



## **Administrative Report**

### **Office of the Director of Infrastructure Services**

**To:** Warden McNamara and Members of County Council

**From:** Jane Mustac, P. Eng.  
Director of Infrastructure Services/County Engineer

**Date:** Wednesday, September 16, 2020

**Subject:** Load Sharing Agreement & Generator Maintenance Service Contract

**Report #:** 2020-0916-IS-R026-JM

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#### **Purpose**

The purpose of this report is to provide County Council information and recommendations pertaining to entering into a load sharing agreement and tender results for generator maintenance.

#### **Background**

A generator Load Sharing agreement is an agreement between the Owner (County of Essex) and the management provider to provide energy to the power grid as needed from time to time. This agreement provides financial compensation to the County of Essex for this energy.

In 2007, the County of Essex installed two new generators, one at Civic Centre and one at Sun Parlour Home. At the time, the County entered into a generator Load Sharing Agreement with the Independent Electricity System Operator (IESO). An agreement was made with CF Industrial to manage the Load Sharing Agreement on behalf of the County of Essex, as well as provide regular maintenance serving the Civic Centre and Sun Parlour Home generators. That agreement has since expired and the County intends to separate the Load Sharing Agreement from the Generator Service Agreement and to also include other County owned facilities.

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## Discussion

A stand-alone Load Sharing Agreement provides better transparency and a clear delineation between regular contracted generator servicing and the Load Sharing Agreement.

The County of Essex has requested Essex Energy to provide that service as they are able to provide the management of the Load Sharing Agreement under the same conditions and have agreed to the requirement of entering into a By-Law.

The majority of the generators are located at facilities that provide operational, emergency or comfort station support in the event of an emergency. The current maintenance agreement for buildings that have emergency electrical power supply specifies detailed inspections as required by CSA 282. This includes, but is not limited to, verifying functionality, checking oil levels and replacement of consumables (oil, filters, etc.), proper automatic transfer under load, etc. Failure to perform the maintenance could result in the units not operating in the event of an emergency.

The following table is a listing of the fourteen (14) locations:

Facility	Location	Manufacturer	Model	Type	Fuel
EMS: Dougall Base	2620 Dougall Ave, Windsor ON.	Kohler	80REZGD	G.M. 5.7 Litre	Natural Gas
EMS: Mercer Base	920 Mercer St. Windsor ON.	Kohler	100REOZJB	John Deere PE6068T317869	Diesel
EMS: Amherstburg Base	549 Simcoe St. Amherstburg ON.	Kohler	60REZG	G.M. 5.7 Litre	Natural Gas
EMS: Jefferson Base	3180 Jefferson Blvd. Windsor ON.	Kohler	60REZG	John Deere 2.4 Litre	Diesel

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EMS: Leamington Base	10 Wilkinson Dr. Leamington, ON.	Kohler	60REOZJC	John Deere  2.4 Liter	Diesel
EMS: Harrow Base	660 Queen Street, Essex, ON.	Kohler	45REZG	G.M. 4.3 Litre	Natural Gas
EMS: Lakeshore Base	419 Renaud Line Rd. Lakeshore, ON.	Kohler	54REZG	G.M. 4.3 Litre	Diesel
EMS: Pelee Island Base	1047 West Shore Rd. Pelee Island, ON.	Kohler	1 phase 100 KW	John Deere 4045HF2851	Diesel
Roads: Maintenance Depot	1941 Road 4 East, Kingsville	Kohler	180ROZJ91	3 Phase  180 KW	Diesel
Roads: West End Depot	7101 North Side Rd. Amherstburg, ON.	Sommers	DGPSW 100 ST. TEIR2	1 Phase  100 KW.	Diesel
Roads: West Pike Creek	11965 County Rd. 42, Lakeshore, ON.	Kohler	5JRR02JB	1 Phase  50 KW	Diesel
Roads: Tilbury North	2400 County Rd. 35 (Comber Side Rd.), Lakeshore, ON.	Cummins	20GSBC-6727C	1 Phase  20 KW	Natural Gas
Sun Parlour Home	175 Talbot St. East, Leamington, ON.	Kohler	1000 REOZM	Mitsubishi D1000, 4 cycle Turbocharged V-12.	Diesel

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Civic Centre	360 Fairview Ave. Essex, ON.	Kohler	1000 REOZM	Mitsubishi D1000, 4 cycle Turbocharged V-12	Diesel
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A formal tender process was followed utilizing an electronic tendering process. The bidding tables asked for monthly service costs, annual service cost and a 5-year maintenance cost. A total of eleven (11) submissions were received. All submissions were reviewed for mathematical accuracy and met the specifications. The low bidder of Cangen Power for a total amount of \$204,100 plus HST met all the criteria.

## Financial Implications

Funds to service the generators are included in the annual Infrastructure Services Department, Sun Parlor Home and EMS Budgets.

## Recommendation

That Council authorize the proposed Load Sharing Agreement with Essex Energy and enact By-law 2020-34 to this regard; and

That Council authorize a contract with Cangen Power for Generator Maintenance Services for the annual amount of \$204,100 plus HST, for a five (5) year term.

Respectfully Submitted

*Jane Mustac*

Originally Signed by

Jane Mustac, P.Eng, Director of Infrastructure Services/County Engineer

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Concurred With,

*Robert Maisonville*

Originally Signed by

Robert Maisonville, Chief Administrative Officer

Appendix No.	Title of Appendix
1	Generator County Locations Map 2020