



Staff Report for Council Meeting

Date of Meeting: March 9, 2022

Report Number: SRCS.22.03

Department: Community Services
Division: Recreation and Culture Services

Subject: **SRCS.22.03 - Compressor Repairs and Gasket Replacements on Alpha Plate and Frame Heat Exchangers**

Purpose:

The Recreation and Culture Division of the Community Services Department is seeking Council approval for a non-competitive acquisition greater than \$100,000, in accordance with the Procurement By-law No. 113-16.

Recommendation(s):

- a) That the contract for provision of Compressor Repairs/Overhauls at Various Arenas and replacement of Alfa Plate and Frame gaskets be awarded non-competitively to CIMCO Refrigeration for a cost not exceeding \$150,000 (exclusive of taxes), pursuant to Appendix "B", Part I, Section (c) of the Procurement By-Law 113-16.
- b) That the Commissioner of Community Services be authorized to execute any necessary documentation to effect the contract.

Contact Person:

Gord Weaver, Recreation Manager Facility Operations, ext. 6547

Donald Hearn, Director of Recreation and Culture, ext. 2503

Report Approval:

Submitted by: Tracey Steele, Acting Commissioner of Community Services

Approved by: Darlene Joslin, Interim City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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Background:

The City's Arena Refrigeration Plants require Preventative Maintenance above the sole source operating budget contract currently in place with CIMCO. The City of Richmond Hill is obligated under the Operating Engineers Act to be in a contractual relationship with a recognized refrigeration contractor. Under this contract, only the recognized refrigeration contractor can complete maintenance and repairs to our Arena Refrigeration Plants.

The following Preventative Maintenance is required in order to bring the arena refrigeration plants up to manufacturer schedule maintenance intervals, in order to maintain/improve/optimize efficiency of refrigeration plants.

- Compressor Top End and Major Overhauls.
- Replace gaskets on Alfa Plate and Frame Heat Exchangers

Capital Funding for the Compressor Overhauls and Replacement of Gaskets on Alfa Plate and Frame Heat exchangers in Arena Ice plants has been budgeted for and approved in 2022 at the following locations: Bond Lake Arena, Ed Sackfield Arena, Elgin Barrow Arena, Elvis Stojko Arena and Tom Graham Arena. The intent of this project is to ensure the arena refrigeration plants are maintained in line with manufacturer recommended maintenance schedules to reduce likelihood of breakdowns, optimize efficiency and avoid costly unexpected repairs as a result of not performing the recommended preventative maintenance.

Financial/Staffing/Other Implications:

- Compressor Top End and Major Overhauls \$120,000
- Gasket replacements on Alfa Plate and Frame Heat Exchangers \$30,000

Relationship to Council's Strategic Priorities 2020-2022:

Asset Stewardship/State of Good Repair – Currently all the arena compressors are overdue for overhauls. Completing the overhauls and scheduling regular maintenance will assist in operational efficiency. It will improve the condition and keep the refrigeration plants operational.

Strategic Initiative – By properly maintaining the refrigeration plants we are ensuring cost effective management of the City's recreational facilities to ensure our services are maintained (Fiscal Responsibility) and preventing unscheduled closures.

Legislative or Regulatory Compliance – TSSA requires replacement of gaskets on Alfa Plate and Frame Heat Exchangers every 10 years.

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Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Conclusion:

Staff are recommending that the non-competitive contract for Compressor Repairs/Overhauls and Alfa Plate and Frame gasket replacements at Various Arenas be awarded non-competitively to CIMCO Refrigeration at a cost not exceeding \$150,000, exclusive of taxes, pursuant to Appendix “B” Part I, Section (c) of the Procurement By-law No. 113-16.

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Report Approval Details

Document Title:	SRCS.22.03 Compressor Repairs and Gasket Replacements on Alpha Plate and Frame Heat Exchangers.docx
Attachments:	
Final Approval Date:	Mar 1, 2022

This report and all of its attachments were approved and signed as outlined below:

Donald Hearn - Feb 24, 2022 - 4:57 PM

Tracey Steele - Mar 1, 2022 - 10:51 AM

Darlene Joslin - Mar 1, 2022 - 12:04 PM