



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Lawlor and Members of Council

FROM: Georgi Hristov, Manager of Facilities Capital Projects

DATE: May 6, 2025

REPORT NO.: CSE-2025-021

SUBJECT: Award of Request for Tender 2025-045-T - HVAC Renovation Project at Mold-Masters Sportsplex (MMSP)

RECOMMENDATION:

THAT Report No. CSE-2025-021, dated May 6, 2025 regarding the Award of Request for Tender 2025-045-T - HVAC Renovation Project at Mold-Masters Sportsplex (MMSP), be received;

AND FURTHER THAT 2231836 Ontario Limited o/a BB Building Solutions be awarded Tender 2025-045-T - HVAC Renovation Project at Mold-Masters Sportsplex in the amount of \$1,142,829.00, plus applicable taxes

AND FURTHER THAT the Manager of Purchasing be authorized to issue a purchase order in the amount of \$1,142,829.00, plus applicable taxes;

AND FURTHER THAT Council authorizes the Mayor and Clerk to execute the necessary contract documents for the project.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Staff are recommending the award of Tender 2025-045-T - HVAC Renovation Project at Mold-Masters Sportsplex (MMSP) to 2231836 Ontario Limited o/a BB Building Solutions as being the lowest compliant bid.
- The total estimated costs of \$1,142,829.00 related to this project will be funded from multiple capital projects:
 - 8251-06-2401 MMSP LCDB HVAC Replacement
 - 8251-02-2214 MMSP Repl Power Distribution

- The project includes the lifecycle replacement of the existing HVAC equipment and the introduction of outdoor air with heat recovery components.
- The equipment included in the project was identified in the 10-year facilities capital forecast as being at end of life, and additional energy efficiency measures are being implemented as proposed in the Energy Conservation and Demand Management (ECDM) Plan and the Building Optimization and Energy Conservation Study completed for Mold-Masters Sportsplex.

BACKGROUND AND DISCUSSION:

Heating, Ventilation and Air Conditioning (HVAC) is an essential component of a building mechanical infrastructure that provides both patron comfort and health benefits via the introduction of fresh air. The system at Mold-Masters SportsPlex was aged, beginning to fail - resulting in multiple repairs and in certain areas provided no ventilation. Ventilation, as identified by Health Canada during the pandemic, is essential to reduce the likelihood of airborne contaminants.

Council approved projects 8251-06-2401 – MMSP LCDB HVAC Replacement and 8251-02-2214 - MMSP Repl Power Distribution - which include construction work to replace and modify HVAC equipment and the power distribution.

Asset Management and Facilities staff had an Arenas Building Optimization and Energy Conservation study completed in 2021 to review the feasibility and options for arenas to meet climate, environmental and energy efficiency objectives. The study proposed a phased approach that aligned with the current projected ten year capital forecast and the need for “end of life” capital replacements of major HVAC equipment. The study produced a high-level technical solution to improve MMSP’s energy efficiency and reduce emissions.

In 2024, staff engaged Efficiency Engineering to complete an HVAC Replacement Design Brief Report for MMSP and to outline potential energy efficiency and emission reduction measures that could be implemented as part of the lifecycle replacement work. The recommended design option was to replace the existing HVAC equipment with a hybrid system utilizing an air source heat pump component as the first stage of heating and a high-efficiency natural gas burner component as the second stage of heating. This combination provided the best balance of required capital funding, energy efficiency and emission reduction.

Staff issued Tender 2025-045-T on April 7, 2025, closing on May 2, 2025. Bids were posted on the Town’s bids and tenders website. A total of twenty-seven (27) plan takers downloaded the bid documents and ten (10) bids were received. A tabular summary of the bids received is presented below.

| Contractor | Subtotal | HST | Total |
|---|-----------------|---------------|-----------------|
| 2231836 Ontario Limited o/a BB Building Solutions | \$ 1,142,829.00 | \$ 148,567.77 | \$ 1,291,396.77 |
| Eco HVAC Solutions Inc. | \$ 1,246,819.00 | \$162,086.47 | \$1,408,905.47 |
| Bagli Brothers Ltd. O/A B&B Mechanical Services | \$1,353,499.03 | \$175,954.87 | \$1,529,453.90 |
| Bird Infrastructure Ltd. | \$1,512,868.00 | \$196,672.84 | \$1,709,540.84 |
| Certified Building Systems | \$1,516,800.00 | \$197,184.00 | \$1,713,984.00 |
| Glenn Richardson Plumbing & Heating Ltd. | \$1,534,670.00 | \$199,507.10 | \$1,734,177.10 |
| L.J. Barton Mechanical Inc. | \$1,555,400.00 | \$202,202.00 | \$1,757,602.00 |
| Zapas Corp. | \$1,593,000.00 | \$207,090.00 | \$1,800,090.00 |
| Canadian Tech Air Systems | \$1,702,400.00 | \$221,312.00 | \$1,923,712.00 |
| LCD Mechanical Inc. | \$2,092,139.00 | \$271,978.07 | \$2,364,117.07 |

The bid submitted by 2231836 Ontario Limited o/a BB Building Solutions for \$1,142,829.00 plus applicable taxes was the lowest compliant bid received. As a result, staff are recommending awarding the Tender to 2231836 Ontario Limited o/a BB Building Solutions.

STRATEGIC PLAN ALIGNMENT:

This report identifies infrastructure and asset management as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report impacts and/or helps address climate change and the Town's Net Zero target through corporate energy savings.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

The Manager of Purchasing, Town Treasurer, Manager of Budgets & Financial Reporting, Director of Facilities, and Director of Asset & Energy Management were consulted in preparing this staff report.

FINANCIAL IMPLICATIONS:

This report will be funded through an existing approved budget source.

The project costs will include \$1,142,829 for the replacement of the existing HVAC equipment and the introduction of outdoor air with heat recovery components, plus \$20,114 non-recoverable HST at 1.76%. The remaining Budget is anticipated to be utilized for other required works associated with the HVAC Renovation at MMSP which is on-going.

| Description | Amount |
|--|------------------|
| 2024 MMSP LCDB HVAC Replacement (8251-06-2401) | 1,799,000 |
| 2024 MMSP Repl Power Distribution (8251-02-2214) | 324,000 |
| Total Approved Budget | 2,123,000 |

| | |
|-------------------------------|-----------|
| Previously committed expenses | 156,000 |
| Balance Available | 1,967,000 |

| | |
|---|----------------|
| Estimated Expenses | |
| Ontario Limited o/a BB Building Solutions | 1,142,829 |
| Non-recoverable HST (1.76%) | 20,114 |
| Total estimated expenses | 1,162,943 |
| Remaining Budget | 804,057 |

Reviewed and approved by,

Bethany Yew, Manager of Purchasing

Moya Jane Leighton, Treasurer

Aaron Matthews, Director of Facilities

Damian Szybalski, Commissioner of Community Services

Chris Mills, Chief Administrative Officer