

ITEM #:	<u>39</u>
DATE:	<u>05-13-25</u>
DEPT:	<u>ELEC</u>

COUNCIL ACTION FORM

SUBJECT: HVAC REPLACEMENT AT THE POWER PLANT - PROJECT COMPLETION

BACKGROUND:

The Power Plant has two redundant air conditioning units that serve the older part of the control room, the break room, and the relay room. One of the cooling units had completely failed and the other was showing signs of failure. Critical electrical components are located in the rooms these units serve, and it is important to keep these rooms adequately cooled.

On January 9, 2024, City Council awarded a contract to Mechanical Comfort, of Ames, Iowa, for the HVAC Replacement at the Power Plant in the amount of \$269,740 (inclusive of sales tax).

There were two change orders during the project:

- Change Order No. 1 was to change the equipment specified in the amount of \$410. The contractor suggested a more appropriately sized, more efficient mini split for the staff break room.
- Change Order No. 2 was for a second crane mobilization in the amount of \$2,500. The City shared the cost of a second crane mobilization with the contractor which allowed them to install and have the first unit fully functional before installing the second unit. This approach provided continuous conditioned air to critical rooms in the power plant.

The project has now been completed in accordance with the approved plans and specifications. The project engineer has issued a certificate of completion. Funding for this project in the amount of \$300,000 has been carried over from the Building Modifications program in the FY 2022/23 Capital Improvements Plan (CIP).

ALTERNATIVES:

1. Accept the HVAC Replacement at the Power Plant project as completed by Mechanical Comfort, of Ames, Iowa, in the amount of \$272,650 (inclusive of sales tax) and release retainage.
2. Delay the completion of the project and hold the retainage.

CITY MANAGER'S RECOMMENDED ACTION:

The project has now been completed in accordance with the approved plans and specifications. The project engineer has issued a certificate of completion. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):

[HVAC cert of completion.pdf](#)