

COUNCIL ACTION FORM

SUBJECT: CYRIDE FACILITY BOILER REPLACEMENT

BACKGROUND:

As part of CyRide's Capital Improvement Plan (CIP), staff develops building improvements and repairs to ensure safe and efficient operation of its facility. One building improvement included in this document for FY 2012/03 budget is replacement of CyRide's two boilers. These boilers are original to the building, are 29 years old, and are at the end of their useful life. Their replacement will improve the energy efficiency of CyRide's facility. Replacement of these boilers was included in the CIP at a cost of \$75,000.

A Request for Proposal was solicited in July 2011, and CyRide received the following three proposals:

Proposing Firm	Proposal Price
Capital City	\$143,689
Proctor	\$98,900
Mechanical Comfort	\$83,480

Mechanical Comfort, based in Des Moines, Iowa, was the lowest responsible proposer as well as received the highest overall rating based on six criteria: price, technical (energy efficiency, warranty, ongoing costs, connection with CyRide's maintenance software system), firm and personnel, training plan, installation schedule and completion of all federal forms. A summary of the ratings is as follows:

Proposing Firm	Rating
Capital City	22.42
Proctor	23.38
Mechanical Comfort	32.06

Additionally, Mechanical Comfort is the only proposer that could implement the bid option of interfacing the boiler units with CyRide's management software system (Solidyne) at a cost of \$5,865. This is extremely important, as CyRide's Assistant Director of Fleet and Facilities will be notified through this interface day or night when a problem occurs with the boiler system. **The total cost of the improvement with the optional interface is \$89,345.**

Since the lowest responsive proposal is over budget by \$14,345, the building improvement "Actuated Shutoffs" project for the fueling system, also budgeted in the 2012/13 capital plan at \$36,000, will be delayed one year.

The Transit Board of Trustees reviewed the bids and staff recommendation at their August 20, 2012 Board meeting and approved alternative #1 for award to Mechanical Comfort for \$89,345.

ALTERNATIVES:

1. Approve award of the boiler procurement, including proposal alternate #1 for the Solidyne interface, to Mechanical Comfort of Des Moines for a total of \$89,345.
2. Approve award of the boiler procurement without proposal alternate #1 to Mechanical Comfort of Des Moines for a total of \$83,480.
3. Do not award the proposal and direct staff to investigate other options.

MANAGER'S RECOMMENDED ACTION:

Replacement of CyRide's two boilers will increase critical building equipment reliability and potential building safety, as well as significantly increase the energy efficiency of CyRide's facility. This project is the top facility equipment improvement identified by CyRide staff for the 2012/13 budget year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding a contract to Mechanical Comfort for \$89,345, which includes the proposal alternate to interface the boilers with the maintenance management software program (Solidyne).