

COUNCIL ACTION FORM

SUBJECT: MAINTENANCE FACILITY ENERGY EFFICIENCY PROJECTS

BACKGROUND:

This project is for energy efficiency projects at the Maintenance Facility on Edison Street. It consists of replacing the rooftop heating and cooling unit (RTU) for Fleet Service's offices, and installing an HVAC system that replaces seven window air conditioners and numerous baseboard or portable electric heaters in Public Works offices. These improvements are identified under the Cool City Program in the Capital Improvements Plan. The new equipment will include three energy efficient natural gas fired furnaces and three energy star SEER rated cooling units that qualify for energy rebates from Alliant Energy and the City's Electric Services.

To take advantage of economies of scale, these projects are combined into one project for better pricing. The project also combines the systems to gain better energy efficiency for the Maintenance Facility.

After receiving feedback during the design process, it was determined to also include an alternate to upgrade the exhaust system in the Public Works vehicle bay area to improve the discharge of exhaust fumes created by vehicles and equipment stored in that area. This will be pursued if funding allows.

The current budget for these projects includes \$75,800 for the replacement of the rooftop unit (RTU) for Fleet Services and \$60,000 for the installation of the new HVAC system in the Public Works offices, for a total budget of \$135,800. The plans and specifications for this project were completed by LMV Engineering, L.C. in the amount of \$4,900. The work for the fleet office area is estimated at \$49,800 and the work for the Public Works offices is estimated at \$60,400. The alternate for the exhaust units is estimated at \$56,200, but the alternative for the exhaust units would only be accepted if the other projects come in substantially lower than estimated.

ALTERNATIVES:

1. Approve preliminary plans and specifications for the Maintenance Facility Energy Efficiency Projects by establishing July 12, 2012, as the date of letting and July 24, 2012, as the date for report of bids.
2. Reject the project.

MANAGER'S RECOMMENDED ACTION:

These projects will provide more economical and efficient systems to heat, cool, and condition the air in these offices and will improve the air quality for a healthier

environment for staff. By moving forward at this time, it will be possible to complete the work before the winter season.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving plans and specifications for the Maintenance Facility Energy Efficiency Projects by establishing July 12, 2012, as the date of letting and July 24, 2012, as the date for report of bids.