature:** \_\_\_\_\_

**Mike McLean**

**President**

Proposal Valid until the end of July, 2022

# TERMS AND CONDITIONS

1. McLean Controls Inc. warrants that the material and workmanship provided herein shall be free from defects for 90 days from the day of completion unless otherwise stated. If any replacement part or item of equipment proves defective after 90 days after the date of completion, McLean Controls Inc. will extend to Customer the benefits of any warranty McLean Controls Inc. receives from the manufacturer. Warranty labor after 90 days from the date of completion will be at Customer's expense and at the rates then in effect.
2. Customer shall permit McLean Controls free and timely access to areas and equipment, and allow McLean Controls to start and stop the equipment as necessary to perform required services. All work under this agreement will be performed during McLean Controls normal working hours unless stated otherwise.
3. Customer will promptly pay all invoices within 30 days of receipt. Should a payment become 30 day or more delinquent, McLean Controls may stop all work under this agreement without notice and/or cancel this agreement.
4. Customer shall be responsible for all taxes applicable to the services and/or materials provided hereunder.
5. Any alteration to, or deviation from, this agreement involving extra labor or material will become the basis of an extra charge over the sum stated in this agreement. McLean Controls will notify customer prior to performing any work that would result in additional charges.
6. In the event McLean Controls must initiate legal action in order to recover an amount due under this agreement, Customer shall pay McLean Controls court cost and reasonable attorney's fees.
7. McLean Controls shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
8. Under no Circumstances, whether arising in contract, tort (including negligence), equity or otherwise, will McLean Controls be responsible for loss of use, loss of profit, increased operating or maintenance expenses, claims of customer's tenants or clients, or any special, indirect or consequential damages.
9. McLean Controls reserves the right to add a 1.5% per month services charge to any account outstanding over 30 days.
10. In the event that the Customer cancels this contract without default on the part of McLean Controls, the customer shall be liable, at McLean Controls option, for McLean Controls incurred cost and such profit as would have been realized had the customer not breached the agreement.
11. The Terms and Conditions of the proposal numerated above shall be deemed severable in the validity and enforceable of any one or more of the Terms and Conditions stated above shall not affect the validity and enforceability of any other Terms and Conditions.
12. Mclean Controls Inc. will not provide waivers of subrogation on insurance certificates or indemnity beyond our fault or negligence.
13. This Agreement shall be governed by laws of the State of Maryland.

**Resolution No. R-15-2021**  
Adopted: October 18, 2021

**A Resolution of the Mayor and Council of the Town of Kensington  
Authorizing the Town Manager to accept the bid proposal from McLean  
Controls, Inc., for the replacement and installation of controls for a  
Carrier VVT system at the Kensington Town Hall.**

**Whereas**, pursuant to Chapter II, "Government and Administration", Article 4, "Purchasing Contracts", Subsection 2-404, "Awarding of Bids", all purchases in excess of \$10,000 shall be approved by the Mayor and Council by a simple majority vote at a regular meeting or a duly called special meeting for that purpose; and

**Whereas**, the Town requested proposals for the replacement and installation of controls for a Carrier VVT system at the Kensington Town Hall; and

**Whereas**, McLean Controls, Inc., provided a proposal, detailed within Exhibit A, for a total sum of \$14,600.00; and

**Whereas**, the Town Manager is recommending that the Mayor and Council accept the proposal from McLean Controls, Inc., for an amount not to exceed \$16,600.00 to cover any additional costs to replace HVAC dampers that may be required.

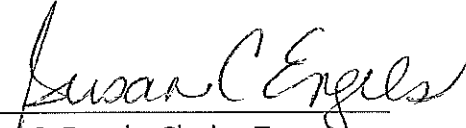
**Now Therefore Be It Resolved** by the Mayor and Council of the Town of Kensington that the Town Manager be and is hereby authorized to accept the contract proposal from McLean Controls Inc., for the scope and services detailed within Exhibit A for an amount not to exceed \$16,600; subject to the review by the Town Attorney.

