



	REPORT No.: 2019-30
MEETING DATE: JUNE 20, 2019	DATE PREPARED: MAY 30, 2019
SUBJECT: REPLACEMENT OF ELEVATOR GOVERNOR AND HOIST ROPE SYSTEMS – MCLIVOR COURT	

RECOMMENDATION

THAT with respect to Report No. 2019-30 (Housing Services Division), we, The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) approve the financing from the Direct-Owned Housing Portfolio Capital Replacement Reserve Fund of up to \$30,000 to cover the costs of the elevator governor and hoist rope systems replacement for Mclvor Court.

REPORT SUMMARY

This report provides information to the Board regarding the replacement of the elevator governor and hoist rope systems at Mclvor Court, and outlines the strategy to finance this unplanned capital project in 2019.

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 at Mclvor Court was last upgraded prior to 1995. There are two elevators in this 121 unit building.

On May 22, 2019 a mandatory CAT5 performance test was performed and both the governors and hoist ropes failed the testing. Under the Technical Standards and Safety Authority (TSSA) Ontario Regulations for Elevating Devices, they must be replaced to ensure safe operation of the equipment. In the 2014 Building Condition Assessment report for Mclvor Court, it is recommended that a full elevating system upgrade be done by 2036. However, to ensure compliance with the TSSA requirements, and for the safety and convenience of the tenants and TBDSSAB stakeholders it is necessary to replace the governors and hoist rope systems on an emergency basis.

COMMENTS

Given the necessity to complete the repairs under the TSSA's *Technical Standards and Safety Act, 2000* and Ontario Regulation 209/01 (Elevating Devices), and in accordance with the authority granted to the Chief Administrative Officer (CAO) within the Procurement of Goods, Services and Construction Policy, CS-03:1, the CAO approved the emergency repair of the Mclvor Court elevators governor and hoist rope systems for each of the building's two elevators in 2019.

This is an unplanned capital project for 2019, and in accordance with the Board approved Budget Policy, CS-02:83, approval is required by the Board for each capital project.

FINANCIAL IMPLICATIONS

The cost to purchase and perform the required repairs to the elevators new governor and hoist rope systems will be approximately \$24,300 plus HST.

As a result of this emergency project, one 2019 capital project related to interior work at Mclvor Court, which was previously approved by the Board during the Capital Budget approval process, will be postponed until 2020, allowing for the elevator system project to be completed and funded in 2019.



As a result, no additional funding is required from the Direct-Owned Housing Portfolio Capital Replacement Reserve Fund in 2019.

CONCLUSION

It is concluded that the unplanned replacement of the Mclvor Court governor and hoist rope systems as a result of the TSSA inspection constituted an emergency capital project to be completed on a priority basis, , and that this project should be approved as a capital project in 2019, and financed from the Direct-Owned Housing Portfolio Capital Replacement Reserve Fund.

REFERENCE MATERIALS ATTACHED

None.

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