

**COUNCIL ACTION FORM**

**SUBJECT: AWARD OF CONTRACT - FIRE STATION #1 HVAC REPLACEMENT PROJECT**

**BACKGROUND:**

The HVAC system at Fire Station #1 has reached the end of its service life, as control of the system is no longer accessible without a complete overhaul of the existing control system. Multiple actuators have failed and need to be operated by hand to adjust station temperature. Additionally, multiple condensing units are starting to fail, and one unit is no longer operational. The system is 21 years old and only one vendor from the Des Moines metro area can provide service for the system due to the proprietary control system.

City staff has proposed a replacement with an energy efficient residential-style system. This conversion will reduce the system complexity and repair costs and will allow any HVAC vendor to perform service as needed. The new equipment would also have a substantially lower maintenance and replacement costs compared to the current system.

A similar conversion from a complex and inefficient HVAC system to a large residential-style HVAC system was completed at Fire Station #3 in 2015. That conversion resulted in a 40% reduction in the amount of energy needed to heat the station, which translates to an 8,000 lb. annual reduction in CO2 emissions (10% carbon footprint reduction for Fire Station #3). In addition to the energy and cost savings, that project resulted in a significant increase in occupant comfort.

Engineering costs, which include design, specification review, onsite management, and final acceptance of work for this project were previously awarded to LMV Engineering, L.C. (LMV) for a contract amount of \$9,600.

**Project specifications and plans were approved by City Council on February 23, 2021, and the project was sent out for bids. Four bids were received on March 24, 2021, as summarized below:**

<b>Bidder</b>	<b>Bid Amount</b>	<b>Alternate #1</b>	<b>Total Bid</b>
<i>Engineer's Estimate</i>	<i>\$120,000</i>	<i>Included</i>	<i>\$120,000</i>
<b>Mechanical Comfort, Inc.</b>	<b>\$110,750</b>	<b>\$3,684</b>	<b>\$114,434</b>
Air-Con Mechanical	\$124,405	\$5,382	\$129,787
Proctor Mechanical	\$125,800	\$5,000	\$130,800
ACI Mechanical, Inc.	\$134,800	\$3,000	\$137,800

Alternate #1 is to add new ventilation fans on the roof of the building. City staff has evaluated the bids and determined that the low bid including Alternate #1 from Mechanical Comfort, Inc., of Ames, Iowa is acceptable.

Total funding budgeted for the project is \$110,000, which has been allocated in the FY 2020/21 Adjusted Budget from the General Fund. **Additional funding available for this project has been identified from savings from the Fire Station #2 Restroom Addition. The Restroom Addition project has been placed on hold due to possible station relocation and the creation of a second, independent shower stall during a recent bedroom addition remodeling project.**

<b>Expenditures</b>	<b>Amount</b>
Engineering	\$ 9,600
Low Construction Bid	114,434
<b>TOTAL EXPENDITURES</b>	<b>\$124,034</b>

<b>Funding Source</b>	<b>Amount</b>
FY 2020/21 HVAC Project Budget	\$110,000
Savings from Fire Station #2 Restroom Addition	49,692
<b>AVAILABLE FUNDING</b>	<b>\$159,692</b>

**ALTERNATIVES:**

1. Accept the report of bids for the Ames Fire Station #1 HVAC Replacement Project and award the contract to Mechanical Comfort, Inc. of Ames, IA in the amount of \$114,434.
2. Do not award this project and rebid at a later date.

**CITY MANAGER’S RECOMMENDED ACTION:**

The HVAC system at Fire Station #1 is failing and is no longer cost effective to repair. The installation of an energy efficient residential-style HVAC system will allow for local service calls, decreased equipment costs, and increased energy savings over the life of the equipment. Having a fully operational HVAC system with system control capabilities will provide increased comfort for staff and visitors to the facility.

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