

September 9, 2019

Report To: Mayor and Council

From: Travis Rob, Manager of Operations and Facilities

**RE: Ice Plant Maintenance Agreement**

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The Town has been working with local service providers to develop a service contract for ongoing maintenance of the two ice plants at the Memorial Sports Centre. Currently there are two providers in the district providing these services, Cimco Refrigeration and Prairie HVAC/R both operating out of Winnipeg Manitoba.

Each firm provided a service contract containing almost identical service including:

- Prestart checks of both plants
- Start-up of both plants including operational verification
- Mid season plant checks and maintenance
- Annual full service at shutdown including
  - o Vibration analysis
  - o Oil changes (52 Canadians)
  - o Brine and Oil analysis and top up if needed.

All consumables are not included in the contract but the Ice For Kids plant only requires oil changes when the oil analysis shows it is required and currently the Town stocks the required materials.

In addition to the above listed checks the maintenance contract secures preferred rates for service calls and travel as well as places the Town as a preferred client in the event of an emergency call. For the two firms the rates break down as follows:

	Prairie HVAC/R	Cimco Refrigeration
Regular Hours	\$75.00 - \$125.00/hr	\$105.00/hr
Programmer Hours	N/A	\$155.00/hr
Critical/Emergency Hours	\$113.00 – 188.00/hr	N/A
Overtime/Double time hours	N/A	\$157.50 / \$210.00/hr
Truck Fee	\$75.00/day/truck	\$975.00 per trip return
Mileage Rate	\$1.00/km	N/A
Msc. Shop Supplies	N/A	\$6.65
Annual Fee	\$16,389.00	\$26,200.00

Prairie HVAC/R does not include programming support in their contract so we would have to continue to rely on Cimco for any works relating to the programming of the plant controls going forward. Cimco's labour and mileage pricing is on an inflationary increase year over year for the term of the contract, however they include a parts discount of at least 15 – 25% under list. In addition, Cimco will include the installation of the new Condenser unit at the Ice For Kids Arena, completed in July 2019 at their discounted labour rate should we proceed with them.

The Town has been a client of Cimco for many years and they know both of our plants in detail. They can and have been providing call in service to the Town with great response. Prairie HVAC/R currently looks after the plant in Couchiching, however I was not able to speak to their operator. Given the long-standing relationship that has been built with Cimco, it is the recommendation of Administration to enter into a 5-year maintenance agreement for ice plant maintenance with Cimco Refrigeration.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Travis Rob', with a stylized flourish at the end.

Travis Rob, P.Eng

Manager of Operations and Facilities

**Council approval of this report will agree with the recommendation of Administration to enter into a 5-year maintenance agreement with Cimco**

2019Sept Ice Plant Maintenance Agreement