



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: June 13, 2022

Subject: SRREC 22.11 Ice Plant Maintenance

Report from: Carly Steinhoff, Park, Facilities and Recreation Manager

Appendices: None.

Recommendation

Be It Resolved that Council hereby,

1. Approve staff to defer Recreation Capital Project for Chesley Community Centre Chiller Replacement, Capital ID 3994 until 2023 Budget review;
2. That the funds identified be reallocated to fund the replacement of two (2) oil separators for the Paisley Community Centre Ice Plant; and
3. That Council approve an exemption from Section 4.7 of the Procurement Policy, such that staff can obtain the Municipality's ice plant technician to complete the project.

Report Summary

To provide Council with an update regarding the status of the Municipality's ice plants and to recommend that the Chesley Community Centre Chiller project be deferred, and the funds allocated within the 2022 budget be utilized for ice plant compressor work at the Paisley Community Centre.

Background

Staff identified that within the Arran-Elderslie workplan that significant upgrades to each of the ice plants will be required in the near future. Staff have been developing a strategy to repair/replace components annually to prevent a backlog of enhancements.

Analysis

Staff have been working with the Municipality's ice technician and TSSA representatives for the continued safe operations of all municipal ice plants. It has been identified that all chillers (one (1) per arena) are more than twenty (20) years old and passed their expected life. The Municipality has been diligent in completing annual maintenance to all ice plant components, however, due to the function of the chiller, it cannot be opened and inspected without compromising the unit's integrity. With this information, staff suggest that the Municipality replace one (1) unit per year for the next three (3) years, to limit the financial burden of the project. Each facility requires a different sized unit, so the cost to replace each is estimated to cost between \$35,000.00 - \$60,000.00, depending on the facility.

After the 2022 budget deliberations, it was identified that the oil separators in both compressors at the Paisley Community Centre require replacement. The compressors will continue to be operable however, this issue causes refrigerant loss and will require a substantial amount of oil to continue to run.

The ice maintenance technician has suggested that the oil separator project be prioritized over the chiller replacement in 2022, because it will continue to be an issue and could result in system failure. Staff are recommending using T & W Enterprises to complete this project, as this project deals with the internal components of the system and the company has historical knowledge of each unit.

It is staff's intention to provide a report at an upcoming meeting to recommend pre-budget approval for 2023 to complete the chiller project for the Tara Community Centre. This facility will be the most cost effective to replace and can likely be completed prior to ice season.

Link to Strategic/Master Plan

The Municipality of Arran-Elderslie's Recreation Master Plan.

Strategic Plan, 6.1 Protecting Infrastructure, Recreation and Natural Assets.

Financial Impacts/Source of Funding/Link to Procurement Policy

Within the 2022 Capital Budget, \$ 40,000.00 has been allocated to replace the chiller at the Chesley Community Centre. The estimated cost to replace the two (2) oil separators at the Paisley Community Centre is \$18,000.00, not including applicable taxes. An exact cost for this project cannot be identified as oil separators are internal components of the ice plant compressors. In discussions with the ice maintenance technician, staff are confident that the projected number associated with this project is accurate.

Section 4.7 of the Procurement Policy provides for the waiving of the current procurement process, with Council approval, in the following circumstances.

- a) The extension or reinstatement of an existing contract would prove cost effective or beneficial.
- b) Goods and services are available from only one source.
- c) Where for reasons of time, or nature of the goods and services to be supplied, the interests of the Municipality would be best served by direct purchase.

It is the recommendation of Staff that the work be completed by the Municipality's ice plant technician, due to knowledge and experience with the facility, rather than proceeding with a tender or quote process.

Approved by: Sylvia Kirkwood, Chief Administrative Officer