**ADOPTED** by the Town Council of Kensington, Maryland at the regular public meeting assembled on the 18th day of October, 2021.

**EFFECTIVE** the 18th day of October, 2021.

**ATTEST: TOWN OF KENSINGTON, MARYLAND**

By:

  
Susan C. Engels, Clerk – Treasurer

  
Tracey C. Furman, Mayor





# **McLean Controls Inc.**

Ph: (240)319-7011  
Fax: (240)319-7177

4380 Hackett Place White Plains MD 20695

## **Proposal**

**Date:** 10/7/2021

**To:** Town of Kensington

**ATTN:** Shirley

**Subject:** Installation of controls work for Offices

We propose to provide and install as outlined in the following scope of work:

**Included:**

1. Furnish and install a replacement Carrier VVT system with a system touch screen display.
2. Furnish and install 7 new zones, one bypass and one RTU controller.
3. Furnish and install 5 zone sensors. 3 zones will be controlled by one thermostat. Also lobby area will just have space sensors so adjustment can only be made on the touch screen.
4. Provide new communications bus (BACnet) to all devices.
5. Provide startup and programming of system.
6. Provide training on how to operate.
7. System will come with a one year parts and labor warranty.

**Excluded:**

1. No work for Kitchen equipment.
2. No Line Voltage thermostat work.
3. No cutting, patching, painting or welding.
4. No overtime or night work.
5. All conduit unless specifically stated above
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**We hereby propose the above for the sum of and subject to the terms and conditions.**

**\$14,600.00 or Fourteen Thousand Six Hundred and %.**

**Acceptance of this signed proposal will be contingent upon receiving a completed Credit Application and credit reference check before acceptance and approval. Also may be subject to partial deposit.**

Payment will be due upon invoice.

Acceptance of Proposal-

**Date Accepted:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Authorized Signature:** \_\_\_\_\_

**McLean Controls Inc**

**Signature:** \_\_\_\_\_

**Mike McLean  
President**

Proposal Valid until the end of , 2021



# TERMS AND CONDITIONS

1. McLean Controls Inc. warrants that the material and workmanship provided herein shall be free from defects for 90 days from the day of completion unless otherwise stated. If any replacement part or item of equipment proves defective after 90 days after the date of completion, McLean Controls Inc. will extend to Customer the benefits of any warranty McLean Controls Inc. receives from the manufacturer. Warranty labor after 90 days from the date of completion will be at Customer's expense and at the rates then in effect.
2. Customer shall permit McLean Controls free and timely access to areas and equipment, and allow McLean Controls to start and stop the equipment as necessary to perform required services. All work under this agreement will be performed during McLean Controls normal working hours unless stated otherwise.
3. Customer will promptly pay all invoices within 30 days of receipt. Should a payment become 30 day or more delinquent, McLean Controls may stop all work under this agreement without notice and/or cancel this agreement.
4. Customer shall be responsible for all taxes applicable to the services and/or materials provided hereunder.
5. Any alteration to, or deviation from, this agreement involving extra labor or material will become the basis of an extra charge over the sum stated in this agreement. McLean Controls will notify customer prior to performing any work that would result in additional charges.
6. In the event McLean Controls must initiate legal action in order to recover an amount due under this agreement, Customer shall pay McLean Controls court cost and reasonable attorney's fees.
7. McLean Controls shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
8. Under no Circumstances, whether arising in contract, tort (including negligence), equity or otherwise, will McLean Controls be responsible for loss of use, loss of profit, increased operating or maintenance expenses, claims of customer's tenants or clients, or any special, indirect or consequential damages.
9. McLean Controls reserves the right to add a 1.5% per month services charge to any account outstanding over 30 days.
10. In the event that the Customer cancels this contract without default on the part of McLean Controls, the customer shall be liable, at McLean Controls option, for McLean Controls incurred cost and such profit as would have been realized had the customer not breached the agreement.
11. The Terms and Conditions of the proposal numerated above shall be deemed severable in the validity and enforceable of any one or more of the Terms and Conditions stated above shall not affect the validity and enforceability of any other Terms and Conditions.
12. Mclean Controls Inc. will not provide waivers of subrogation on insurance certificates or indemnity beyond our fault or negligence.
13. This Agreement shall be governed by laws of the State of Maryland.



