

ITEM #: 14
DATE: 02-13-24
DEPT: ELEC

COUNCIL ACTION FORM

**SUBJECT: ELECTRICAL MAINTENANCE SERVICES CONTRACT - CHANGE ORDER
NO. 1**

BACKGROUND:

Electric Services' two high-pressure steam turbine electric generating units within the Power Plant are referred to as Unit No. 7 and Unit No. 8. These units require regular professional maintenance and repair. This work consists of emergency service, as well as regularly planned repairs and services during scheduled outages. The repair of these generating units requires professional trade crafts such as boilermakers, electricians/control techs, steam/pipe fitters, and millwrights, to list a few. The units operate under environmental conditions with high heat and high pressure.

Due to these operational conditions; numerous circuit breakers, relays, and electrical circuits are necessary to safely and reliably operate the Power Plant. All of this equipment must be professionally maintained, serviced, adjusted, repaired, and rebuilt. Specially trained personnel perform this work.

On May 9, 2023, City Council awarded a contract to Tri-City Electric Company of Davenport, IA in the amount of \$110,000 for the Electrical Maintenance Services Contract at the Power Plant. Under this contract, invoices are based on contract rates for time and materials for services actually received. **Tri-City has performed several projects within the plant but there is more work than originally anticipated. The funds approved under the existing contract have been exhausted.**

Change Order No. 1, in the amount of \$65,000, is being requested to perform additional work. Specific projects that are anticipated to be completed include:

1. Load center breaker rebuilds - Normally two to three breakers are rebuilt each year. This year, several additional breakers are anticipated to be rebuilt to ensure compatibility with a load center replacement capital project.
2. Unit 7 Sump Pump Control Panel Installation - Two sump pumps are used to remove rain and process water from the plant sub-basement. These pumps are controlled and powered by an outdated control panel. A replacement panel is needed to ensure reliability and safety.
3. Permanent Electric Heater Installation - In order to provide a safe working environment for employees and to keep pipes from freezing, heaters must be operated in the Power Plant. Electric heaters are being installed throughout the plant to replace steam heaters, which only operate when the plant has a boiler in operation. Portable electric heaters have been used, but these are a temporary solution. Permanent conduit and wiring need to be installed by a contractor for this project.

Staff anticipates these additional projects, as well as some funds for any emergency situations, will not exceed \$65,000. The additional funds for electric heater and load center breaker rebuilds will come out of the FY 2023/24 Power Plant Operations and Maintenance Budget, Building

Maintenance accounts, where there is \$40,000 available for this work. The funds for the sump pump control panel installation and additional emergency funds will come out of the Unit 7 Auxiliary equipment account where there is \$25,000 available.

ALTERNATIVES:

1. Approve Change Order No. 1 in the amount of \$65,000 to Tri-City Electric Company, of Davenport, IA, bringing the total contract total to \$175,000.
2. Do not approve the requested change order.

CITY MANAGER'S RECOMMENDED ACTION:

This work is necessary to properly maintain circuit breakers and electrical circuits and to carry out emergency and scheduled repairs resulting from equipment failures. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.