

ITEM #: 27
DATE: 11-14-23
DEPT: P&R

COUNCIL ACTION FORM

SUBJECT: AWARD CONTRACT FOR AMES/ISU ICE ARENA COMPRESSOR CONTROL PANELS REPLACEMENT

BACKGROUND:

The Ames/ISU Ice Arena opened in 2001. The ice making system is operated by two control panels that were installed when the building was constructed. The controllers monitor the ice making system and communicate information to the compressors as to how they should operate.

This past June, the entire ice making system was shut off for the first time in order for the sand floor below the ice to be releveled. Once the sand was releveled, the ice making system was turned on so staff could start flooding and making a new sheet of ice. The two ice making compressors work in tandem to make ice. Typically, one compressor is resting while the other one is working and they switch off at different set points depending on how much demand there is for cooling. After the ice was installed in September, it was identified that the compressors were short cycling, meaning they were not cooling down to their specified set points. Johnson Controls (JC), which has maintained the ice making system since the facility opened, determined that one of the controllers that operates one of the ice making compressors had failed.

JC worked with the controller manufacturer and determined that the controller would need to be replaced as there are no replacement parts available to repair the current controller. Based on conversations with JC, there is still one functional controller on one of the ice making compressors. However, the functioning controller is showing signs that it is at the end of its life as well. The cost to replace both controllers is \$74,200. Staff was under the impression that this equipment would last upwards of 30+ years, but unfortunately it appears that is not the case.

The Ames/ISU Ice Arena is operated as an Enterprise Fund and maintains an operational fund balance and a capital reserve fund (CRF) balance. The City and ISU annually contribute \$40,000 each to the CRF and as of June 30, 2023, there is \$240,353 available for capital replacements. A breakdown of the CRF for this fiscal year is shown below:

FY 2023/24 Ice Arena Capital Reserve Fund

Beginning Balance	\$ 240,353
City and ISU Contribution	\$ 800
Scheduled Projects	(\$ 141,046)
Compressor Complete Overhaul (Next Agenda Item)	(\$ 64,065)
Ending Balance	\$ 116,042

Since the cost of the control panels is \$74,200, the ending balance in the CRF will be \$41,842.

ALTERNATIVES:

1. Waive the Purchasing Policies and Procedures requirement for competitive bids and award a contract to Johnson Controls, Urbandale, Iowa, to complete the Ames/ISU Ice Arena Compressor Control Panels Replacement in the amount of \$74,200.
2. Do not waive the Purchasing Policy and solicit bids for the Ames/ISU Ice Arena Compressor Control Panels
3. Refer back to staff

CITY MANAGER'S RECOMMENDED ACTION:

The Ames/ISU Ice Arena has been a quality facility since 2001 that provides multiple programming opportunities for all age groups for individuals in Ames and central Iowa. Fortunately, there is redundancy with the ice making system that allows ice to still be maintained with the current controller operating one compressor. However, the system was designed to have two controllers operating two compressors to maintain the ice. Both controllers were installed in 2001 and since one of them has failed, it is anticipated that the other controller is also near failure.

It is recommended that both controllers be replaced in order for the system to run as it was designed. JC is the most qualified contractor to complete the work as it has been maintaining since the facility opened in 2001. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

This action will result in the available balance in the Ice Arena Capital Reserve Fund being reduced to \$41,842.