
HALDIMAND COUNTY

Report GVL-04-2021 Kitchen Fire Suppression System Failure – Backflow Preventer



For Consideration by Council in Committee on June 22, 2021

OBJECTIVE:

To report an emergency purchase to Council and seek approval for the source of funding related to replacing the Kitchen Fire Suppression System Backflow Preventer.

RECOMMENDATIONS:

1. THAT Report GVL-04-2021 Kitchen Fire Suppression System Failure – Backflow Preventer be received;
2. AND THAT the emergency replacement costs outlined in Report GVL-04-2021 be funded from the Capital Replacement Reserve – General in the amount of \$9,378.70 including non-rebatable HST.

Prepared by: Kellen Mowat, Supervisor, Facility Operations, Grandview Lodge

Reviewed by: Jennifer Jacob, Administrator, Grandview Lodge

Respectfully submitted: Cathy Case, General Manager of Corporate & Social Services

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

In February 2021 a plumbing emergency developed in the fire suppression system of the main kitchen at Grandview Lodge. Staff managed the emergency promptly, however there are no provisions within the 2021 budget to accommodate emergency expenditures. Therefore, such expenditures are managed through our Procurement Policy. The Policy requires that a report be presented to Council outlining the purchase details along with a recommendation for the funding source, subsequent to the emergency expenditure taking place. Staff recommend that the emergency costs in the amount of \$9,378.70 (including non-rebatable HST) be funded from the Capital Replacement Reserve - General.

BACKGROUND:

On February 9th, 2021 a leak was noted in the main kitchen of Grandview Lodge, coming from the fire suppression system. Upon inspection, the leak was visibly documented to be coming from a water backflow preventer. The fire suppression system is inspected yearly, although the plumbing infrastructure supplying the system is not formally inspected. The kitchen suppression system and its plumbing infrastructure is original to the redevelopment of Grandview Lodge in 2006. Maintenance staff at Grandview Lodge were not able to manage the scope of the repair and qualified contractors were consulted.

After a site review of the plumbing system the contractor identified the following issues for repair:

- Removal of original (obsolete) 2" backflow preventer
- Purchase and replacement of 2" backflow preventer with current model
- Remove and Replace three system 2" isolation valves
- Replace 3-foot sections of 2" copper piping due to corrosion

At the time of the site inspection of the suppression system, a second leak developed, spraying water on the suppression system controller, causing a system short circuit and discharging the kitchen fire suppression system. It then discharged in the kitchen but was isolated immediately to reduce excessive amounts of chemical discharge.

Rework of the supply piping to accommodate the new style backflow preventer, backflow replacement and chemical recharge of the Fire Suppression System was necessary. Same day deliver of supplies and same day repair work were completed expeditiously. The kitchen fire suppression system was immediately recharged by Grandview Lodge's fire system vendor. Given the protection and safety this system provides the repair was deemed emergent.

During the course of the repairs, the contractor was given permission to source and supply pipe freeze equipment due to the inability to isolate the water supply and the requirement for a system freeze on the water supply to allow installation of the necessary valve.

As a result, the system was back online and the kitchen was operational on the same day - February 9th, 2021.

ANALYSIS:

Staff regularly attempt to balance a proactive approach to replacing infrastructure with the need to be fiscally reasonable and responsible. There is always a risk, with aging infrastructure, that similar issues could arise; however, the unpredictability of when and to what magnitude makes it difficult to integrate into the budgetary process. An emergency purchase for the service and repair of the plumbing system in the amount of \$9,378.70 (including non-rebatable HST) was completed in accordance with the Procurement Policy 2013-02. The policy allows for non-competitive procurement in emergencies when there is an imminent or actual danger to the life, health or safety of the public and/or an imminent or actual danger of damage to, or destruction of, real or personal property belonging to the County.

Staff reviewed existing maintenance and repair plans that form part of the current budget and determined that there are insufficient funds in the approved Tax Supported Operating Budget to cover the costs of the emergency purchase without negatively impacting other maintenance requirements in the facility. Capital projects were also considered however a reallocation of funds was not readily available without compromising work in progress. Therefore, staff are recommending that the emergency plumbing expenditure be funded from the Capital Replacement Reserve – General.

FINANCIAL/LEGAL IMPLICATIONS:

The 2021 Tax Supported Capital Budget did not include an estimate related to this unforeseen expenditure. As a result, a revision to the budget is recommended as follows (including non-rebatable HST).

	Current Approved Budget	Proposed Revised Budget
Projects:		
Facility Maintenance and Repair	0	\$9,400
Total Expenditures:	\$0	\$9,400
Financing:		
CRR – General	0	\$9,400
Total Financing:	\$0	\$9,400

STAKEHOLDER IMPACTS:

Not applicable.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: Yes

Policy: No

ATTACHMENTS:

None.