



The Corporation of the Town of Tecumseh

Parks & Recreation Services

To: Mayor and Members of Council

From: Paul Anthony, Director Parks & Recreation Services

Date to Council: April 28, 2020

Report Number: PRS-2020-10

Subject: Amend 2020-2024 Arena and Pool (5) Year Capital Works Plan
Arena Rink B Brine Line Replacement

Recommendations

It is recommended:

That the Rink B Brine Line Replacement capital project be added to the 2020-2024 PRS Arena and Pool (5) Five Year Capital Works Plan;

And that the Rink B Brine Line Replacement Capital project as outlined in this report, in the amount of \$43,000 net of 100% refundable HST, **be authorized and funded** out of the Arena Lifecycle Reserve.

Background

The purpose of this report is to obtain Council approval to replace a section of the Brine supply and return lines leading to Rink B.

During the removal of the Ice Surface in Rink B this March, staff noted that the refrigeration system was losing large amounts of brine. The brine is the refrigerant that cools the arena floor to allow the ice surface to be made and maintained.

As a result of discovering this, our refrigeration Contractor CIMCO was requested to undertake a pressure test to confirm at what location the brine was leaking from in the refrigeration system.

CIMCO attended the site and the pressure test indicated the brine was leaking underground in the back arena parking lot outside of Rink B ice resurfacing door. This area was excavated to

uncover the brine lines and it was confirmed that it was leaking at the elbow. The elbow was replaced and then a second pressure test was undertaken and it was confirmed that other leaks in pipe joints leading from the elbow to the refrigeration header trench were occurring and that the recommended repair is to replace the entire line.

Comments

During the preparation of the 2020-2024 Arena and Pool Five (5) Year Capital Works Plan, this project was not included as there were no previous signs of a brine leak in our refrigeration system.

The refrigeration system is required to maintain ice and even cool the floor in the event that Rink B would be required to be used as a temporary emergency facility under the current COVID-19 conditions and the repairs need to be undertaken as soon as possible.

The work requires two separate contractors, one to cut cement floor and excavate the trench, then when line repairs are completed replacing the fill material in the trench and then replacing the cement floor. The second contractor which does specialized refrigeration work will remove existing PVC lines and replace the brine line with a steel pipe and reconnect to the arena floor header brine distribution lines.

Single/Sole Sourcing

Section 3.3 Single/Sole Sourcing of By-law 2017-63, being a by-law to govern procurement policies and procedures, states that:

“In circumstances where there may be more than one source of supply in the open market, but only one of these is recommended by the Department Director, with the concurrence of the Purchasing Officer, for consideration on grounds that it is more cost effective or beneficial to the Town; and where the expenditure will exceed \$100,000, approval must be obtained from Town Council prior to negotiations with the single source...”

Where expenditures do not exceed \$100,000, approval authority rests with the Department Director and Purchasing Coordinator or CAO and has been granted accordingly.

Administration has secured pricing to undertake the work and recommends the Rink B brine line replacement project with an overall cost of \$43,000 be approved as part of the 2020-2024 PRS Arena and Pool (5) Five Year Capital Works Plan, as follows;

- Buildweller Contractors - \$17,000 to remove concrete excavate trench, remove fill material, after brine line repairs replace excavated trench with clear stone and pour new concrete, both inside and outside the building.
- CIMCO Refrigeration - \$16,000 to provide a qualified refrigeration mechanic and welder to replace existing PVC line with steel pipe, elbows and tie in couplings

- \$5,000 for 4 skids of brine flake to be added to system by our staff after work is complete and inspected
- \$5,000 Contingency allowance to cover any unforeseen problems
- \$43,000 Total Budget for project.

Buildweller Contractors is a contractor who has experience in concrete and excavation work and has recently been awarded a construction job at the Tecumseh arena through a competitive process. They have staff to undertake the work (within our required time frame) and will be directed to do so under the current construction restrictions reflective of Provincial Order pursuant to the COVID – 19 pandemic.

CIMCO Refrigeration is our contracted refrigeration service provider and have been recently awarded other refrigeration work at the Tecumseh arena. They have the experience and staff to undertake the work in conjunction with the other refrigeration work they are doing. Having one refrigeration contractor is preferred for undertaking refrigeration work, as everything is linked to the same plant.

Consultations

Financial Services

Financial Implications

The estimated cost of the replacement of the Tecumseh Arena Rink B brine line is \$43,000 inclusive of a contingency allowance. In accordance with the Town's Purchasing Policy and the single/sole sourcing of this work, approval must come from the Department Director and Purchasing Coordinator or CAO.

The cost of the brine line replacement project would be funded from the Arena Lifecycle Reserve. The Arena Lifecycle Reserve has sufficient funding for this project and the estimated year-end balance would be reduced from \$993,000 to \$950,000.

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☐

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Paul Anthony, RRFA
Director Parks & Recreation Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

**Attachment
Number**

None

**Attachment
Name**

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