



The TOWNSHIP of
NORTH DUMFRIES

MEMORANDUM

To: Mayor Foxtton & Members of Council

From: Cynthia Hislop, Deputy Clerk

Re: **ADDENDUM TO AGENDA – Committee of the Whole Agenda for June 14, 2021**

Date: June 11, 2021

Staff are seeking the authority of Council to add as an Addendum to the June 14, 2021 Committee of the Whole Agenda the following items:

1. Add item 6.5 Report No. REC-10-2021: Gasket Replacement for the Heat Exchanger - NDCC
2. Add to item 7.1 Report No. CAO-15-2021: TransformWR Strategy
 - a. Email Correspondence
 - b. 50by30 Call to Action



COMMUNITY SERVICES COMMITTEE
June 14th, 2021

GASKET REPLACEMENT OF THE HEAT EXCHANGER – ICE PLANT
NORTH DUMFRIES COMMUNITY COMPLEX

RECOMMENDATION

The Director Community and Leisure Services recommends:

- 1. THAT REC Report No. 10-2021 be received;**
- 2. AND THAT Township Staff be authorized to issue a purchase order for the supply, delivery and installation of the new gaskets at the North Dumfries Community Complex for the Ice Plant Heat Exchanger as a Sole Source purchase to Cimco (Toromont) Refrigeration in the amount of \$15,000, plus HST;**
- 3. AND THAT the Treasurer be authorized to fund the completion of this project from the Capital Reserve - Facilities Capital Fee account;**
- 4. AND THAT the Mayor and Clerk be authorized to execute any necessary documents to facilitate the purchase.**

1. PURPOSE

The purpose of the Report is to seek Council authorization to complete a sole source purchase with CIMCO (Toromont) Refrigeration for the replacement of the gaskets on the plate and frame heat exchanger, in the compressor room at the North Dumfries Community Complex.

2. BACKGROUND

Since the build of the NDCC in 2011, the compressor systems have been working well and preventative maintenance and regular inspection programs have been maintained.

The current heat exchanger at the NDCC aids in operating the compressor system that refrigerates the arena floor ice. Within the heat exchanger system are gaskets that provide a seal to allow for coolant to travel through the heat exchanger and back out to cool the ice. Gaskets between plates also guide the flow of product and heating/cooling fluids through alternating channels. As hot fluids pass over the plates,

heat transfers from the hot to the cold side, decreasing the temperature of the hot side and raising the temperature of the cold side.

Constant exposure to ammonia speeds the natural aging process of rubber gaskets and compromises the sealing efficiency. Plate and gasket maintenance are integral to the safety of the heat exchanger. Overly worn gaskets can result in dangerous ammonia leaks. For safety reasons, regular gasket replacement is required in order to optimize performance and prevent potential safety hazards. The gasket replacement process is recommended every 8 – 10 years. Regular replacement also provides an opportunity to inspect the integrity of the plates, helping identify and prevent potential equipment breakdowns. In addition, heat exchange efficiency directly impacts energy costs. Without proper maintenance, the refrigeration system can experience lower evaporation temperatures and higher condensation temperatures and every degree of temperature difference can translate to a 3% energy cost increase.

3. OPTIONS AND ANALYSIS

CIMCO (Toromont) Refrigeration has been recently on-site to conduct their preventative maintenance and inspection on the refrigeration system at the NDCC. As part of their reporting, they have recommended the replacement of the gaskets in the Ice Plant Heat Exchanger.

The gaskets that are currently installed within the Alfa Laval Heat Exchanger are Alfa Laval stamped and certified gaskets. These are the gaskets that are recommended and preferred to be installed in the system at the NDCC.

Other contractors may be eligible to bid on the gasket replacement process but will not be able to provide the recommended and preferred Alfa and Laval product.

To complete this task in a timely manner, prior to the start up for the 2021/22 season, staff recommend the approval of the sole source purchase to engage the contractor to start the order process immediately to ensure the project is complete by August 7, 2021, the proposed plant start up of the NDCC.

If the recommendation is not approved or postponed until 2022 there is the potential for a leak to occur during the operating season and then a 6 – 8-week delay in ice use would occur to complete this repair.

