

# The Regional Municipality of York

Housing York Inc.  
June 15, 2017

Report of the  
General Manager

## Contract Award for Standby Generator Installations at Rose Town in the Town of Richmond Hill and Heritage East in the Town of Newmarket

### 1. Recommendations

It is recommended that:

1. The Board approve award of Contract T-17-54 for Standby Generator Installations at Rose Town and Heritage East, to Ferguson Electrical Company Ltd. at a total cost of \$665,000 excluding HST.
2. The Board approve funding the project at a total cost of \$950,000 using the remaining Emergency Power Project Reserve Fund and Retained Earnings.

### 2. Purpose

This report seeks Board approval to award a contractor to supply, install and commission two natural gas standby generators serving two Housing York Inc. (Housing York) buildings: Rose Town in the Town of Richmond Hill and Heritage East in the Town of Newmarket.

Housing York's Purchasing Bylaw requires contracts over \$500,000 be approved by the Board of Directors. A public tender for construction services was issued and seeks Board approval to award it to Ferguson Electrical Company Ltd., in the amount of \$665,000, as the lowest compliant bidder.

### 3. Background

Housing York adopted an Emergency Power Plan Proposal for large properties serving senior citizens

After the wide-spread power outage occurred in Ontario in August 2003, Housing York began to examine emergency power capabilities of its properties. In 2004, the Board approved an Emergency Power Plan Proposal which identified a number of properties that would receive emergency power upgrades phased-in over multiple years.

The Emergency Power Plan Proposal was developed, to minimize risks, enhance tenant safety and prolong functionality of Housing York Inc.'s buildings during emergency situations. The Ontario Building code requires that residential buildings greater than six stories be equipped with emergency back-up generators. The review of Housing York properties considered factors such as building height and size; client groups being served; presence of special equipment dependant on power (i.e. sewage pumps); and presence of essential support services. A total of 19 properties were selected for emergency power improvements. Of these, seven properties were selected for the inclusion of portable or fixed generator installations.

To date, a total of 17 different properties have received a variety of emergency power improvements including: enhanced emergency lighting; portable generator purchases; and fixed generator installations. Heritage East and Rose Town are the two remaining Housing York apartment buildings identified on the Emergency Power Plan. New multi-unit residential developments by Housing York are designed with fixed emergency power units included.

Heritage East, located at 351 Crowder Boulevard, in the Town of Newmarket, is a four-storey multi-unit residential building with one level of underground parking. It contains a total of 54 units for seniors and 66 units for families. Rose Town, located at 125 Pugsley Avenue, in the Town of Richmond Hill, is a six-storey multi-unit residential building. It contains a total of 125 units for seniors.

Attachment 1 provides a list of all properties where emergency back-up power has been installed. As the approved Emergency Power Plan is now complete, future consideration for standby power will be addressed through the budget process.

## Contract Award for Standby Generator Installation at Rose Town and Heritage East

In 2015, a public tender was issued for the installation of standby generators at Rose Town and Heritage East - tender prices significantly exceeded the original project budget

In 2015, the original project budget was \$680,000 excluding HST. The original estimate was based on a previous generator installation, as well as a feasibility study that was conducted to ensure the cost estimate would reflect these specific locations. A total of three bids were received, and the lowest compliant bid price was \$1,207,524 excluding HST. As the bid price far exceeded the original budget and the consultant's estimate, the tender was cancelled in early 2016.

Significant cost savings could be achieved by simplifying the wiring requirements to the electrical panels at each property

In spring 2016, an evaluation of the original design was completed. The evaluation suggested significant cost savings could be achieved by simplifying the wiring requirements to the electrical panels at each property. This would result in larger generators for both properties while reducing electrical wiring, labour and coordination costs.

With a new cost reduction plan identified, redesign commenced in the fall of 2016 and a metering study was conducted to accurately determine the total electrical loads at each property. The study identified the generator sizes required to power the entire building. The proposed generator size at Rose Town is the same as the original design; however, it involves less electrical wiring requirements. The proposed generator size at Heritage East increased from the original design and it also involves less electrical wiring requirements. The electrical wiring modifications are now confined to the electrical rooms located on the ground level at Rose Town and in the underground parking level at Heritage East.

In the event prolonged power failure occurs, the standby generators will power common area lighting, all mechanical equipment and both elevators in each building. Each building's recreation rooms will be fully powered to act as a focal point for communications during a long-term power outage. The recreation rooms will allow people to plug-in phone chargers and devices to ensure all communications are maintained. As well, people with special needs such as oxygen devices will be accommodated within the recreation rooms.

Housing York has established emergency operations centres in the north (Lakeside Residences) and in the south (Mackenzie Green) in the event their Head Office on Gorham Street in Newmarket is rendered inoperative. The Heritage East property has been identified as the central emergency operations centre and will be equipped with sufficient back-up power to operate accordingly.

#### 4. Analysis and Implications

An electronic public tender was issued through Supplies and Services requesting construction services for the supply, installation and commissioning of two natural gas standby generator systems serving the Rose Town and Heritage East properties.

