

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 Services' 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 were 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.

On July 12, 2012, no bids for this project were received.

The consultant for the project contacted ten of the potential bidders about why they did not bid on this project. From the feedback received, it appears most were too busy at the time but have a strong interest in the project and would be willing to bid if the project is rebid in the future.

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. Reject the project and direct staff to rebid the project.
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, which will improve the air quality and allow for a healthier environment for staff. Potential bidders have indicated strong interest in bidding if the project released for another bid.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby rejecting the project and directing staff to rebid the project at a later date.