

**COUNCIL ACTION FORM**

**SUBJECT: CITY HALL GYMNASIUM HVAC RENOVATIONS**

**BACKGROUND:**

The City Hall Gymnasium HVAC system is in need of repairs to one half of the system due to failure. Because of the high cost to repair the unit and the age of the system, staff has determined that replacing the entire system is the most efficient use of maintenance funds.

Bids for this project were received as follows:

| Bidders   | Lump Sum for Gym HVAC Replacement | Alt. 1 for fabric duct in lieu of sheet metal | Total Cost       |
|---|-----------------------------------|---|------------------|
| Engineer's Estimate                             |                                   |   | \$170,000        |
| <b>Converse Conditioned Air, Inc., Ames, IA</b> | <b>\$187,520</b>                  | <b>(\$5,300)</b>                              | <b>\$182,220</b> |
| Stein Heating & Cooling, Inc., Webster City, IA | \$192,100                         | (\$3,513)                                     | \$188,587        |
| Comfort Systems USA Midwest, Ames, IA           | \$195,355                         | (\$9,100)                                     | \$186,255        |
| Drees Co., Carroll, IA                          | \$195,150                         | \$3,254                                       | \$198,404        |
| Central Iowa Mechanical, Des Moines, IA         | \$203,900                         | (\$9,100)                                     | \$194,800        |
| Wolin & Associates, Inc., West Des Moines, IA   | \$219,373                         | (\$2,851)                                     | \$216,522        |
| Proctor Mechanical Corp., West Des Moines, IA   | \$284,597                         | (\$8,000)                                     | \$276,597        |

The lowest bid is from Converse Conditioned Air, Inc., in the amount of \$182,220 including the alternate. Although this bid was higher than the engineer's estimate, the large number of bidders for the work show that the low bid is reasonable.

Design services for this project have been provided by LMV Engineering, LC in the amount of \$11,000. The total cost of the low bid plus design services is \$193,220. Funding for this project will come from one-time savings realized in the 2016/17 General Fund available balance.

**ALTERNATIVES:**

1.     a. Accept the report of bids for the City Hall Gymnasium HVAC Renovations  
  
       b. Approve the final plans and specifications for this project.  
  
       c. Award the City Hall Gymnasium HVAC Renovations Project to Converse  
          Conditioned Air of Ames, Iowa in the amount of \$182,220 including Alternate No.  
          1 for the fabric duct in lieu of sheet metal ductwork.
2.     Reject the bids.

**MANAGER'S RECOMMENDED ACTION:**

Although the lowest bid was higher than the engineer's estimate, the number of bidders shows that the low bid was reasonable for the work proposed. Moving forward with replacing the entire HVAC now will restore the quality of heating and air conditioning in the gymnasium and will be the most cost-effective solution long term. Staff is working to minimize the impact of this work on gym users through staging and coordination with Parks and Recreation.

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