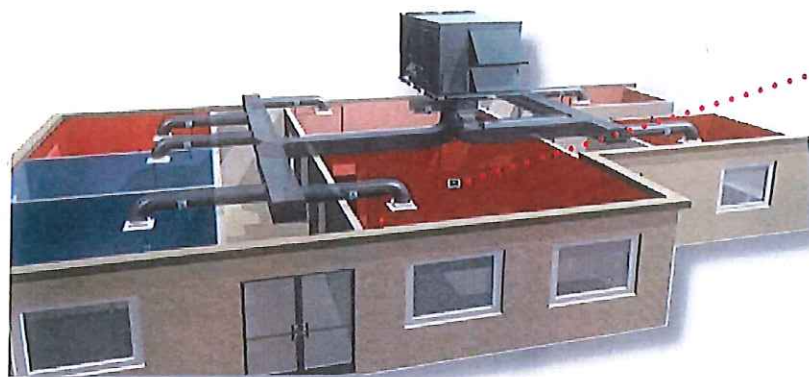
# i-Vu® Building Automation System i-Vu® System Touch

Part Number: SYST1-4-CAR



*The i-Vu® Building Automation System provides everything you need to access, manage, and control your building, including the powerful i-Vu user interface, plug-and-play BACnet® controllers, and state-of-the-art Carrier equipment.*

Carrier's i-Vu System Touch is an integrated component of the i-Vu Building Automation System. It features an illuminated, 4.3" color pixel touchscreen display and connects directly to a network of Open (BACnet MS/TP), controllers. Designed for wall mounting, it provides building occupants, facility managers, and installers a powerful user interface for managing all of the equipment in a building.



Rooftop Status

Zone Status



System Status

## Hardware Features

- Illuminated 4.3", 480 x 272 color pixel touchscreen display (no buttons)
- Built-in temperature and humidity sensing
- Supports remote thermistor sensor (such as Carrier T55)
- Connects directly to one Carrier Open (BACnet MS/TP) network and manages up to 60 Open controllers through a single touchscreen
- Intuitive icon-driven / website-like screen navigation
- Default system screens such as scheduling and trends support international languages
- Ideal for multi-zone commercial applications such as office buildings and retail stores

## For Building Occupants

- View current space temperature
- View operating mode (heat/cool/economizer)
- Change setpoints easily
- Initiate timed local overrides

## For Facility Managers

- Multi-level password protection for security
- Home screen shows temperatures and colors for all equipment in the building within a single view
- Convenient "Snapshot" screens show graphic and status for each piece of equipment in the building
- Manage schedules, trends, alarms, and configuration for all equipment in the system
- Configure individual and group schedules easily
- View, acknowledge, and delete system alarms from a single screen; audible indicator for all alarms

## For Installers

- Simple 4-wire installation
- Auto-discovers all Open controllers on the BACnet MS/TP network
- Screen files can be auto-uploaded on select controllers<sup>1</sup>, customized, or created from scratch
- Create customized screen files for navigating the entire system
- Startup wizard and integrated help screens to assist with equipment start-up & commissioning

<sup>1</sup>For a complete list of controllers that include i-Vu Touch files, visit [www.HVACPartners.com](http://www.HVACPartners.com).





