

Municipality of Lakeshore – Report to Council

Community Health and Safety

Facilities and Parks



To: Mayor and Members of Council
From: William Quinlan, Division Leader - Facilities and Parks
Date: October 10, 2024
Subject: Tender Award – ATRC Glycol Warm Floor Rink Piping

Recommendation

Award the tender for the Atlas Tube Recreation Centre Glycol Warm Floor Rink Piping project to Lekter Industrial Services Inc. in the amount of \$297,000 including applicable HST to be funded in part from the Facilities Reserve to a maximum of \$130,000; and

Approve an additional \$167,000 from the facilities reserve in 2025, all as presented at the October 22, 2024 Council meeting.

Strategic Objectives

This does not relate to a Strategic Objective however it is a core service of the Municipality.

Background

During the 2024 budget deliberations, Council approved a project to upgrade and repair the Atlas Tube Recreation Centre ice rinks in floor warm floor piping due to ongoing glycol loss. Project ATC-24-6684 was approved for funding of \$130,000.

The Municipality of Lakeshore entered into a contract with Tandem Engineering Group (TEG) on April 16, 2024 in the amount of \$6,400.00 plus HST, to provide engineering services to address leaks experienced in the glycol loops between the rinks and snow melting system. The consultant was tasked with providing the following:

1. Review design against applicable codes including CSA ASME, OBC, Canadian regulations, and local bylaws.
2. Review the existing equipment (pumps, etc) to ensure compatibility with the new piping design.
3. Design of new above ground supply/return mains to each of the three rink headers and two snowmelt pits.
4. Provide mechanical piping design layouts, details, and P&ID schematic drawings

- complete with drawing specifications.
5. Milestone of deliverables for review include up to two (60%/90%) progress sets in preparation of final design drawings for tender.
 6. Provide site observation reports, answers to RFI's and shop drawing reviews during construction/admin support.
 7. Prepare final as record drawings based on contractor's red-line markups and submit to the client.

The scope of work as outlined below included:

- At the ATRC, Rinks 1, 2 and 3, there are leaks in the underground glycol piping from two sub-systems of the warm glycol system:
 - Snow Melt
 - Underfloor
- Issue:
 - Leaks are present in the underground glycol piping used for snow melting at ATRC's Rinks 1, 2, and 3.
- Findings:
 - Troubleshooting has proven the leaks are in the warm glycol lines between the rinks and the refrigeration room.
 - The header and piping under the rinks are leak-free and will not be replaced.
 - Replacement pumps have been evaluated for the new total dynamic head (TDH) requirements, and coordination with Armstrong pump for suitable replacements
 - Balancing valves are to be added to provide the ability to balance the system after installation is completed.
 - The contractor is to carry the cost of providing this commissioning service.
- Scope:
 - All labour and Materials to replace the underground leaking piping with above-grade piping, only burying it where necessary to avoid interference.
 - Provisional Work - Ice Resurfacing Pit 1 (serving Rinks 1 and 2) is operational and leak-free. Pricing provided for this portion of the scope of work is provisional.
- Exclusions:
 - TSSA – the part of the system under repair is not part of the registered system.
 - Above grade insulation is not required at this time – unless specified by the client during the RFI process.
 - CIMCO must update the set points, tags, and other information within digital control system (PLC control system).
- Consultant:
 - Tandem Engineering Group (TEG) will handle the evaluation, specification, tender drawings, construction drawings, construction oversight, and as-built drawings.

Comments

On August 19, 2024, the request for tender was posted on Bids and Tenders.

The following tenders were received prior to tender closing on September 11, 2024:

Tenderer	Price (including HST)	Price (including non-refundable HST)
Lekter Industrial Services Inc.	\$335,610.00	297,000.00
Cimco Refrigeration, a Division of Toromont Industries Ltd.	\$445,764.28	394,481.66

Administration recommends awarding the tender to Lekter Industrial Services Inc.

Others Consulted

Tandem Engineering Group

Financial Impacts

The table below outlines the project costs, budget centers and associated approved budgets. Administration is recommending that the shortfall in funding be provided by the Facilities reserve. The Facilities Reserve had a balance of \$2,406,415 at the end of 2023, with a forecasted deficit of \$240,523 at the end of 2024 subject to approval of this overage, the overage for Town Hall Renovations and the overage for the Public Works West Yard.

ATRC Glycol Warm Floor Piping Project	Total Cost (excluding applicable HST)	Budget/Funding
2024 Project ATC 24-6684		\$130,000.00
Total Tendered Project Cost	\$297,000.00	
Total Surplus/ (Deficit)	(\$167,000.00)	

Report Approval Details

Document Title:	Tender Award - ATRC Glycol Warm Floor Rink Piping.docx
Attachments:	
Final Approval Date:	Oct 11, 2024

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

Prepared by William Quinlan

Submitted by Frank Jeney

Approved by Kate Rowe and Justin Rousseau