

COUNCIL ACTION FORM

**SUBJECT: FUEL FORWARDING PUMP HOUSE FIRE PROTECTION UPGRADE
REPORT OF NO BIDS AND APPROVAL OF PLANS AND SPECS FOR
REBID**

BACKGROUND:

On November 26, 2019, City Council approved preliminary plans and specifications for an upgrade of the fire protection system at the Combustion Turbine (CT) site located on Pullman Avenue. The current system uses pressurized Carbon Dioxide (CO2) and needs to be upgraded to a dry pipe sprinkler system to meet current insurance standards.

The current system's use of pressurized CO2 has the potential to create an oxygen-depleted environment, which could cause injury to human inhabitants. Additionally, the current system has limited operability and can be operated only for a fixed amount of time due to the limited supply of on-site CO2. Upgrading the system to a dry pipe sprinkler system removes the possibility of creating an oxygen-depleted environment and makes it safe for human inhabitants. Additionally, the upgraded system would not be dependent on the amount of fire extinguisher retardant available onsite as the system would be tapped in to the on-site water line for an "unlimited" supply of fire protection.

Bid documents were issued to thirty-one firms and one plan room. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published on the websites of a contractor plan room service with statewide circulation and the Iowa League of Cities.

No bids were received prior to the bid due date of January 15, 2020. Follow-up with contractors who attended the required onsite pre-bid meeting indicated that that they were having difficulties finding local sub-contractor availability. Contractors have indicated the desire to submit a bid, if given another opportunity, even if a trenching contractor is from outside the vicinity of Ames.

The engineer's estimate to upgrade the CT fuel forwarding building fire protection system is \$149,000. The approved FY 2019/20 Capital Improvements Plan includes a funding carryover of \$782,005 for the Power Plant Fire Protection system.

ALTERNATIVES:

1. Approve preliminary plans and specifications for rebidding Fuel Forwarding Pump House Fire Protection Upgrade, establishing February 26, 2020, as the bid due date and March 10, 2020, as the date of hearing and award of contract.
2. Delay the Fuel Forwarding Pump House Fire Protection Upgrade project.

CITY MANAGER'S RECOMMENDED ACTION:

This work is necessary to upgrade the fire protection system to increase site safety precautions and to meet a recommendation from the insurance company. Staff believes there would be interest from contractors if the project is re-bid.

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