

Report CCR-PCD-19-15

To: Chair Wright and Members of the Planning and Community Development Committee

From: Petal Furness, Interim Manager Grey Roots Museum & Archives

Meeting Date: May 19, 2015

Subject: **To request funding to purchase and install five Heat Pump Compressors at Grey Roots**

Status: Recommendation adopted by Committee as presented per Resolution PCD81-15; Endorsed by County Council June 2, 2015 per Resolution CC81-15;

Recommendation(s)

WHEREAS five of the six heat pump compressors used to heat and cool the Grey Roots facility have failed since January of this year, with only of them which could be brought back to working order for the time being;

AND WHEREAS a compressor has been ordered to replace the first unit that failed in January;

AND WHEREAS the heat pump compressors control the temperature and humidity within the facility which is needed to properly keep safe the objects in the collections and the paper documents within the archives;

AND WHEREAS Grey Roots depends upon its annual Community Museums Operating Grant (CMOG) which requires daily readings of temperature and humidity levels, and should these levels not fall within the approved range, Grey Roots would be in jeopardy of not receiving this funding;

AND WHEREAS agreements with agencies for travelling exhibits have requirements for certain temperature and humidity levels;

AND WHEREAS much strain is being placed on the remaining two compressors which could cause total failure of the system;

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-19-15 regarding the purchase and installation of five heat pump compressors be received;

AND THAT the Committee hereby endorses the purchase and installation of new compressors for the remaining five heat pumps at an estimated cost of approximately \$31,000;

AND THAT the cost be funded from the Grey Roots Building Improvements Reserve;

AND FURTHER THAT staff are hereby authorized to proceed with the purchase of the compressors in advance of Council's approval of this recommendation under the authority of Section 24.13(b) of the Procedural By-law.

Background

Staff regrets that this report was not submitted in time to be sent out with the regular committee agenda package. Grey Roots began experiencing issues with one of its heat pumps in January and since that time sporadic issues arose which were being managed, with rapid failures transpiring in May leading to the need for a quick turnaround on decision making. While this could fall under the emergency provisions of the Purchasing Procedure, it was determined that it is prudent to bring this forward to the Planning and Community Development Committee because of the timing of its meeting falling within days of a tender being sent out.

The existing heat pumps are Ice Kube Heat Pumps manufactured by Frontier Refrigeration. The heating and cooling plant consists of six Ice Kube heat pumps. The purpose of this equipment is to supply both chilled and hot water to the roof top air handling units to provide climate control for staff, visitors and the protection of the artifacts within the exhibit, collections storage and the archive storage areas as well as meeting the requirements as set in the standards by the Ministry of Tourism, Culture and Sport.

The first heat pump failed in January and at that time it was thought to be an isolated incident. Parts were ordered to replace that unit. A second heat pump failed in March with the last two failing in May. Staff has managed to get the last heat pump that failed on May 12 up and running for the time being. These compressors are failing as they reach their expected lifespan. What is unusual is the fact that the failures have arisen for different reasons.

As a result it is recommended that all the compressors be replaced in order to prevent further equipment failures which would put the operations of the museum at risk. In speaking with the company that services the heat pumps it has been determined that these compressors have a life span of around ten years.

As summer arrives with its high heat and humidity, it will be impossible for the two remaining heat pumps to keep up and could force the system to brown out causing potential damage to the collection.

Financial / Staffing / Legal / Information Technology Considerations

Based on the cost of the compressor that has been ordered for the first failed compressor, it is estimated that the cost for the five compressors, including installation will be \$31,000, inclusive of HST.

This was not provided for in the 2015 budget. The cost of the first compressor will be accommodated within the 2015 approved budget. It is recommended that the cost for the remaining five compressors be funded from the Grey Roots Building Improvement Reserve.

The Building Condition Assessment completed in 2011 indicates the heat pumps do not need to be fully replaced until 2024. No indication was given in that report that compressors would need replacement although contractors have indicated that compressors tend to last for ten years.

There are no legal or Information Technology considerations arising from this report.

There will be some staff time involved; but correcting the issue will actually reduce the time that is currently being directed at these issues.

There is the possibility of putting the County's Community Museum's Operating Grant from the Province in jeopardy if the temperature and humidity readings do not meet specifications.

Link to Strategic Goals / Priorities

This report aligns with Goal 1.6 which is the commitment to lifecycle planning for county owned capital assets.

Attachments

None

Respectfully submitted by,

Petal Furness
Interim Manager, Grey Roots Museum and Archives

Director Sign Off: *Sharon Vokes*

