

**Date:** 2022-01-12

**Subject:** **Request to Begin Procurement – Hiring of a General Contractor for the Replacement of the Emergency Generator, Replacement of Cooling Coils and Humidifiers for the Air Handling Units and Replacement of outdated Drinking Fountains at Brampton City Hall, War**

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**Report Number:** Public Works & Engineering-2022-077

**Recommendations:**

1. THAT, the report titled “Request to Begin Procurement – Hiring of a General Contractor for the Replacement of the Emergency Generator, Replacement of Cooling Coils and Humidifiers for the Air Handling Units and Replacement of outdated Drinking Fountains at Brampton City Hall, Ward 3” dated January 12, 2022 be received;
2. THAT, the Purchasing Agent be authorized to commence the procurement to hire a General Contractor for the Replacement of the Emergency Generator, Replacement of Cooling Coils and Humidifiers for the Air Handling Units and Replacement of outdated Drinking Fountains ; and
3. THAT, the appropriate City staff be authorized and directed to take the necessary action to give effect thereto.

**Overview:**

- This report seeks Council approval to commence the procurement of a General Contractor for the Replacement of the Emergency Generator, Replacement of Cooling Coils and Humidifiers for the Air Handling Units and Replacement of outdated Drinking Fountains at Brampton City Hall, Ward 3.

## **Background:**

The existing emergency generator system was installed in 1990. The generator is tested semi-annually by a qualified contractor. The day fuel tank in the generator room along with two additional fuel storage tanks in P1 level were replaced in 2013. The 800 amp automatic transfer switch (ATS) is original.

According to the Building Owners and Managers Association (BOMA), the average life expectancy for a generator system is 20 years. The generator system has surpassed its average life expectancy and it is recommended to be replaced to avoid the risk of equipment failure.

The work to include, but is not limited to:

- Removal and disposal of the existing generator system, including 550KW/687.5KVA diesel generator, 800A ATS, battery rack, exhaust, muffler, etc.
- The three existing diesel fuel tanks, replaced in 2013, are to remain.
- Existing electrical feeders are in fair condition and are to remain.
- Supply and install new 550KW diesel generator, 800A ATS, battery rack, exhaust, muffler, etc.
- Implement electrical and control works.

The Trane air handling units (AHUs) providing heating and cooling to the floors are original. The AHUs were recently refurbished and are in good condition, however, the cooling coils and humidifiers are in poor condition and there is a high risk of failure.

The drinking fountains were installed in 2004, on each floor adjacent to the washrooms. The drinking fountains, which do not comply with the Ontario Disabilities Act (ODA) and City of Brampton Accessibility Technical Standards (COB-ATS), have reached the end of their life expectancy.

It is recommended to replace the AHU cooling coils to avoid potential interruption(s) of service and increased cost(s) for emergency repairs should there be a failure of the outdated cooling coils. It is also recommended to replace the outdated drinking fountains in accordance with the requirements of the ODA and COB-ATS.

The work to include, but is not limited to:

- Replace the cooling coils of eight (8) AHUs.
- Replace the AHUs' humidifiers.
- Replace the drinking fountains from the second floor to the sixth floor, inclusive. New fountains are to comply with the Ontario Building Code and COB-ATS.

## **Current Situation:**

The City retained Associated Engineering to provide design and contract administration services for this project through a competitive bid process in December 2020.

The tender documents are being developed by the Consultant. This project is approaching the Contractor procurement stage.

## **Corporate Implications:**

### Purchasing Comments

The pre-qualified General Contractors will be invited to submit a Bid and the lowest compliant Bid will be eligible for contract award. Purchase approval will be obtained in accordance with the Purchasing By-Law.

All communication with Bidders involved in the procurement must occur formally, through the contact person identified in the Bid Document.

### Legal Comments

N/A

### Financial Implications:

Sufficient funding is available within the Public Works and Engineering approved Capital Budget for the procurement services recommended in this report.

## **Other Implications:**

This report achieves the following Term of Council Priorities:

1. Brampton is a Well-Run City.
  - a. The replacement of the existing emergency generator, cooling coils and humidifiers will improve the day-to-day operations at City Hall by proactively eliminating the risk of failure of the above noted equipment and the associated potential disruption of services.
2. Brampton is a Mosaic.
  - a. The existing water fountains at City Hall do not comply with the City's Accessibility Technical Standard. The new water fountains will enable individuals of all abilities to have equitable access to these sources of drinkable water.

**Conclusion:**

It is recommended that the Purchasing Agent be authorized to commence the procurement as described in this report.

Reviewed by:

Reviewed and Recommended by:

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Public Works and Engineering

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David Bottoni, BDC Director  
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