



Sunrise Education Centre Mechanical Replacement

**Board Meeting – December 3, 2024
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Secretary-Treasurer and Derrick Ryback,
Maintenance Manager**

Sunrise Education Centre is experiencing problems related to the pneumatic controls for the heating, ventilation, and air conditioning system. The pneumatic controls parts are obsolete and require emergency replacement as system failure is more frequent causing ventilation issues in this facility. The current system in place is 40 years.

The proposed scope of work is to replace this age expired equipment to Johnson Controls Direct Digital Control System. Examples of components included in this scope of work are: Variable air volume controllers, thermostats and all control valves, control sensors, air handler units to have electric actuators, boiler pumps lag on/off.

The control system of this facility is vital as it ensures a comfortable environment related to temperature, humidity, and air quality. The new proposed direct digital control system will optimize energy management and cost savings going forward.

The SEC building is used for the Education Centre activities such as, professional development meetings, Trustee Board meetings, and storage/archive documents required by provincial regulations. There has been growing demand for the use of the SEC gym by community members such as pickle ball and a physical activity group.

The maintenance department was aware of the aging infrastructure and anticipated a partial or full replacement in the current budget year of 24-25. Because this building is division owned, there is no funding from the province on the project. This will be 100% born by Sunrise School Division taxpayers. To save on costs Sunrise will not hire a project manager or consultant to manage the project, this will be completed in house by Derrick Ryback, this was an anticipated savings of 7 to 10%. The division has not received any approved capital projects, and the manager will have time to over see the project.

The timeline for the project would be:

- Award project in December.
- Install new system over spring break (March 31 to April 4)
- Test heating system in April.
- Test air conditioning system in May/June
- System to receive certificate of completion June or July

Financial Impact

The project is funded from the regular repair and maintenance budget as well as underspending on areas such as painting, if needed. At this time, the department does not anticipate to be overspent on the overall budget unless, snow removal and grass cutting are more than anticipated and that will be due to the weather. Currently, it is not anticipated to go over budget on electricity and natural gas costs unless the weather is unfavourably cold for an extended period. The project maybe carried into the next budget year if the project is delayed, and it will subject to final billing and certification of completion.

The department issued a request for proposal and received three responses:

1. ESP Mechanical
2. A & J Mechanical
3. Red Lake Construction

All quotes met the minimum criteria as requested by the RFP.

All quotes are valid for 30 days.

The vendor recommended will be based on lowest price.

This project is over \$50,000, as per purchasing procedure DJA, Board approval is required.

Should the board wish not to approve the project it will remain in an emergent status until the system does fail due to parts unavailable. The system will also have intermittent consistency regulating humidity, temperatures and the system alarm will trigger. The department will pay repair costs and call outs to the location until the system is replaced.

Recommendation

The board will award ESP Mechanical SEC mechanical replacement project.

Recommended Motion

BE IT RESOLVED that the board award the Sunrise Education Centre Mechanical Replacement Project to ESP Mechanical in the amount of \$139,230.