



Community Services *Staff Report*

REPORT NO: CS-2024-27

TO: Council

SUBMITTED BY: Chris Catania, Director of Community Services

PREPARED BY: Chris Catania, Director of Community Services

REVIEWED BY: Greg Clark, Acting Chief Administrative Officer

DATE: October 21, 2024

SUBJECT: Award of Wilmot Recreation Complex Refrigeration Plant Replacements

RECOMMENDATION:

THAT Report CS-2024-27, Award of Wilmot Recreation Complex Refrigeration Plant Replacements be received for information; and

THAT Council approve awarding to Cimco Refrigeration, A Division of Toromont Industries Ltd. in the amount of \$750,000 excluding taxes by means of The Canoe Procurement Group of Canada; and

THAT Council approve an additional \$100,000 in budget to replace the Wilmot Recreation Complex Refrigeration Plant, funded from the Infrastructure Renewal Capital Reserve Fund (6125).

SUMMARY:

The purpose of this report is to seek Council's approval for award to Cimco Refrigeration for the Wilmot Recreation Complex Refrigeration Plant Replacements through the Canoe Procurement Group of Canada.

BACKGROUND:

Staff re-examined the replacement and enhancement plan and considered some recent industry best practice updates

The Wilmot Recreation Complex is in the seventeenth year of operations. Community Services staff conducted a thorough plant assessment for operational integrity by licensed TSSA refrigeration mechanics and refrigeration engineers. Based on some recent changes to industry best practices it is now recommended that shell and tube chiller and condenser replacements occur at a maximum of 20 years. However, during the refrigeration plant assessment, evidence of corrosion with both shell and tube chillers and leaking of the condenser has shortened their 20 year asset life.

Minimizing risk, potential downtime, and maintenance costs

The Wilmot Recreation Complex refrigeration plant is a TSSA regulated plant. The refrigeration plant does contain Ammonia Gas which can present a health and safety risk. Staff continues to safely operate the plant with routine maintenance and inspection. Advancing the replacement of the shell and tube chillers as well as the condenser will further reduce risk including; health and safety, potential plant failure, down-time, loss of revenue and the potential of significant maintenance costs.

Advancing replacements ahead of 2025 Budget process

On September 23, 2024, Council approved Report CS-2024-23, authorizing a 2025 Capital Project in the amount of \$700,000 to replace both Shell and Tube Chillers and Condenser components within the Wilmot Recreation Complex Refrigeration Plant, and funded from the Infrastructure Renewal Capital Reserve Fund (6125).

The capital approval that Council provided on September 23, 2024 would ensure staff can proceed with procurement requirements, award and long lead delivery of these assets for replacement in the Spring of 2025. The work involved requires a full ice plant shutdown taking a better part of 4-6 weeks.

REPORT:

Canoe Procurement Group of Canada

Purchasing refrigeration plant assets (Shell and Tube Chillers and Condenser components) at the Wilmot Recreation Complex is in accordance with Provisions 58 and 59 of the Procurement By-Law (2021-043). Staff is seeking Council approval for these asset replacements at the Wilmot Recreation Complex by way of Co-operative Purchasing through the Canoe Procurement Group of Canada.

Municipal associations across Canada have partnered to create the Canoe Procurement Group of Canada, one of the largest public sectors buying groups in the country. By combining the purchasing power of over 5,000 public and not-for-profit organizations throughout Canada,

Canoe is uniquely positioned to get members access to a wide range of trade-compliant products and services at preferred rates.

Selection of Qualified Contractor

Cimco Refrigeration is a member of the Canoe Procurement Group of Canada. However, staff conducted further research, consulted with refrigeration experts in the field for the project at the Wilmot Recreation Complex to ensure proper value was given for the scope and specifications of the project. Qualified firms are limited in the industrial/recreation refrigeration industry for a project of this scope, and it was determined that Cimco Refrigeration met specifications and financial implications that would be equal to other firms. As a result, Cimco Refrigeration, a member of the Canoe Procurement Group of Canada is recommended to proceed for award.

Cimco Refrigeration has a long history of providing Refrigeration

Recognized as leaders in sustainable refrigeration, Cimco refrigeration is North America's largest supplier of refrigeration solutions catering to industrial, recreational, municipal, and commercial sectors. With more than 100 years, Cimco refrigeration have been leaders in designing and implementing innovative and future-ready solutions in a refrigerated-controlled environment. Some of the core services provided include:

- Designing systems from conception to final delivery, taking utmost care of all requisite stages.
- Engineering capability to handle all the stages of a project-from conceptualization to design to supervision and finally commissioning.
- Automation technologies, providing automatic microprocessor control solutions for refrigeration plants.
- Manufacturing expertise in in-house fabrication of customized equipment and support capabilities
- Service and Maintenance, including in house National Parts Centre
- Safety, including pre-start review, right safety gear, and regular inspections

With Council approval, staff are able to place an order immediately, schedule for Spring 2025 WRC shutdown, and avoid issues with long lead items for timely asset replacement.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

- Quality of Life through Recreation and Leisure Opportunities
- Responsible Governance through Fiscal Responsibility
- Responsible Governance through Infrastructure Investments

FINANCIAL CONSIDERATIONS:

Table 1 includes the revised budget for the Shell and Tube Chiller and Condenser Replacements for both the Schout and Optimist ice surfaces based on award.

Table 1 – Wilmot Recreation Complex Shell and Tube Chillers and Condenser Replacements. All figures exclude non-recoverable HST.

Item	Budget
Approved 2025 Capital Budget	\$700,000
Replacement Shell and Tube Chillers and Evaporative Condenser	\$750,000
Contingency	\$50,000
Total	\$800,000
Funding Source Infrastructure Renewal Capital Reserve Fund	\$800,000

The additional funding will come from the Infrastructure Renewal Capital Reserve Fund (6125), which is the same funding source as the original \$700,000 that was approved by Council in September 2024.

Operational Impacts for 2025 include a revenue deficit of \$60,000, decrease of \$25,000 in utilities and staffing for a net deficit of \$35,000 in the Wilmot Recreation Complex budget.

ATTACHMENTS:

N/A