The tender closed on May 9, 2017. A total of 3 bids were received. The bidders, their bid price and status of their submission are outlined in Table 1.

**Table 1**  
**Pricing Summary**

Firm	Bid Price (\$)	Compliant
Ferguson Electrical Company Ltd.	665,000	Yes
Montana Electrical Contractors Ltd.	729,700	Yes
GMP Contracting	980,862	Yes

There were no bid review committees required.

It is recommended that Ferguson Electrical Company Ltd. be awarded the contract for the supply and installation of standby generators at the Rose Town and Heritage East properties.

Construction of the awarded contract is anticipated to begin mid July 2017 and be complete within 150 working days.

The installation of standby generators supports Housing York Inc.'s 2017-2020 Plan

The installation of standby generators will enhance the safety of residents during emergency situations and promote the social well-being, livability, and overall health of the local community. This supports Housing York Inc.'s 2017 to 2020 Plan by addressing one of the action items identified under the Provide Good Governance and Strengthen Organizational Capacity strategic direction. The generators will reduce health and safety risks of tenants during large scale power outages by providing a space to shelter in-place. Heritage East will also be equipped to power an emergency operations centre for Housing York staff during emergency situations.

## 5. Financial Considerations

The proposed total project budget is \$950,000, excluding HST. The project budget includes the cost of the original design consultants for the 2015 tender and the costs of the revised design consultants for the 2017 tender.

The project budget also includes modifications to the existing services, associated permit fees required to complete the connections of the new generators and a contingency allowance of 15%. The contingency allowance is to address potential unforeseen site conditions during construction.

The revised design incorporated cost saving measures that resulted in significant savings from the original design. The lowest compliant bid for the 2017 tender is \$665,000; significantly lower than the 2015 low bid of \$1,207,524.

The project is to be funded from the Emergency Power Plan Reserve Fund and Retained Earnings. As of December 31, 2016 there is \$577,556 remaining in the Emergency Power Plan Reserve Fund. Costs of the project will be applied first to the Reserve Fund and then to Retained Earnings.

Table 2 sets out the project budget and funding sources.

**Table 2**  
**Project Budget**

	Paid to Date (\$)	Forecast (\$)	Total (\$)
<b>Project Cost</b>			
Original Design Consultants	57,329		57,329
Revised Design Consultants	6,250	64,700	70,950
Regulator Upgrades	33,030	10,000	43,030
Miscellaneous	7,103	5,000	12,103
Construction Low Bid		665,000	665,000
Contingency		99,750	99,750
<b>Total Project Cost</b>	<b>103,712</b>	<b>844,450</b>	<b>948,162</b>
<b>Project Funding</b>			
Emergency Power Plan Reserve Fund			577,556
Retained Earnings			372,444
<b>Total Project Funding</b>			<b>950,000</b>

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Rose Town and Heritage East

6. Local Municipal Impact

There are no local municipal implications associated with this report.

7. Conclusion

The installation of standby generators at Heritage East and Rose Town will provide residents with a higher level of comfort and safety. They will also provide power to common areas enabling staff to communicate more effectively with residents in an effort to identify and organize the most appropriate course of action during emergency situations.

For more information on this report, please contact Rick Farrell, General Manager at 1-877-464-9675 ext. 72091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Rick Farrell  
General Manager, Housing Services

Katherine Chislett  
President

June 1, 2017

Attachment (1)

#7511242

Accessible formats or communication supports are available upon request

### Existing Housing York Inc. Properties with Emergency Power Installed

Site	Address	Type of Generator	Number of Storeys	Number of Units
Blue Willow	133 Fieldstone Drive, Vaughan	Portable	4	60
Dunlop Pines	76/78 Dunlop Street, Richmond Hill	Fixed	7	133
Elmwood Gardens	325 Elm Road, Whitchurch-Stouffville	Portable	3	51
Evergreen Terrace	75 Dunlop Street, Richmond Hill	Portable	4	56
Fairy Lake Gardens	468 Eagle Street, Newmarket	Fixed	13	97
Founders Place	540 Timothy Street, Newmarket	Fixed	9	100
Hadley Grange	16105 Yonge Street, Aurora	Fixed	4	80
Heritage East	349/351 Crowder Boulevard, Newmarket	Proposed Fixed in 2017	4	120
Keswick Gardens	43 The Queensway North, Georgina	Fixed	4	120
Kingview Court	90 Dew Street, King	Fixed	3	66
Lakeside Residences	17 The Queensway South, Georgina	Fixed	6	97
Mackenzie Green	145 Essex Avenue, Richmond Hill	Fixed	9	140
Mapleglen	2185 Major Mackenzie, Vaughan	Fixed	4	84
Maplewood Place	71 Dunlop Street, Richmond Hill	Fixed	7	80
Northview Court	39 North Street, Georgina	Portable	2	32
Orchard Heights	57 Orchard Heights Boulevard, Aurora	Portable	6	61
The Richmond Hill Hub	10415 Yonge Street, Richmond Hill	Fixed	9	202
Rose Town	125 Pugsley Avenue, Richmond Hill	Proposed Fixed in 2017	6	125

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