

COUNCIL ACTION FORM

SUBJECT: **MAINTENANCE FACILITY ENERGY EFFICIENCY PROJECTS**

BACKGROUND:

This project is for energy efficiency projects at the City's Maintenance Facility on Edison Street. Work consists of replacing the rooftop heating and cooling unit (RTU) for the Fleet Services offices (Base Bid), and installing a heating/ventilation/air conditioning (HVAC) system that replaces seven window air conditioners and numerous baseboard or portable electric heaters in the Public Works offices (Alternate #1). These improvements were identified as a part of the Cool Cities Program in the Capital Improvements Plan. The new equipment will include three energy efficient natural gas fired furnaces and three energy star SEER rated cooling units. These units qualify for energy rebates from both Alliant Energy and the City's Electric Services.

To take advantage of economies of scale, these projects were combined into one project for better pricing. The project also combines the systems to gain better energy efficiency for the Maintenance Facility.

After receiving feedback during the design process, it was determined to also include an alternate to upgrade the exhaust system in the Public Works vehicle bay area to improve the discharge of exhaust fumes created by vehicles and equipment stored in that area. This was included as Alternate #2.

On September 12, 2012, bids on this project were received as follows:

Bidders	Base Bid	Alternate #1	Alternate #2
Kapaun & Brown, Inc.	\$49,253.00	\$49,410.00	\$41,407.00
Neighbors Heat, Cool, & Plumb	\$53,632.00	\$43,808.00	\$48,410.00
Converse Conditioned Air, Inc.	\$59,892.00	\$54,374.00	\$42,892.00
Mechanical Comfort, Inc.	\$64,147.00	\$57,188.00	\$50,289.00
Sheet Metal Engineering	\$83,700.00	\$37,700.00	\$40,600.00

The current budget for these projects includes \$75,800 in Cool Cities funding for the replacement of the rooftop unit for the Maintenance Facility. In addition, \$60,000 is budgeted from the Road Use Tax, Water, Sanitary Sewer, and Fleet Maintenance funds for installation of the new HVAC system in the Public Works offices, for a total budget of \$135,800.

The lowest bid for the base bid with both Alternates exceeds the current project budget. Therefore, only the Base Bid project combined with Alternate #1 is being recommended. This will be to Neighbors Heating, Cooling and Plumbing of Ames, Iowa, in the amount

of \$97,440. The plans and specifications for this project were prepared by LMV Engineering, LC, in the amount of \$4,900, bringing total projected expenses to approximately \$102,340.

ALTERNATIVES:

- 1a. Accept the report of bids for the Maintenance Facility Energy Efficiency Projects.
 - b. Approve the final plans and specifications for the Maintenance Facility Energy Efficiency Projects.
 - c. Award the Maintenance Facility Energy Efficiency Projects, Base Bid and Alternate #1, to Neighbors Heating, Cooling and Plumbing of Ames, Iowa, in the amount of \$97,440.
2. Award the Base Bid only to Kapaun & Brown, Inc. in the amount of \$49,253.
 3. Reject the bids for this project and rebid the project at some future date.

MANAGER'S RECOMMENDED ACTION:

These projects will provide more economical and efficient systems to heat, cool, and condition the air in these offices and will improve the air quality for a healthier work environment.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids, approving final plans and specifications, and awarding the Maintenance Facility Energy Efficiency Projects, Base Bid and Alternate #1, to Neighbors Heating, Cooling and Plumbing of Ames, Iowa, in the amount of \$97,440.