

COUNCIL ACTION FORM

SUBJECT: **COMPLETION OF AMES/ISU EVAPORATIVE CONDENSER
REPLACEMENT PROJECT**

BACKGROUND:

The Ames/ISU Ice Arena uses an evaporative condenser as part of its mechanical system. The original condenser, installed in 2000, developed a leak that was discovered in 2014. The leak caused the condenser to operate at 50% capacity. At that time, work was done on the condenser to isolate the leak, thus making one half of the condenser non-operational. Staff then researched options and recommended replacement of the evaporative condenser.

City Council awarded a bid to replace the condenser to A.J. Allen Mechanical Contractors on January 12, 2016. The amount of the award including the Base Bid and Alternate 1 was \$115,700. In addition, Baltimore Air Coil (BAC), the manufacturer of the evaporative condenser, contacted the project engineer regarding two items in the specifications that were of concern. The first was that the specifications called for a 20 horsepower motor, while BAC recommends a 25 horsepower motor, which was estimated to cost \$1,000. The second item was a coating recommended to reduce potential corrosion on the evaporative condenser which was included on the original unit, but was not specified for the new unit. The coating was estimated to cost \$3,500.

Both items were brought forth too late in the bid process to do an addendum. Therefore, the engineer recommended adding both of these items to the project after bid award. The final cost of these two additional items was \$3,802.95 for the coating and \$1,145.34 for the upgraded motor, bringing the total cost of the project to \$120,648.29. The project was completed on March 16, 2016. An engineer's Certificate of Completion is attached.

ALTERNATIVES:

1. Accept completion of the evaporative condenser replacement project at the Ames/ISU Ice Arena by A.J. Allen Mechanical Contractors in the amount of \$120,648.29.
2. Do not accept the completion of the evaporative condenser replacement project.

MANAGER'S RECOMMENDED ACTION:

A.J. Allen Mechanical Contractors has completed the work required as specified by the engineer. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

AIA[®] Document G704[™] – 2000

Certificate of Substantial Completion

PROJECT:
(Name and address)
Ames-ISU Ice Arena 2015 Evaporative
Condenser Replacement
Ames, IA

TO OWNER:
(Name and address)
City of Ames, Iowa
515 Clark Avenue
Ames, IA 50010

PROJECT NUMBER: 2015.011.00/2016-087
CONTRACT FOR: General Construction
CONTRACT DATE: January 15th, 2016

TO CONTRACTOR:
(Name and address)
AJ Allen Mechanical Contractors, Inc.
320 SE 6th Street
Des Moines, IA 50309

OWNER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

All project work.

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty
1 Year

Date of Commencement
March 16th, 2016

Resource Consulting Engineers, LLC

ARCHITECT

BY 

July 27th, 2016

DATE OF ISSUANCE

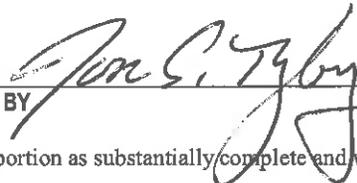
A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$0.00

The Contractor will complete or correct the Work on the list of items attached hereto within Zero (0) days from the above date of Substantial Completion.

AJ Allen Mechanical Contractors,
Inc.

CONTRACTOR

BY 

DATE 7/28/2016

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 8:00 AM (time) on March 16th, 2016 (date).

City of Ames, Iowa

OWNER

BY 

DATE 8/2/16

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

N/A