

Date Nov 4 2009



City Council Committee Report

To: Mayor & Council

Fr: John Nabb Facilities Coordinator

Re: City Hall Heating & Cooling Control System

Recommendation:

That Council hereby approves the quote from BSD Building Solutions for the replacement of the City Hall building HVAC control system for a total cost of \$16,815.00 plus GST, including labour and material; and

That Council hereby authorizes an appropriation from the City Hall Reserve to offset costs related to this replacement; and

That in accordance with the Notice By-law #144-2007, public notice is hereby given that the City intends to amend its 2009 Operating Budget at its November 16th meeting; and further

That Council hereby gives three readings to a by-law to amend the 2009 budget for this purpose.

Background:

To provide and maintain a heating and cooling management to City Hall, a building control system is required. Currently the City Hall building control system is in excess of twenty years old and is functioning improperly causing components within the system to fail. It was identified in 2008 that the system should be replaced in 2010. Unfortunately, the control system has caused a major component to fail and needs replacement immediately to maintain correct heating requirements of the building.

The replacement of the existing modulating Honeywell valve will not be compatible with the Allerton Building Control System specified and consistent with other City building control systems we currently operate. All alternatives have been looked at to provide a conversion to allow only the valve to be replaced with no success. As the controls were identified to be replaced in 2010 the most cost effective plan would be to replace the modulating valve and

control system together averting the expense of replacing the valve component due only to non compatibility with the building control replacement next year.

BSD Building Solutions is the only supplier that can provide the City with this control system.

Budget:

The City will require a budget amendment to access these funds. It is recommended that this be funded through an appropriation from the Contingency Reserve.

Communication Plan/Notice By-law Requirements:

Notice of a budget amendment will need to be given in accordance with Notice By-law #144-2007.