



**City of Kingston
Report to Council
Report Number 21-166**

To: Mayor and Members of Council
From: Brad Joyce, Commissioner, Corporate Services
Resource Staff: Speros Kanellos, Director, Facilities Management & Construction Services
Date of Meeting: June 22, 2021
Subject: Award of Contract – Boiler Replacement Program

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The purpose of this report is to seek Council approval to award a contract to Modern Niagara Toronto Inc. for the replacement of boiler systems at five (5) City owned facilities.

One (1) compliant submission was received and evaluated in response to Request for Proposal (RFP) F18-CS-FMCS-2021-07 for replacement of boiler systems at five (5) City owned facilities. It is recommended that the contract be awarded to Modern Niagara Toronto Inc. In accordance with Section 3.4 (iv) of By-Law 200-134, “A By-Law to Establish Purchasing Policies and Procedures for the City of Kingston”, Council approval is required when less than three (3) valid responses from vendors are received.

Recommendation:

That Council authorize the Mayor and Clerk to enter into an agreement with Modern Niagara Toronto Inc. pursuant to RFP F18-CS-FMCS-2021-07 for the replacement of boiler systems in five (5) City owned facilities, in the amount of \$373,014.00 plus applicable taxes, as well as any related amendments thereto or other documents required to complete the work as directed by

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the Director, Facilities Management & Construction Services and in a form satisfactory to the Director of Legal Services.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Brad Joyce, Commissioner,
Corporate Services**

ORIGINAL SIGNED BY CHIEF
ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Community Services	Not required
Peter Huigenbos, Commissioner, Business, Environment & Projects	Not required
Jim Keech, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Sheila Kidd, Commissioner, Transportation & Public Works	Not required

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Options/Discussion:

The boiler replacement program aims to significantly reduce greenhouse gas emissions and environmental risk while creating operating cost savings at City owned facilities. Ageing infrastructure was identified at four (4) Fire Stations and at the Visitor Information Centre, and through this program will be replaced with new boiler systems that use outdoor air sensors to modulate the boilers to reduce energy use based on outdoor conditions. Oil tanks, oil heating systems and hot water tanks will be replaced at these facilities with efficient, low carbon alternatives.

The Request for Proposal (RFP) F18-CS-FMCS-2021-07 was advertised on Biddingo and closed on May 19, 2021. One (1) submission was received and evaluated by three (3) members of the Facilities Management and Construction Services team.

Below is a summary of the companies who submitted bids for this RFP, and their scored based on the evaluation criteria.

Rank	Proponent	Cost excluding taxes	Score
1.	Modern Niagara Toronto Inc.	\$373,014.00	85

It is recommended that this contract be awarded to Modern Niagara Toronto Inc., having submitted the highest-scored and lowest-priced submission. The mandatory submission and technical requirements of the RFP were met. The proponent's submission is deemed fair and reasonable, and matched the budgetary estimates for this project.

Staff have recently consulted with local contractors on the lack of bids received on RFPs such as this. It was indicated that due to a large volume of work available to local contractors, most companies are not seeking additional work at this time. Two (2) proponents attended site visits for this RFP, however only one submission was received.

There are sufficient funds available in the current capital budget to proceed with the award of contract as recommended in this report.

In accordance with Section 3.4 (iv) of By-Law 200-134, "A By-Law to Establish Purchasing Policies and Procedures for the City of Kingston", Council approval is required when less than three (3) valid responses from vendors are received.

Existing Policy/By-Law:

Section 3.4 (iv) of By-Law 200-134, "A By-Law to Establish Purchasing Policies and Procedures for the City of Kingston", as amended.

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Notice Provisions:

None

Accessibility Considerations:

None

Financial Considerations:

There are sufficient funds available in the current capital budget to proceed with the award of a contract as recommended in this report.

Contacts:

Speros Kanellos, Director, Facilities Management & Construction Services, 613-546-4291 extension 3133

Other City of Kingston Staff Consulted:

Kevin Donaldson, Deputy Chief, Kingston Fire and Rescue

Therol Peterson, Manager, Facilities Management, Facilities Management & Construction Services

Brent Funnell, Supervisor, Procurement Operations, Financial Services

Russell Horne, Building Performance Controls Technologist, Facilities Management & Construction Services

Exhibits Attached:

None