

ITEM#: 21
DATE: 09-28-21

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT FOR CYRIDE 2022 HVAC IMPROVEMENT PROJECT

BACKGROUND:

An invitation to bid for the CyRide 2022 HVAC Improvement Project was released on August 11, 2021. Plans and specifications called for replacing aging heating, ventilation, and air conditioning (HVAC) equipment that serves the maintenance repair bays and the southwest bus storage area. The project would combine existing HVAC units and reduce the total number of units on the roof by two. Bid alternative #1 called for the reutilization of two existing roof openings created by the reduction of HVAC units to install skylights, improving natural light in the shop space. Bid alternative #2 called for integrating the HVAC equipment into the building mechanical controls system to permit automatic control of equipment through a single computer interface.

The following budget has been reserved for this project and is listed in the Capital Improvements Plan:

Funds Available	Dollars
State PTIG Funds	\$ 378,219
Local Funds	\$ 198,358
Total Available	\$ 576,577

Bids were due on September 8, 2021. Three bids were received for the project, summarized below, with the complete bid tabulation attached.

Bidder	Base Bid	Alternative #1	Alternative #2
Stein Heating and Cooling Inc.	\$ 453,300	\$ 18,000	\$ 46,300
Mechanical Comfort, Inc.	\$ 485,275	\$ 11,450	\$ 34,975
ACI Mechanical, Inc.	\$ 595,000	\$ 43,300	\$ 63,800

The low bid on this project was from Stein Heating and Cooling Inc. of Webster City, Iowa. After evaluating the cost of bid alternatives with CyRide's A&E firm, ASK Studios, staff believes selecting bid Alternative #2 and rejecting bid Alternative #1 would provide the best overall value to CyRide. The analysis of the A&E firm is also attached. The final

award amount, including bid Alternative #2, is \$499,600, leaving \$76,977 available in the project budget as a contingency fund.

The Transit Board approved award of contract for the base bid and bid Alternative #2 at their meeting on September 15, 2021. Final award of contract will be subject to approval by the Iowa Department of Transportation Office of Public Transit.

ALTERNATIVES:

1. Approve award of contract to Stein Heating and Cooling Inc. of Webster City, Iowa, for the base bid and bid Alternative #2, for a total amount of \$499,600.
2. Reject all bids and direct staff to modify the project to reflect City Council priorities.

CITY MANAGER'S RECOMMENDED ACTION:

This project will allow CyRide to move forward with replacing aging HVAC equipment. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, to award a contract in the amount of \$499,600 to Stein Heating and Cooling Inc. of Webster City, Iowa.



September 9, 2021

Ms. Barbara Neal, Director of Transit
CyRide
601 N. University Boulevard
Ames, IA 50010

Ms. Neal,

There were three responsible bidders which submitted proposals for the 2022 HVAC Improvements Project. All of the bids for base bid scope of work came in above the estimate performed by Twin Rivers and ASK Studio, with the lowest bid being within \$2,589.00 of the opinion of probable cost.

We recommend the acceptance of the bid proposal from Stein Heating and Cooling to complete work associated with the base bid as described in the project specifications for \$453,300. This cost is reasonable due to the increase in material costs industry wide.

Additionally, we recommend the acceptance of add alternate two, which Stein priced at \$46,300. Although this was additional scope not included in the original cost opinion, it is reasonable for the work as outlined in the specification and plans.

We believe the total cost of \$499,600 will bring a good value to CyRide.

Regards,

A handwritten signature in black ink, appearing to read "Ryan M. Carter". The signature is stylized with a large, sweeping initial "R" and a long, horizontal flourish extending to the right.

Ryan M. Carter, AIA, NCARB

CITY OF AMES, IOWA	5% Bid Bond	Bidders Status Form	Addendum #1	Addendum #2	BASE BID	Add Alternate #1	Add Alternate #2
mike.adair@cityofames.org							
BID NO. 2022-012							
CyRide 2022 HVAC Improvements Project							
BIDDERS							
Stein Heating & Cooling Inc.	Yes	Yes	Yes	Yes	\$453,300.00	\$18,000.00	\$46,300.00
Mechanical Comfort, Inc.	Yes	Yes	Yes	Yes	\$485,275.00	\$11,450.00	\$34,975.00
ACI Mechanical, Inc.	Yes	Yes	Yes	Yes	\$595,000.00	\$43,300.00	\$63,800.00