

**COUNCIL ACTION FORM**

**SUBJECT: APPROVAL OF CHANGE ORDER TO CITY OF AMES CONTRACT FOR COOLING TOWER REPAIR WITH EVAPTECH**

**BACKGROUND:**

On April 10, 2007, the City Council approved a contract with Evaptech for Unit #8 Cooling Tower Rebuild Services. After the contractor began work in the tower, it was determined that greater than expected deterioration had occurred in structural columns, joists and transverse supports that support the hot water basin near the top of the tower. This work needs to be done at this time, and it is essential to minimize downtime for the cooling tower in order to keep additional purchased power costs as low as possible.

This change order will include labor and material to replace 54 columns, 44 deck joists, 42 longitudinal supports and 20 fan panels. This change order includes a credit of \$9,485 for not requiring an expedited schedule. The total additional cost on the contract for this change order will be \$59,230.

Funding is available from the balance of the project budget and the Power Plant Operations and Maintenance budget.

**ALTERNATIVES:**

1. The City Council may approve the change order with Evaptech in the amount of \$59,230 for additional labor and materials for repairs to the columns, joists, lateral supports and panels which support the hot water basin on Unit #8 Cooling Tower.
2. The City Council may delay this change order and ask staff for further information.

**MANAGER'S RECOMMENDED ACTION:**

It is the recommendation of the City Manager that the City Council adopt Alternative #1 and approve the change order with Evaptech in the amount of \$59,230 for additional work on the Unit #8 Cooling Tower Rebuild project. This work is necessary to replace deteriorated columns, joists and related structures which support the hot water basin for the cooling tower. In order to minimize the down time for Unit #8 and get it back in service as soon as possible, this change order needs to be expedited.

Funding is available in the balance of the project budget and from savings and/or deletions in the Power Plant operating budget. Approval of this change order will bring the total contract amount to \$227,645 plus applicable sales taxes on this change order.

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ITEM # 24  
DATE April 10, 2007

### COUNCIL ACTION FORM

**SUBJECT: REPORT OF BIDS AND AWARD OF CONTRACT FOR THE UNIT NO. 8 COOLING TOWER REBUILD PROJECT FOR ELECTRIC SERVICES**

**BACKGROUND:**

This project is for the rebuilding of the Unit No. 8 cooling tower. The Unit No. 8 cooling tower is 25 years old and in need of repairs due to the deteriorating condition of the structural members, the hot water deck, and the fan deck. This tower has had one set of major repairs done on it and several minor scope repairs in its lifetime.

The operation of this tower involves warm water running over the hot water basins and down through the fill on a continuous basis. Although previous repairs have addressed many of the concerns, the tower has reached a point where a more aggressive maintenance schedule will be required to keep this unit in operational condition. These repairs are only the beginning of what will need to be done over the next few years in order to maintain the overall operation of the Unit No. 8-turbine generator. The purpose of this tower is to cool the circulating water, which flows through the condenser and over the tower and provides cooling and vacuum for the condenser.

The consulting engineer from Brown Engineering had estimated \$156,000 would be needed for repair of the Unit No. 8 cooling tower. In addition, the Unit No. 7 Cooling Tower stairway is condemned and needs to be replaced, which was estimated to cost \$26,000. This brought the total estimated cost to \$182,000.

On March 29, 2007, bids were received as reported on the attached report. Staff has evaluated the bids and determined that the low bid, submitted by EvapTech, Inc., Lenexa, KS, is acceptable. The base bid amount of \$142,040 would be for the Unit No. 8 Cooling Tower Rebuild. Staff also recommends alternate bid D, replacement of the condemned north stairway on the Unit No. 7 cooling tower. There was a deduct amount included in the bid for performance testing, in the amount of \$8,000. The total contract amount for this project would be \$154,130 plus applicable taxes after adding the base bid and alternate D and deducting for performance testing.

The FY2006-2007 adjusted budget has \$165,000 available for this project.

Upon City Council approval and receipt of contract and bonds, this work would begin approximately May 14, 2007.

**ALTERNATIVES:**

1. Award a contract to EvapTech, Inc., Lenexa, KS, for the Unit No. 8 Cooling Tower Rebuild Project, in the amount of \$154,130 plus applicable sales taxes.
2. Reject all bids and delay the Unit No. 8 Cooling Tower Rebuild Project.

**MANAGER'S RECOMMENDED ACTION:**

The efficiency of the Unit No. 8 turbine generator is directly affected by the operation and cooling efficiency of this tower. Since this is the base load unit for power generation, staff strongly recommends that we move forward with these repairs.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, awarding a contract to EvapTech, Inc., Lenexa, KS, for the Unit No. 8 Cooling Tower Rebuild Project, in the amount of \$154,130 plus applicable sales taxes.



**INVITATION TO BID NO. 2007-149  
UNIT NO. 8 COOLING TOWER REBUILD PROJECT**

<b>Company Name of Bidder</b>	<b>EvapTech, Inc. Lenexa, KS</b>	<b>Precision Cooling Towers, Inc., Henderson, KY</b>	<b>Cooling Tower Depot, Inc. Golden, CO</b>
Bid Security	Yes	Yes	Yes
<b>Base Bid - Unit No. 8 Cooling Tower Rebuild</b>	\$ 142,040.00	\$ 151,161.00	\$ 167,684.00
Sales & Use Tax included in price	\$ 3,265.00	\$ 9,889.00	\$ 3,708.00
<b>Alternate A: Replace plenum area structural members(per cell) not to exceed</b>		\$ 168,873.00	\$ 51,704.00
<b>Alternate B: Replace fill area structural members (per cell) not to exceed</b>		\$ 321,226.00	\$ 140,397.00
<b>Alternate C: Provide new fan stack for S. Cell, Lump Sum Firm Price</b>	\$ 18,240.00	\$ 18,872.00	\$ 26,147.00
<b>Alternate D: Replace access stairway on north end of #7 tower, Lump Sum Firm Price</b>	\$ 20,090.00	\$ 24,078.00	\$ 17,165.00
<b>Total Contract Cost: Item 1 plus Alternate D, minus Deduct for performance Testing:</b>	\$ 154,130.00	\$ 170,739.00	\$ 182,849.00
Exceptions & Clarifications	Yes	Yes	Yes
Affirmative Action	Yes	Yes	Yes
Bid Date Summary Included	Yes	Yes	Yes
<b>Deduct for performance testing</b>	\$ 8,000.00	\$ 4,500.00	\$ 2,000.00
Subcontractors	Sys-Kool	None	None
License for Iowa Sales Tax	No	Yes	No
Site Visit	Yes	Yes	Yes