

# Report to Municipal Council



<b>Meeting Date:</b> August 14, 2024	<b>Report Date:</b> August 2, 2024
<b>Reason Before Council:</b> Policy Direction / Approval	<b>Priority:</b> Normal
<b>Department:</b> General Government	<b>Type of Meeting:</b> Regular Meeting

**Report Title:** Facilities - Various Repairs and Maintenance

## **Recommended Resolution:**

That Council review and approve the following repairs costs. Note that if we move forward with the hot water supply issues and pending electrical upgrades, we will most likely be either over budget or not able to complete other planned work.

## **Issues:**

### Arena Issues:

1. Condenser breaker tripping issue: Since the replacement of the condenser unit at the arena last year, we have been experiencing a breaker tripping issue causing the ice plant to shut down. Some of the concern is that we may have ice melting, high temperature that does result in the plant overheating with some ammonia leak prior to plant / breaker tripping. The maintenance contractor, Metal Air has verified the new condensing unit but was unable to determine source of the issue as two (2) separate pumps are attached to the breaker, which in a new install would have been on there own. His recommendation was:
  - i. To verify with Ontario Hydro if voltage supply was adequate. On April 17, Hydro visited the arena and confirmed that the voltage was within acceptable range.
  - ii. Install a sub-panel to separate the glycol pump from the condenser unit. The possible outcome would be:
    - a. the added breaker would prevent any further tripping;
    - b. the trouble items would be further isolated; and,



c. wiring would be in line with a new installation.

**Cost:** +/- \$5,000 (more if the issue persists)

2. Hot water on demand unit for the Zamboni. Earlier this spring, one (1) of the two (2) units started leaking. A plumber was dispatched and determined the unit to be at its end of life. He further noted that the second unit would not be far behind. The hot water is required for ice flooding.

**Cost:** +/- \$8,800 for two (2) units

3. The plumber also highly recommends that plumbing be re-directed to be supplied after the water softener which will prevent premature failure of the hot water on demand units and condenser.

**Cost:** +/- \$1,000

#### Wellness Center Issues:

We have had ongoing complaints from tenants in regard to an odour in the water. We have had the hot water tanks flushed with limited success. The plumber did do limited water analysis and determined that the water softener and iron filter were not working. A new water softener and iron / sulfur system was installed at a cost of \$3,200. There are still lingering smells that we have received complaints about. The plumber suspects that it may take time for the lines and possibly the hot water tanks to be properly flushed out and the smell will subside.

The plumber additionally recommended to possibly remove some of the issues is to remove two (2) of the hot water tanks and either:

- 1) Tie into the fitness center hot water tank (rental): High calculation of hot water usage in the building does not merit three (3) hot water tanks. Univi has seven (7) hand washing sinks which is not open during the fitness center hours. There are four (4) showers in the fitness center with two (2) hand washing sinks. The original use of the pharmacy space was a restaurant which would have had a much higher hot water use.
- 2) Install a hot water on demand unit big enough to supply entire building that would be converted from propane to natural gas, when available.
- 3) Replace two (2) hot water tanks with a new hot water tank. Cost \$2,000



**Analysis & Background:**

We have an obligation to supply potable water to our tenants and keeping those tenants satisfied is important as new tenants could be hard to come by.

The Zamboni requires sufficient hot water for ice making.

	<b>Budget</b>	<b>Actual Spent</b>			<b>Remaining</b>
<b>Arena</b>	\$16,000.00	\$4,222.05	\$11,777.95	\$4,415.00	\$7,362.95
<b>Wellness Centre</b>	\$17,000.00	\$5,379.41	\$11,620.59	\$5,600.00	\$6,020.59

**Attachments:**

- Nil.

**Prepared By:** Denis Turcot, CAO