

COUNCIL ACTION FORM

**SUBJECT: EVAPORATIVE CONDENSER REPLACEMENT PROJECT
AT THE AMES/ISU ICE ARENA**

BACKGROUND:

This project is to replace the Evaporative Condenser at the Ames/ISU Ice Arena. The current condenser, installed in 2000, is operating at 50% capacity due to a leak discovered in 2014. At that time, work was done on the condenser to isolate the leak thus making one half of it not operational. Staff researched options which included repairing or replacing the current equipment. Cost estimates indicated it is cheaper to replace the condenser than to repair it. In addition, the possibility of losing ice is much less with replacing the equipment than repairing it. The condenser needs to be replaced for the ice making system to operate at maximum efficiency.

The cost estimate for this project is as follows:

BASE BID (Replace the Evaporative Condenser)

Materials, equipment, and installation	\$ 94,728
Consultant and Design Fees	\$ 11,500
Total Base Bid Cost	\$106,228

ALTERNATE BID (Add Shut Off Valves)

Materials, equipment, and installation	\$ 8,936
Total Alternate Bid Cost	\$ 8,936

The funding for this project (Base Bid) of \$100,000 was included in the FY 2014-2018 Capital Improvement Plan and will be carried forward to FY 2015/16. Since the Engineer's estimate for the project exceeds this amount and includes \$10,384 for Freon, additional funding of \$6,200 is budgeted in Operations for replenishing Freon and can be used for this purpose.

ALTERNATIVES:

1. Approve plans and specifications for the Evaporative Condenser Replacement project at the Ames/ISU Ice Arena and set October 6, 2015, as the bid due date and October 13, 2015, as the date of hearing and award of the construction contract.
2. Do not approve the plans and specifications at this time, delaying the Evaporative Condenser Replacement project at the Ames/ISU Ice Arena.

3. Refer back to staff.

MANAGER'S RECOMMENDED ACTION:

The proposed project will replace a key component in the ice making system at the Ice Arena which will restore the efficient operation of making ice. If the condenser is not replaced and fails, the Ice Arena would lose ice and could be shut down for a substantial amount of time.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.