

ITEM #: 31
 DATE: 11-26-24
 DEPT: P&R

COUNCIL ACTION FORM

SUBJECT: **AWARD OF CONTRACT FOR THE AMES/ISU ICE ARENA RADIANT HEATING REPLACEMENT PROJECT**

BACKGROUND:

The Ames/ISU Ice Arena has a radiant heating system which provides heat for the spectator seating area and the lobby area. This system is a critical feature of the Ice Arena and is regularly used when the Ice Arena is open for games and practices. The radiant heating system was installed prior to the Ames/ISU Ice Arena opening in 2001 and has lasted 23 years. The life expectancy of the system is 15 years. In February 2024, staff discovered that the spectator seating radiant heating was malfunctioning. Staff was able to make minor repairs to keep it functioning; however, these repairs are not a viable long-term solution. Staff explored alternatives to radiant heating, but made the determination to replace the malfunctioning system with a new radiant heating system.

The City hired KCL, West Des Moines, Iowa, to develop project specifications and a cost estimate for the project. City Council approved bid specifications at its October 22, 2024, meeting and set the bid due date as November 20, 2024. The table below details the bids received for the project.

FIRM	BID
Converse Conditioned Air Inc., Ames, IA	\$114,500
Bell Brothers Heating and Air Conditioning, Des Moines, IA	\$114,755
Mechanical Comfort, Ames, IA	\$122,400
Dahl Air Conditioning & Heating L.L.C., De Soto, IA	\$123,100
Air-Con Mechanical Corp., Des Moines, IA	\$195,200

FUNDING:

KCL developed a cost estimate for the project that included design, project cost, and contingency (5%) which totaled \$158,950. The total project cost including the low bid is detailed in the table below.

Design and Engineering (work performed by KCL)	\$ 13,500
Project Cost - Converse Conditioned Air Inc., Ames, IA	\$ 114,500
Contingency (5% of bid cost)	\$ 5,725
Total Project Cost	\$ 133,725

Available funding for this project is \$75,000, resulting in a shortfall of \$58,725. This shortfall of \$58,725 will be covered by the Ames/ISU Ice Arena Capital Replacement Fund, which currently has a balance of \$107,689.

ALTERNATIVES:

1. The City Council can do the following:
 - a. Accept the report of bids
 - b. Approve final plans and specifications and award a contract to Converse Conditioned Air Inc., Ames, Iowa, for the Ames/ISU Ice Arena Radiant Heating Replacement Project in the amount of \$114,500
 - c. Allocate \$58,725 from the Ice Arena Capital Replacement Fund for this project
2. Accept the report of bids and award a contract to one of the other bidders.
3. Accept the report of bids, but do not award a contract at this time, allowing staff to further evaluate the bids.
4. Reject the bids and delay the project.
5. Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

The radiant heating system at the Ice Arena is critical equipment to the facility as it provides heat to spectator areas. The current system is not functioning and needs to be replaced as it has exceeded its life expectancy by eight years. Over the last year, staff has received multiple complaints that the current system is not functional. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.