The contract will include the following:

- Ship Material and travel to site
- Isolate Alfa Laval Heat Exchanger
- Remove plates
- Remove old gaskets and dispose in environmentally sound manner
- Pressure cleaning of all cassettes
- Re-gasket with ONLY Alfa Laval stamped and certifies Original Equipment Manufacturer gaskets

- Install regasketed plates on Alfa Laval Heat Exchanger
- Torque plate back using electronic torquing multiplier wrench to meet specific Alfa Laval torque specifications
- Start up and test operation and Jobsite cleanup

4. FINANCIAL IMPLICATIONS

The completion of this project is not funded in the 2021 Capital Budget. The newly received information has accelerated the need to address and respond to this matter. Staff are seeking authorization to advance forward with the completion of this project prior to the commencement of the 2021/22 ice season at the NDCC.

The sole source bid is from CIMCO Refrigeration in the amount of \$15,000 (Plus HST). CIMCO is the Township's contractor who completes the preventative maintenance work on the ice plant, and, is the designer of the original system. Staff believe that a sole source award is appropriate in this circumstance.

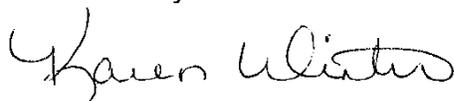
The amount will be funded from the Capital Reserve - Facilities Capital Fee account.

5. ATTACHMENTS

1. *None*

For further information on the contents of this Report, please contact Karen Winter, Director of Leisure and Community Services, at 519-632-8800 ext. 135 or via email at kwinter@northdumfries.ca.

Report Prepared and Respectfully
Submitted By:



Karen Winter,
Director of Leisure and Community Services

Report Reviewed By:



Andrew McNeely,
Chief Administrative Officer

From: [REDACTED]
To: [Derrick Ostner](#); [Margaret McCreery](#); [Pam Gillespie](#); [Rodney Rolleman](#); [Susan Foxtan](#)
Cc: [Andrew Mcneely](#); [Clerk](#)
Subject: Input on TransformWR (CAO-15-2021)
Date: Friday, June 11, 2021 12:58:08 PM

Good afternoon Mayor Foxtan and members of Council,

I'm writing regarding the TransformWR climate action strategy, item 7.1 on your agenda Monday night. For those of you I've not met before: my name is Mike Morrice, and I founded Sustainable Waterloo Region almost 15 years ago. With Mary Jane Patterson and several others, I helped launch ClimateActionWR in the years that followed, and a decade ago I was part of the team that brought to North Dumfries Council our community's first climate plan.

While I'm not a constituent (I live in Kitchener, on block 2 of the Haldimand Tract), I'm writing as a neighbour and fellow Waterloo Region resident, and I strongly encourage you to support this strategy. It is an ambitious plan that reflects incredible work by a wide mix of community members and organizations.

TransformWR is the result of years of consultation and technical review. The community and city staff have done their job well and prepared a plan rooted in local actions that, taken together, would transform our community for the better.

As well, I join others in encouraging you to fully align the strategy with climate science, as called for by scientists, Indigenous leaders and young people for decades: this includes, at minimum, a 50% by 2030 target.

As city staff rightly point out in their report, the Township will not be able to achieve this target on it's own. You will need stronger leadership from our provincial and federal governments to do so. Wisely, staff have already included ongoing advocacy to both these levels of government as part of their recommendation.

In adding a 50x30 target and approving the TransformWR strategy, you would not only be supporting the incredible work the community has done, but showing the leadership we need of all elected officials today: to be bold in setting targets that align with climate science, and committing to ongoing advocacy and engagement with other levels of government to ensure that collectively, we do our fair share in pursuit of a sustainable and equitable future.

Thanks for the opportunity to share this input with you, and to each of you for your continued commitment to public service.

Please feel free to reach out if you would like to discuss any of this further, I would be happy to connect.

