

The Corporation of the Municipality of Brockton



By-Law 2019-069

Being a By-Law to Accept a Tender for the Replacement of the Walkerton Community Centre Ice Compressor Chiller for the Municipality of Brockton.

Whereas the Council for the Corporation of the Municipality of Brockton Council deems it expedient to accept a tender for the replacement of the Walkerton Community Centre Ice Compressor Chiller for the Municipality of Brockton;

Now Therefore the Council of the Corporation of the Municipality of Brockton enacts as follows;

- 1.0 That the Council of the Corporation of the Municipality of Brockton hereby accepts the Tender of Black and McDonald in the amount of \$74,831.00 plus H.S.T. for the replacement of the Walkerton Community Centre Ice Compressor Chiller as described in the attached Schedule "A" to this By-Law.
- 2.0 That the Mayor and Clerk are hereby authorized to sign on behalf of the Council for The Corporation of the Municipality of Brockton, any contracts and other documents required to authorize such purchase to proceed, and to affix the corporate seal of the Municipality of Brockton.
- 3.0 This By-Law shall come into full force and effect upon final passage.
- 4.0 This By-Law may be cited as the "Walkerton Community Centre Chiller Tender Acceptance By-Law".

Read, Enacted, Signed and Sealed this 18th day of June, 2019.

Mayor – Chris Peabody

Clerk – Fiona Hamilton

ORGANIZATION PROFILE

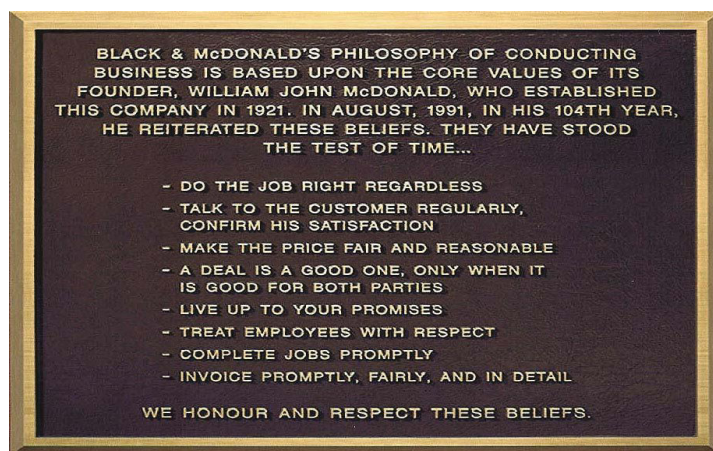
Black & McDonald was founded in 1921 as a partnership between William J. McDonald and William R. Black, primarily engaged in residential electrical wiring. By the early 1950's, Black & McDonald was well known as a respected commercial and industrial electrical contractor with a solid customer base in the Toronto region. This solid foundation, coupled with the development of a strong management team, formed the platform for the expansion of the company both in product offerings and in geographic areas served across North America.

Black & McDonald is a true multi-trade contractor, with internal resources delivering our customer partners full access to specialties including refrigeration, controls, electrical, mechanical, plumbing, and HVAC trades. This allows cost effective cross functionality on implementing projects and immediate access to expertise in specialized functions as required. The Refrigeration group of Black & McDonald is a division of the company specializing in recreational and industrial refrigeration.

We have long standing experience in refrigeration system design, construction, retrofits and repairs, preventive maintenance, and emergency service of ammonia refrigeration plants. We believe that this technical background and understanding of ammonia refrigeration plants in arena facilities is a critical success factor in implementing innovative, cost effective and energy saving solutions to our customers' requirements on time, on budget, and with safety foremost in mind.

Our extensive track record of providing reliable, cost effective service is evident in our wide network of municipal arena partners. Many of our customers are long term clients; several have been served by Black & McDonald for over thirty years.

Black & McDonalds philosophy of conducting business is based upon the core values of our founder, William John McDonald, and they are posted proudly in every office reminding each employee of these beliefs.



EXPERIENCE IN THE RECREATIONAL REFRIGERATION SECTOR

Black & McDonald specializes in all aspects of the commercial, industrial, and recreational refrigeration industry. With 98 years' experience in providing our clients with expert designs, installations, and service, we have the knowledge and expertise to fulfill your refrigeration requirements- no matter how complex. Our applications include food processing, industrial cooling and, of course, ice rink facilities.

If you have been into an arena in Ontario, chances are, so has Black & McDonald. In addition to larger new projects involving flooded chiller replacements, Black & McDonald also specializes in small, solution based, projects and preventative maintenance. In the Recreational Refrigeration sector, Black & McDonald has become a house hold name to our customers who depend on their refrigeration system.

