

DATE OF MEETING | March 14, 2018 |

AUTHORED BY | Karen Fry, Fire Chief & Director of Public Safety |

SUBJECT | **Tender #2086 Harbour Front Parkade Sprinkler Replacement** |

## **OVERVIEW**

### **Purpose of Report**

To advise the Finance and Audit Committee the results of the Request for Tender #2086 – Harbourfront Parkade Sprinkler Replacement and to obtain additional funding. |

### **Recommendation**

That the Finance and Audit Committee recommend that Council approve additional funding of \$50,821.26 to complete the Harbourfront Sprinkler replacement from the General Parking Reserves.

## **BACKGROUND**

The 2017-2021 Financial Plan included \$123,150 for the replacement of the main sprinkler system on P1 and P2 of the Harbourfront Parkade in 2017. To the end of 2017, costs of \$6,000 for engineering were incurred. The remaining budget of \$117,150 was carried forward to 2018 while waiting for the results of tender – RFT 2086.

The City received one bid, which provides two options for proceeding with the work. The first option was the removal and replacement of four, Dry Alarm Sprinkler Valves, removal and replacement of all sprinkler piping headers, branch lines and sprinkler heads in the two floors of the underground parking area and flushing of the existing standpipe piping system in the two floors of the underground parking. All new piping to be Schedule 10, galvanized steel. The total, including GST (5%) is \$173,971.26

A second option was also quoted, which was more of a ‘de-scoping’ exercise, whereby components have been removed and the scope of the project was reduced. This option which was the removal and replacement of four, Dry Alarm Sprinkler Valves, removal and replacement of all sprinkler piping headers and sprinkler heads in the two floors of the underground parking. *Branch lines to be cleaned, flushed and re-used.* All new piping to be Schedule 10, galvanized steel. The total, including GST (5%) is \$127,772.25.

If Option 2 is the preference, it should be noted that the branch lines would still need to be replaced at a later date. This work would need to be added to the 10 year project plan during the next budgeting cycle. At this time, it is anticipated this would result in a higher overall cost for the work as any savings from economies of scale would be lost. Additionally, the parkade will have disruptions and areas out of service during two separate projects (potentially over two years) and not one time. The MIC (Microbiologically Influenced Corrosion) growing in the sprinkler piping at the Harbourfront Parkade causes Bacteria in the metal pipe. This growth can cause water flow

problems through the sprinkler piping. This lack of flow is a safety concern, and needs to be addressed.

## **OPTIONS**

1. That the Finance and Audit Committee recommend that Council approve additional funding of \$50,821.26 to complete the Harbourfront Sprinkler replacement from the General Parking Reserves.
  - **Budget Implication:** Additional funding will be allocated from the General Parking Reserve.
  - **Add Other Implications:** The Harbourfront Parkade will only have areas out of service over one period during the project.
  
2. Approve additional funding of \$10,622 to complete the project as described in Option 2
  - **Budget Implication:** Additional funding will be allocated from the General Parking Reserve.
  - **Add Other Implications:** The full scope will still be required to be completed later as a separate project. The Harbourfront Parkade will have areas out of service over two separate projects. This may negatively affect the business and residents who use the parkade and be seen as an inconvenience or reduction in spaces available.
  
3. Cancel project and re-budget in a future year.
  - May result in Fire code compliance issues if the sprinkler system is not maintained or serviced.
  - Infrastructure and sustainability | |

## **SUMMARY POINTS**

- Tender #2086 – Harbour Front Parkade Sprinkler Replacement closed on February 7, 2018 with only one bid.
- The tender bid for the described sprinkler replacement requires an additional \$50,821.
- There is sufficient money in the General Parking Reserve for this increased cost. |

**Submitted by:**

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