

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.**

This is the second time this project is being bid as there were no bids the first time. The bid was let on September 8, 2015 and due on October 6, 2015. During that time, fourteen requests were made for a set of plans and specifications. However, no bids were submitted for this project. The engineer had conversations prior to bid letting with several companies capable of performing the work and each company indicated interest in the project. The engineer has tried to contact these companies to understand why they did not submit a bid. Three companies indicated they either ran out of time or did not know about it. However, these companies are still interested in the project. No other company has responded with a reason as to why they did not submit a bid.

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

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

Included in the base bid is \$10,384 to replenish the freon in the ice making system. Since the operating budget for the Ice Arena includes \$6,200 for this same purpose, this amount will not be needed for this purpose and, therefore, will be available to help finance this capital improvement project.

ALTERNATIVES:

1. Approve plans and specifications for the Evaporative Condenser Replacement project at the Ames/ISU Ice Arena and set December 9, 2015, as the bid due date and December 22, 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 will lose ice and could be shut down for a substantial amount of time. Staff will continue to contact companies to increase the chances of bids being submitted.

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