



The Corporation of the City of Cornwall
Regular Meeting of Council
Report

Department: Financial Services
Division: Purchasing
Report Number: 2021-24-Financial Services
Prepared By: Nicole Robertson, Supervisor
Meeting Date: March 22, 2021
Subject: Non-Competitive Procurement Cornwall Civic Complex –
Refrigeration Plant Condenser

Purpose

To obtain Council approval to award a contract for the replacement of the refrigeration plant condenser at the Cornwall Civic Complex.

Recommendation

That Council approves the non-competitive procurement for the replacement of the refrigeration plant condenser at the Civic Complex with CIMCO Refrigeration, A Division of Toromont Industries Limited, from Ottawa, Ontario, for a total of \$233,800 excluding HST (approximate net cost to Corporation - \$237,609.60).

Financial Implications

The Corporation had budgeted \$250,000 in the Capital Budget for this project. This project is funded from the Recreation Facilities and Equipment Reserve.

Strategic Priority Implications

This report addresses Council's accountability and transparency to the ratepayers of the City of Cornwall. The proposed project also aligns with item 2, "Sports and recreation opportunities" under the pillar "Developing waterfront through ownership, partnerships for business, and recreational opportunities." in the 2019-2022 Strategic Plan, as the purpose of the project is to ensure the ongoing operation of a City owned recreation facility located on the waterfront.

Background / Discussion

The arena floor at the Civic Complex is cooled by a piping system under the concrete slab. The cooling medium is ammonia which is the most efficient heat transfer fluid available. Unfortunately, there are dangers with utilizing ammonia, so any reduction of the quantity of ammonia in the system reduces the risk of exposure. There are numerous safety devices built into the plant to ensure the safe operation of the plant which have been installed and are maintained by the current contractor.

Currently, ammonia travels from inside the ice plant room, through the building for approximately 100 feet, exits the building and rises to the exterior mounted refrigeration plant condenser. The project will not only replace the condenser, which has exceeded its useful life, but will also install a plate heat exchanger in the plant room, allowing only the glycol to travel from the plant room to the condenser rather than ammonia. The result will be eliminating approximately 90% of the total ammonia charge in the entire refrigeration system.

In order to maintain consistency with the existing equipment, and the fact that our existing ice plant maintenance contractor has successfully maintained the equipment for the last 25+ years and are familiar with the specific operations of the refrigeration plant, the recommendation is to award to the current ice plant maintenance contractor.

Document Title:	Non-Competitive - Cornwall Civic Complex - Refrigeration Plant Condenser - 2021-24-Financial Services.docx
Attachments:	
Final Approval Date:	Mar 17, 2021

This report and all of its attachments were approved and signed as outlined below:

Mark A. Boileau - Mar 16, 2021 - 4:28 PM

Tracey Bailey - Mar 16, 2021 - 7:53 PM

Maureen Adams - Mar 17, 2021 - 9:32 AM