



	REPORT NO.: 2018-30
MEETING DATE: MAY 17, 2018	DATE PREPARED: APRIL 25, 2018
SUBJECT: REPLACEMENT OF ELEVATOR DOOR OPERATOR – MCLIVOR COURT PROPERTY	

RECOMMENDATION

THAT with respect to Report No. 2018-30 (Housing Services Division) we, The District of Thunder Bay Social Services Administration Board approve an additional 2018 capital project, in the amount of \$35,000, to replace the elevator door operator and safety device systems at Mclvor Court;

AND THAT the Chief Administrative Officer be authorized to complete any required agreements.

REPORT SUMMARY

This report provides information to the Board regarding the replacement of the elevator door operator and safety device systems at Mclvor Court in Thunder Bay, and outlines the strategy to finance this unplanned capital project in 2018.

BACKGROUND

TBDSSAB owns and operates a social housing property located at 1100 Lincoln Street in Thunder Bay, known as Mclvor Court.

The current elevator system for Mclvor Court in Thunder Bay was last upgraded prior to 1995. There are two elevator units in this 121 unit building. There have been numerous repair issues and downtime over the past several months with the elevator door operators not functioning correctly, causing disruption to service and inconvenience for the building's tenants.

Most recently, the elevator doors were repaired in December, 2017 and again in February, 2018. The replacement of the door operator and safety device systems were not planned for in the 2018 capital budget. The 2014 Building Condition Assessment report recommends a full elevating system upgrade by 2036, however the door operating system requires replacement at this time.

COMMENTS

Given the necessity for ongoing repairs and reliance on the elevating system by the building’s tenants, Administration is recommending that both elevator door operators and safety device systems at Mclvor Court be replaced in 2018.

As this would be an unplanned capital project for 2018, in accordance with the Budget Policy #CS-02:83, Board approval of this additional project is required. The process to obtain bids for the purchase and replacement of the elevator door operator and safety systems will be carried out in accordance with the Procurement of Goods, Services, and Construction Policy #CS-03:1.

FINANCIAL IMPLICATIONS



The capital project budget to purchase and install new door operator drive units and safety device systems assembly at this property is estimated to be \$35,000. This project was not included in the 2018 capital budget. As a result of anticipated savings and/or deferral of approved capital projects, Administration recommends the project be financed within the existing Board approved financing from the Direct-Owned Housing Portfolio Capital Replacement Reserve Fund.

CONCLUSION

It is concluded that the unplanned replacement of the Mclvor Court door operator and safety devices system is in the best interests of the tenants and of TBDSSAB and that this project should be added as a capital project in 2018 financed from existing approved sources.

REFERENCE MATERIALS ATTACHED

None.

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<i>APPROVED / SIGNATURE:</i>	 Ken Ranta, Director, Housing Services Division The District of Thunder Bay Social Services Administration Board
<i>SUBMITTED / SIGNATURE:</i>	 William (Bill) Bradica, Chief Administrative Officer The District of Thunder Bay Social Services Administration Board