

ITEM#: 17
 DATE: 04-11-23
 DEPT: Transit

COUNCIL ACTION FORM

SUBJECT: CYRIDE 2023 HVAC IMPROVEMENT PROJECT AWARD OF CONTRACT

BACKGROUND:

The CyRide 2023 HVAC Improvement Project (Bid No. 2023-137) was released on February 15, 2023. Plans and specifications called for replacing aging heating, ventilation, and air conditioning (HVAC) equipment that serves the maintenance paint bay, body shop, and tire area of the CyRide facility. The bid had two alternates. Bid alternate #1 called for adding a fall protection railing on the roof edge in lieu of a roof-mounted fall protection tie-off point. Bid alternate #2 was to remove the building HVAC controls integration from the project.

The following budget has been reserved for this project, including additional funds approved by the Transit Board at their March 30, 2023, meeting:

Funding Sources	Dollars
State PTIG Funds	\$331,548
Local Grant Match	\$82,887
Carryover from the 2022 HVAC Improvement Project Grant	\$76,201
Transfer from Operations Fund Closing Balance	\$97,589
Total Project Budget	\$588,225

Bids were due on March 15, 2023. Two bids were received for the project, summarized below, with the complete bid tabulation attached to the council packet.

Bidder	Base Bid	Alternate #1	Alternate #2
Mechanical Comfort Inc.	\$ 534,750	\$ 11,645	(\$43,835)
Stein Heating and Cooling	\$ 579,500	\$ 6,900	(\$62,500)

Mechanical Comfort Inc. of Ames, Iowa, was the low bid on this project. **After evaluating the cost of bid alternatives with CyRide's A&E firm, ASK Studios, staff is recommending accepting the base bid and rejecting both bid alternatives.** The

analysis of the A&E firm is attached to the council packet. The final award amount is \$534,750, leaving \$53,475 available in the project budget as a contingency fund.

The Transit Board approved award of contract for the base bid and rejection of both bid alternates at their meeting on March 30, 2023. The 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 Mechanical Comfort Inc. of Ames, Iowa for the base bid for a total cost of \$534,750 and reject alternate #1 and alternate #2.
2. Reject all bids and do not approve the award of contract to Mechanical Comfort Inc. of Ames, Iowa.

CITY MANAGER'S RECOMMENDED ACTION:

Awarding a contract to Mechanical Comfort for the full base bid price would allow CyRide to replace obsolete HVAC equipment in the facility and permit the integration of the new equipment into the existing HVAC facility control system. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.



March 27, 2023

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

Ms. Neal,

There were two responsive bidders which submitted proposals for the CyRide HVAC Improvements, Phase III project. Both bids exceeded the Opinion of Probable Cost.

We recommend the acceptance of the bid proposal from Mechanical Comfort to complete work associated with the base bid as described in the project specifications for \$534,750. This cost is reasonable due to the increase in material costs industry wide as well as an increase in inflation beyond usual levels.

Given Mechanical Comfort's knowledge of the facility, we believe the low bid will bring a good value to CyRide.

Regards,

A handwritten signature in black ink, appearing to read 'Ryan M. Carter'. The signature is fluid and cursive, with a large initial 'R' and 'C'.

Ryan M. Carter, AIA, NCARB