

Report to Council

Report Title: Emergency Replacement of Roof Top HVAC Units Walkerton Community Centre

Prepared By: Mark Coleman, Director of Community Services

Department: Parks and Recreation

Date: September 8, 2020

Report Number: REC2020-15

File Number: C11REC, F18, R05WA

Attachments:

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number REC2020-15 - Emergency Replacement of Roof Top HVAC Units Walkerton Community Centre, prepared by Mark Coleman, Director of Community Services and in doing so approves the quote from Emke Schaab for 2 RTU's in the amount of \$21,700.00 plus HST.

Report:

Background:

On about August 15, 2020, operating issues began to occur with the two Roof Top HVAC units (RTU) for the upstairs hall portion of the Walkerton Community Centre facility. Staff proceeded to have the units inspected and serviced by a local HVAC contractor. It was determined that the air conditioning compressors and components for both units had failed within 2 weeks of each other.

Both units used R22 refrigerant which is no longer available within the industry due to environmental protection regulations regarding restricting use of ozone depleting chemicals. Therefore, staff proceeded with obtaining three quotes for replacement from local contractors.

Both units are noted as beyond life cycle per the Building Mechanical and Electrical Assessment Report completed by PINCHIN in July 2019 and were recommended for replacement in 2020.

Analysis:

These two RTU's provide both gas heating and electrical cooling service to the upstairs hall. The hall cannot be ideally used or rented without a functioning HVAC system and serve a critical equipment in the re-opening of the Walkerton Community Centre.

The following quotes were obtained:

Vendor	Model	1 Unit	2 Units
Troy's Plumbing and Heating	Carrier Model #48TCEM08A2A1-0A0A0 Base model -no temp economizer 7.5 ton two stage cooling and gas heat. All rigging and electorol included.	\$9975.00 + HST	No quote obtained
Emke Schaab ClimateCare	Carrier Model #48TCEM08A2A1-0B0A0 with factory installed temp economizer w/barometric relief 7.5 ton two stage cooling and gas heat. All rigging and electrical included.	\$11,397.50 + HST	\$21,700.00 + HST
Keith's Plumbing and Heating	Luxaire Model #ZXG08E5B3AA1A111A2 7.5 ton two stage cooling and gas heat. All rigging and electrical included.	\$15,830.45 + HST	Declined

Per section 11.2 of the Purchasing and Procurement Policy, Staff proceeded with the emergency replacement and purchase order of 2 RTU's as quoted from Emke Schaab with installation scheduled for September 8, 2020.

There are 24 models of the Carrier 7.5 ton package heat/cooling RTU HVAC system. The Carrier Model quoted by Emke replaces the existing RTU's with same specifications which provides for better energy efficiency over the Carrier base model quoted by Troy's and where the RTU's were in stock and readily available. The difference in price between the two Carrier models is about \$2,000.00.

As such, Staff recommends that Council accepts the quote from Emke Schaab for 2 RTU's in the amount of \$21,700.00 + HST.

Sustainability Checklist:

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

- Do the recommendations help move the Municipality closer to its Vision? N/A
- Do the recommendations contribute to achieving Cultural Vibrancy? N/A
- Do the recommendations contribute to achieving Economic Prosperity? Yes
- Do the recommendations contribute to Environmental Integrity? Yes

- Do the recommendations contribute to the Social Equity?

N/A

Financial Impacts/Source of Funding:

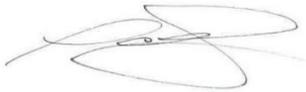
- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

This emergency replacement is an unbudgeted expense within the 2020 approved budget. Options available to fund this expense include:

Electrical inspection and repairs considered in the 2020 budget were deferred to 2021. This project was budgeted for \$12,000 and funded from the tax rate. The current office renovations budget of \$10,000.00 could be allocated towards the COVID funding, therefor making these funds available.

Staff recommends that the above funds be allocated towards the HVAC replacement.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Mark Coleman, Director of Community Services

Reviewed By:



Sonya Watson, Chief Administrative Officer