

COUNCIL ACTION FORM

SUBJECT: CITY HALL GYMNASIUM HVAC RENOVATIONS

BACKGROUND:

The City Hall Gymnasium HVAC system was in need of repairs to one half of the system due to failure. Because of the cost to repair the unit and the age of the system staff it was decided that replacement of the entire system was the best option.

Engineering was completed by LMV Engineering, LC in the amount of \$11,000. On January 10, 2017, the City Council awarded construction of the project to Converse Conditioned Air of Ames, IA in the amount of \$182,220. There was one change order increasing the contract by \$15,910 for new piping that was needed on the units. This resulted in construction being done in the amount of \$198,130. This would bring total project costs to \$209,130. Funding was identified in one time savings in the General Fund in the amount of \$182,000 and savings from other City Hall projects from Local Option Sales Tax in the amount of \$12,844 for a total of \$194,844. The remaining \$14,286 will be taken from the City Hall Improvements Capital Improvement Project.

ALTERNATIVES:

1. Accept the City Hall Roof Improvements Project as completed by Converse Conditioned Air of Ames, IA in the amount of \$198,130.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This impact of this project to the gymnasium users was longer than expected, due in part to the changes needed to complete the project. However, the new system is operating as planned and providing adequate heating and cooling for our users.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

LMV ENGINEERING, L.C.
1264 MCKINLEY DRIVE, AMES, IOWA 50010
PH: (515) 290-1139 E-MAIL:LMVENGINEERING@AOL.COM

LETTER OF SUBSTANTIAL COMPLETION

DATE: 2/22/2018

PROJECT:
2016/17 Gymnasium HVAC Renovations
Ames City Hall
City of Ames, Iowa
515 Clark Ave
Ames, Iowa 50010

OWNER:
City of Ames, Iowa

The work performed under this contract has been reviewed and inspected and found to be substantially complete. The date of Substantial Completion is as established below:

- All equipment, components, and devices were Substantially Complete on 12/13/2017. The contractor warranties all workmanship for one year for the HVAC system, including materials and installation and specific equipment as described below.
- Air Handling Unit #2 (AHU-2) and Condensing Unit #2 (CU-2) date of Substantial Completion is 6/1/2017. Unit(s) was placed into operation on 5/31/2017.
- Air Handling Unit #1 (AHU-1) and Condensing Unit #1 (CU-1) date of Substantial Completion is 9/1/2017. Unit(s) was placed into operation on 8/22/2017.

All warranties pertaining to this project commence as of the dates of Substantial Completion shown above.

Architect/Engineer: LMV Engineering, L.C.

Signature: *John M. Vannoy*

Date: 2/22/2018

Contractor: Converse Conditioned Air

Signature: *T. J. A. W.*

Date: 2/22/18

Owner: City of Ames, Iowa

Signature: *Wright*

Date: 2/22/18