

COUNCIL ACTION FORM

SUBJECT: MAINTENANCE FACILITY ENERGY EFFICIENCY PROJECTS

BACKGROUND:

This project was for energy efficiency projects at the City's Maintenance Facility on Edison Street. Work consisted 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 City's Capital Improvements Plan. The new equipment includes 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 combined the systems to gain better energy efficiency for the Maintenance Facility.

On September 25, 2012, City Council awarded this project to Neighbors Heating, Cooling, and Plumbing of Ames, Iowa, at a cost of \$97,440. Two change orders were administratively approved by staff in accordance with the City's Purchasing Policies and Procedures. These change orders were for bringing existing electrical wiring into code compliance for \$891, and for extra work to install insulating foam in the amount of \$1,403.60. Construction was completed at a cost of \$99,734.60.

The budget for these projects included \$75,800 in Cool Cities funding for the replacement of the rooftop unit for the Maintenance Facility. In addition, \$60,000 was 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. This brought the total available funding to \$135,800.

ALTERNATIVES:

1. Accept the Maintenance Facility Energy Efficiency Projects as completed by Neighbors Heating, Cooling, and Plumbing of Ames, Iowa, in the amount of \$99,734.60.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project has been completed in accordance with plans, specifications, and applicable code requirements. These improvements will provide more economical and efficient systems to heat, cool, and condition the air in the affected 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 Maintenance Facility Energy Efficiency Projects as completed by Neighbors Heating, Cooling, and Plumbing of Ames, Iowa, in the amount of \$99,734.60.