# i-Vu® Building Automation System i-Vu® System Touch

Part Number: SYST1-4-CAR

## Specifications

Power	24 Vac (±15%), 5 VA, 50-60 Hz, Class 2					
Display	4.3 in. resistive touchscreen color LCD display with backlighting, 480x272 pixels					
Communication Ports	<b>BACnet MS/TP:</b> 2-wire EIA-485 port for connection to the Open controller network <b>Sensor:</b> for connecting an optional remote thermistor sensor (like Carrier T55) <b>USB port:</b> for firmware upgrades					
Real-time Clock	A 365-day real time clock/calendar. Time and date will be maintained for a minimum of 72 hours after loss of power (at room temperature).					
Audible Alarm Notification	A piezoelectric sounder					
Temperature Sensor	Range	-4°F to 140°F (-20°C to 60°C)				
	Accuracy over 30°F to 100°F (-1°C to 38°C):	±1.0°F (±0.55°C)				
	Accuracy over full range:	±2.0°F (±1.1°C)				
	Resolution:	0.2°F (0.1°C)				
Humidity Sensor	Range:	0 to 100% RH				
	Accuracy over 20 to 80% RH:	±3.0% RH				
	Accuracy over full range:	±5.0% RH				
	Resolution:	0.05% RH				
Environmental Operating Range	-4°F to 140°F (-20°C to 60°C), 10–90% RH, non-condensing					
Mounting	Mounting plate included for mounting to wall or electrical junction box					
Dimensions	<u>Overall</u>	<u>Mounting Plate</u>	<u>Display Only</u>			
	Width:	5.44 in. (13.82 cm)	Width:	4.79 in. (12.2 cm)	Width:	3.75 in. (9.5 cm)
	Height:	4.55 in. (11.56 cm)	Height:	3.94 in. (10 cm)	Height:	2.25 in. (5.7 cm)
	Depth:	1.24 in. (3.15 cm)				
Weight	8 oz. (0.23 kg)					
Listed By	UL-916 (PAZX), CE, FCC Part 15-Subpart B-Class A					



Home Screen



Schedules Screen



Start-up Wizard



**CONTROLS EXPERT**  
Tested. Certified. Factory Authorized.

For more information, contact  
your local Carrier Controls Expert.  
Controls Expert Locator:  
[www.carrier.com/controls-experts](http://www.carrier.com/controls-experts)

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# i-Vu® Building Automation System ZS Space Sensors



*The i-Vu® Building Automation System provides everything you need to access, manage, and control your building, including the powerful i-Vu user interface, plug-and-play BACnet controllers, and state-of-the-art Carrier equipment.*

Carrier's line of intelligent ZS Space Sensors provide the function and flexibility you need to manage the conditions important to the comfort, productivity, and sustainability of your building.

The ZS sensors are available in a variety of zone sensing combinations to address your application needs. These combinations include temperature, relative humidity, and indoor air quality (carbon dioxide volatile organic compounds (VOCs)).

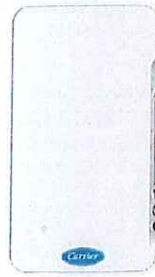
Designed to work with i-Vu controllers and the i-Vu building automation system, the ZS sensor line includes the ZS Standard, ZS Plus, ZS Pro, ZS Pro-M and ZS Pro-F.



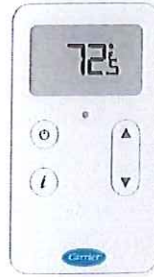
**ZS Standard**



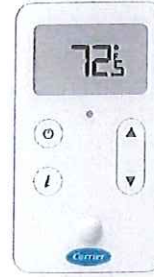
**ZS Plus**



**ZS Pro**



**ZS Pro-M**



**ZS Pro-F**



## Features

Temp, CO <sub>2</sub> , and humidity options	•	•	•	•	•
VOC options	•	•			
Neutral color	•	•	•	•	•
Motion sensing option				•	
Addressable / supports daisy-chaining	•	•	•	•	•
Hidden communication port	•	•	•	•	•
Mounts on a standard 2" by 4" electrical box	•	•	•	•	•
Occupancy status indicator		•	•	•	•
Push-button occupancy override		•	•	•	•
Setpoint adjust		•	•	•	•
Large, easy- to-read LCD			•	•	•
Alarm Indicator			•	•	•
Fan speed control					•
Cooling / Heating / Fan Only - mode control					•
°F to °C conversion button					•

