

ITEM #:	32
DATE:	05-26-26
DEPT:	FLEET

COUNCIL ACTION FORM

SUBJECT: AMES CITY AUDITORIUM HVAC REPLACEMENT PROJECT

BACKGROUND:

The City Auditorium was served by an HVAC system that contained a fan and heating coils dating to the building's original construction in 1938. A condenser and cooling coils were added in 1990. Over the last several years, there have been ongoing maintenance issues with the system. Due to the age of the equipment and the ongoing maintenance issues, it was determined that the best course of action was to replace the system and modernize it for ease of use and maintenance.

The project design involved removing the existing systems and installing a traditional rooftop unit to provide heating and cooling for the Auditorium. The project was then modified to eliminate the use of natural gas and to incorporate a heat pump to replace the air-cooled condenser, resulting in lower electrical use throughout City Hall during the winter months.

On August 13, 2024, City Council approved preliminary plans and specifications for the Ames City Auditorium HVAC Replacement Project.

On September 24, 2024, the project was awarded to Mechanical Comfort, Inc. of Ames, IA in the amount of \$1,430,000. Funding for the project is shown in the table below:

Funding	Amount
General Fund Savings	\$650,000
American Rescue Plan Funds	\$200,00
City Hall Improvements CIP	\$278,140
Council Priorities Capital Fund	\$332,081
Total	\$1,460,221

Since the project has started, there have been four change orders have been approved administratively by staff, and a fifth and final change order requires City Council approval. The change orders and costs are shown in the table below:

Change Order	Amount	Description
1	(\$25,030)	Value engineering to reduce the costs of the project by switching heat pump units and reducing piping. Controls upgrade to current version

2	\$4,560.00	Remove heat pump, and duct. Reroute loop piping
3	\$8,594.00	Move lobby steam control valve to tunnel so no visible controls or wiring in lobby. Replace defective mechanical room control valve
4	\$10,638.44	Move stage lights, disconnect uncontrolled steam radiator, add volume dampers for sound. Bypass line for chillers required for warranty
5	\$2,710.50	Time and materials to block off duct due to the sound in the Auditorium. Additional adjusting and balancing
Total	\$1,473	

The additional \$1,473 will be covered by remaining project funds.

The project is now substantially complete. However, during the construction, the subcontractor damaged one of the main electrical panels providing service to the building. They have had a temporary solution in place since that time, but City staff is requiring them to replace the panel. Staff was able to find the original drawings for the panel, and a replacement is being fabricated. Due to the panel now being custom manufactured, it is not anticipated to arrive until some time in the summer. It will then require shutting the power off on a Saturday to the building to replace it.

The contractor has estimated the cost of this electrical work at \$20,000. The project retainage is being reduced to \$40,000, leaving funds available if the electrical work is not completed. The project will be fully accepted once this work is complete.

ALTERNATIVES:

1. Approve Change Order No. 5 and reduce project retainage for the Ames Auditorium HVAC Project to \$40,000
2. Approve Change Order No. 5 and do not reduce retainage.
3. Reject the change order and ask for project modifications.

CITY MANAGER'S RECOMMENDED ACTION:

The Ames City Auditorium is substantially complete and now has a new, modern HVAC system. Approving the change order will cover work to help reduce the noise, and reducing retainage will assist in making sure the electrical panel is repaired. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.