

**COUNCIL ACTION FORM****SUBJECT: AUDITORIUM HVAC REPLACEMENT****BACKGROUND:**

The City Auditorium is currently served by an HVAC system that is comprised of a fan and heating coils from when the building was built in 1938 and a condenser and cooling coils that were later added in 1990. Over the last several years there have been ongoing maintenance issues with the system. It has been determined that the best course of action is to replace the system and modernize it for ease of use and maintenance.

A mechanical engineering firm was hired to complete plans and specifications. The plan calls for the removal of the existing fan and the heating and cooling coils and replace with a rooftop unit that would heat and cool the Auditorium. A rooftop unit allows for easier access for maintenance as well as frees up space that could then become additional storage for the Auditorium. An alternate was also developed to provide heating and cooling in the lobby areas. These areas only have heating provided by radiators and no cooling.

**Plans and specifications have been developed with estimated construction in the amount of \$370,517 without the alternate for heating and cooling the lobby. Engineering and construction administration costs are estimated at \$32,000 bringing the total project cost \$402,517. During the development of the FY 2019/20 budget, \$400,000 in one-time savings was directed to replace the HVAC system. The additional funding will come from the City Hall Improvement funds within the CIP. The alternate will be considered once bids are received.**

**ALTERNATIVES:**

1. Approve the plans and specifications for the Auditorium HVAC Replacement project and establish December 29, 2020, as the bid due date with January 12, 2021, as the date for report of bids.
2. Do not approve this project.

**CITY MANAGER'S RECOMMENDED ACTION :**

By approving these plans and specifications, the Auditorium will receive a much-needed HVAC system that will be more efficient and easier to maintain. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.