Recreational Project Experience

Technology and methodology behind refrigeration continues to grow exponentially. This remains true in the Recreational industry. Today more than ever, arena managers are looking for new ways to save energy and improve system performance. Black & McDonald is no stranger to this trend and leads the way in solution based Recreational Refrigeration projects capturing the essence of innovation and our commitment to customer satisfaction. Through our long term relationships developed within our customer base in Refrigeration Maintenance, Black & McDonald has performed thousands of various projects ranging in scope and our experience has encompassed all major systems and equipment.

Black & McDonald has experience in all types of projects including:

- Design-Build
- Build-to-spec
- Retrofits, Repairs
- Tendered Installations
- Sole-sourced
- Packaged Systems

RELEVANT EXPERIENCE REFERENCES

Below are some recent project references involving arena chiller replacements:

Project Name	Walpole Island Plant Replacement	Client Name	Walpole Island Arena
Project Description	Complete new refrigeration room including all components and new flooded ammonia chiller. This project was completed on time and on budget in the summer of 2018		
Client Reference	Donovan Jacobs – (519) 627-1444		
Project Value	\$360,000		

Project Name	Mactier Arena Chiller Replacement	Client Name	Georgian Bay Township
Project Description	Replacement of failed flooded shell and tube chiller for the arena refrigeration system. 2018		
Client Reference	Darren Demera – (705) 795-3121		
Project Value	\$85,000		

Project Name	Father Ermano – Refrigeration - 2017	Client Name	City of Vaughn
Project Description	New Refrigeration Room and arena floor including new ammonia chiller		
Client Reference	Jim Valin – (905) 832-2281		
Project Value	\$800,000		

WORK PLAN, TIMELINES & PRICING

Work plan - Refrigeration Plant Chiller Replacement

This scope of work would entail the following:

- Isolate ammonia charge into the high side of the system for storage during the chiller replacement
- Pump down brine charge from chiller into storage tanks
- Cut existing chiller, brine piping and ammonia piping free and remove from site
- Remove and install new pot filler and associated valves and piping
- Supply and install new Flooded Ammonia Chiller on existing chiller supports including:
 - Chiller specifications:
 - Brine (21% Calcium Chloride) from 20°F to 17.2°F
 - Rating: 70TR (Tons of Refrigeration) Ammonia evaporating at 10°F
- Reconnect chiller to existing brine and ammonia system
- Pressure test
- Insulation for chiller and new suction and liquid line piping as required
- TSSA Inspections/fees (piping registration, inspection, vessel registration)
- Pipe painting and labelling
- Re-charge existing stored brine and ammonia
- Commission system and test operation
- Provision of all permits required for the project
- Provision of all materials and supplies required for the project

Pricing:

Price to perform the scope of work above:

SEVENTY FOUR THOUSAND EIGHT HUNDRED THIRTY ONE DOLLARS
(\$74,831.00 + HST)

This quotation is valid for ninety (90) days from the date above as per RFP requirements.

Notes & Clarifications:

- All onsite work to be performed by qualified trades-people during regular work hours Monday – Friday 8:00 a.m. to 5:00 p.m.
- Use of site power, water, and storage will be required
- All seismic calculations, bracing, engineering not included
- Electrical components and supply assumed to be adequate.
- Top up of ammonia is not included, as we have assumed to be able to capture the charge in the high side of the system
- Asbestos removal or remediation to be by others if required
- Registration of Refrigeration room or upgrades to meet TSSA requirements such as refrigerant detection systems, escape doors, etc. are not included.

- All pricing has been based on the present day value of the materials. Due to the current volatility in the commodity pricing of metals such as copper, steel and aluminum, we cannot guarantee to hold these quoted prices up to and for the duration of the project. If the price remains within +/- 2% of the current value the prices will remain in effect; should the cost vary by more than 2% the difference will be to the owners account (either as an extra or a credit to the quoted price).
- Payment due net thirty days from date of invoice. (Interest at 18% per annum charged on overdue accounts).
- Contracts containing payment clauses (paid when paid) or similar contingency payment clauses will not be accepted.

Timelines:

Current chiller lead time (manufacturing & delivery time) is 10-12 weeks from date of order.

WARRANTY INFORMATION

The work and materials provided for the completion of the above noted project is guaranteed from the date of equipment commissioning

- Installation Warranty for twelve (12) months
- Equipment and Materials Warranty for twelve (12) months

We guarantee that both the materials used and the workmanship provided meets with the high standard of performance set by Black & McDonald.

This warranty also guarantees all work and materials provided by sub-contractors and suppliers, who have performed under the direction of Black & McDonald.

We trust this meets your RFP requirements for the chiller replacement at the Walkerton Community Arena. Thank you for the opportunity to provide this proposal, and if you have any questions or concerns regarding this, please do not hesitate to contact our office.

Best Regards,



Steve Taggart
Project Representative
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