All my best,

Mike

Sent to all local councils in Waterloo region, May 29, 2021, on behalf of 50by30 Waterloo Region, in support of the TransformWR Climate Action Strategy and increased climate ambition

Dear local and regional councillors of Waterloo region,

We are writing as local residents based throughout Waterloo region and organizers of the 50by30WR campaign, with strong support for the TransformWR Climate Action Strategy going before local councils soon for approval. We have also been speaking with councillors who are keen to see an additional or strengthened motion in support of a near-term target of 50by30. It is our strongest recommendation that approval of the TransformWR Climate Action Strategy must also include an in principle commitment to meet the science-based target to reduce local emissions 50% by 2030 to preserve a safe climate future (50by30, www.50by30wr.ca), with a commitment to advocacy to higher levels of government to provide added resources and support to help achieve this, as stated in the Strategy itself. We are very open to discussing the importance of our region committing to 50by30 with each of you, including what this could mean. Further resources are embedded below - please reach out directly to continue the conversation.

Needless to say, we are all deeply concerned about the impacts climate change is already having on our region and world, and the far worse impacts expected to come without bold, science-based action. The COVID-19 pandemic is already showing us the importance of implementing science- and justice-based responses to crisis, at the scale and speed of action the moment demands. Climate science makes it clear that swift, bold action must start now to protect our communities from escalating climate disaster, and that means reaching 50by30 - as ClimateActionWR also affirms in their recent article here: www.bit.ly/record-article. In the face of a worsening global climate crisis, future prosperity and well-being for all in our region can *only* be secured through implementing intelligent, bold climate action now, grounded in social justice.

The TransformWR Strategy is advocating for just such transformative action toward a clean economy in our region, guided by clear principles of social equity and justice, which we applaud. The 30by30 milestone discussed currently embodies many exciting actions ahead necessary to achieve this reduction within our region and which we support, but for true climate safety and to match today's global 'zeitgeist' of accelerating climate action, this still does not go far enough. We wholeheartedly recommend that you approve the Strategy as soon as possible to get action started AND adopt a motion aspiring to meet a science-based 50% emissions reduction target by 2030, in line with today's global moment. Approving both provides a clear "Yes, AND" as complimentary tools to catalyze bold action forward.

We recognize the path to meet such a target will not be easy – but it is the path required by climate science to secure the safe climate future that all our futures depend on. In Waterloo region, we are leaders, not followers, and innovators, not laggards. We rise to what the moment demands. Aspiring now to 50by30 will serve to catalyze the climate solutions urgently needed while positioning Waterloo region on the leading edge of building the clean economy, with *enormous* benefits to our local economy and communities.

To reach 50by30 we need to leverage local capacity and advocate to the federal and provincial governments for their support – so the TransformWR Strategy encourages our local governments

to advocate to higher levels of government for additional support to get the job done.

By passing a bold Climate Action Strategy and in principle commitment to 50by30 at this time, Waterloo region will show the world we are ready to do our fair share to tackle climate change, with solutions created right here in our communities. Over 700+ global cities have already committed to do their fair share to reach 50by30 (www.bit.ly/C40-April2021). Even the carbon-intensive United States has now committed to a 50-52% reduction by 2030 (www.bit.ly/US-50-30). Waterloo region must take its place now on the leading edge of this global transition – it is the right thing to do for us all, and the benefits to our region through taking bold action will be enormous.

Canadians like ourselves are deeply concerned about our climate future, and want bold climate action. The National Climate Emergency Poll conducted in July 2019 showed that a significant majority of Canadians are ready for a major transition to clean energy and a decisive move away from fossil fuels (full poll here: www.bit.ly/CE-Poll).

This coming council meeting, we call on you to approve the TransformWR Climate Action Strategy, *and* a motion to aspire to a 50% reduction in emissions by 2030. This is what our moment requires, and we must rise to meet it. Thank you for your ongoing leadership and service in our beautiful region. Let's keep it beautiful with bold climate action!

Please reach out if you would like to continue the conversation and to express your support. We are grateful for your service - together, we *can* and *must* create the transformative solutions required to secure a safe climate future for all of us.

Sincerely,

The Organizers at 50by30 Waterloo Region

Abhilasha Dewan
Andres Fuentes Martinez
Barbara Schumacher
Kai Reimer-Watts
Laura Hamilton
Megan Ruttan
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