Option	ZS Standard	ZS Plus	ZS Pro	ZS Pro-M	ZS Pro-F
Temperature Only	ZS2-CAR	ZS2PL-CAR	ZS2P-CAR	ZS2P-M-CAR	ZS2PF-CAR
Temp with CO <sub>2</sub>	ZS2-C-CAR	ZS2PL-C-CAR	ZS2P-C-CAR	ZS2P-CM-CAR	ZS2PF-C-CAR
Temp with Humidity	ZS2-H-CAR	ZS2PL-H-CAR	ZS2P-H-CAR	ZS2P-HM-CAR	ZS2PF-H-CAR
Temp, Humidity, CO <sub>2</sub>	ZS2-HC-CAR	ZS2PL-HC-CAR	ZS2P-HC-CAR	ZS2P-HCM-CAR	ZS2PF-HC-CAR
Temp with VOC	ZS2-V-BNK	ZS2PL-V-BNK			
Temp, Humidity, VOC	ZS2-HV-BNK	ZS2PL-HV-BNK			

\*Note: To order a sensor without a Carrier logo, use "BNK" in place of "CAR" above. Some models are only available without a logo.





# i-Vu® Building Automation System ZS Space Sensors

Sensing Element	Range	Accuracy
Temperature with any Option (excluding Humidity)	-4° to 122° F (-20° C to 50° C)	±0.35° F (0.2° C)
Temperature with Humidity and any Option	50° F to 104° F (10° C to 40° C)	±0.5° F (0.3° C)
Humidity	20% to 80%	±2% typical
CO <sub>2</sub>	400 to 1250 PPM 1250 to 2000 PPM	±30PPM or +/-3% of reading (greater of two) ±5% of reading plus 30 PPM
VOC	0 to 2,000 PPM	±100 PPM

Power requirements	Sensor Type	Power Required
Temperature Only	All Models	12 Vdc @ 8 mA
Temperature with Humidity		
Temp with VOC, or Temp/VOC/Humidity	All Models	12 Vdc @ 60 mA
Temp with CO <sub>2</sub> , or Temp/CO <sub>2</sub> /Humidity	All Models	12 Vdc @ 15 mA (idle) to 190 mA (CO <sub>2</sub> measurement cycle)

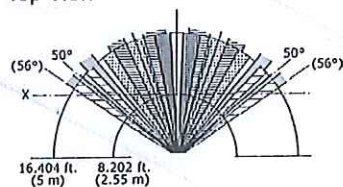
**Power supply** A controller supplies the Rnet sensor network with 12 Vdc @ 210 mA. Additional power may be required for your application. See sensor power requirements above.

**Communication** 115 kbps Rnet connection between sensor(s) and controller  
15 sensors max per Rnet network; 5 sensors max per control program

**Local access port** For connecting a laptop computer to the local equipment or i-Vu® network for maintenance and commissioning

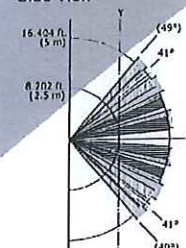
## Motion sensing

Top View



Sensor Type: passive infrared (PIR)  
Distance: 16.4 ft. (5 m)  
Detection range: (HxV) 100° x 82°  
Movement speed: 2.62 to 3.94 ft/s (0.8 to 1.2 m/s)  
Detection object: 27.56 x 9.84 in. (700 x 250 mm)

Side View

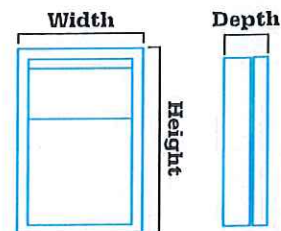


**Environmental operating range** 32° to 122° F (0° - 50° C), 10% to 90% relative humidity, non-condensing

**Mounting dimensions** Standard 4"x 2" electrical box using provided 6/32" x 1/2" mounting screws

## Overall dimensions

Width: 2.75" (6.99 cm)  
Height: 4.75" (12.07 cm)  
Depth: 0.858" (2.18 cm)



**CONTROLS EXPERT**

Tested, Certified, Factory Authorized.

For more information, contact  
your local Carrier Controls Expert.  
Controls Expert Locator:  
[www.carrier.com/controls-experts](http://www.carrier.com/controls-experts)

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