

COUNCIL ACTION FORM

SUBJECT: AUDITORIUM HVAC REPLACEMENT

BACKGROUND:

The City Auditorium is currently served by a HVAC system consisting of a fan and heating coils from when the building was built in 1938 and a condenser and cooling coils that were added in 1990. Over the last several years there have been ongoing maintenance issues with the system. It was determined that the best course of action would be to replace the system and modernize it for ease of use and maintenance.

A mechanical engineering firm was hired and has completed plans and specifications. The plan calls for the removal of the existing fan and coils and replacement with a rooftop unit that would provide the heating and cooling for the Auditorium. A rooftop unit would allow for easier access for maintenance and free up existing space to become needed storage for the Auditorium.

This project was originally bid this past winter. The project at that time only received one bid that was significantly higher than the estimate, and on January 12, 2021, City Council rejected the project and directed staff to modify it for a future bid. The consultant talked to local contractors and received responses that the timing of the project was the main issue with receiving bids. The project plans have been modified by removing items related to duct work and access into the Auditorium ceiling and by adding two alternates for removal of the existing system and including heating and cooling to the stage area.

The estimated construction cost of the revised plans and specifications is \$342,870. This does not include the alternate for the heating and cooling in the lobby. Engineering and construction administration costs are estimated at \$32,000 bringing the total project cost \$374,870. Funding for this project will be in the amount of \$400,000 and comes from one-time savings from the FY 2019/20 budget. The three alternates will be considered when bids are received.

ALTERNATIVES:

1. Approve the plans and specifications for the Auditorium HVAC Replacement project and establish May 12, 2021, as the bid due date with May 25, 2021, as the date for report of bids.
2. Do not approve this project.

CITY MANAGER'S RECOMMENDED ACTION:

These revised plans and specifications address the HVAC needs in the Auditorium and provide additional flexibility to scale the project to a level that meets the budget. By approving these plans and specifications the Auditorium will receive a much-needed HVAC system upgrade by the end of the 2021 calendar year.

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