



	REPORT No.: 2021-48
MEETING DATE: OCTOBER 21, 2021	DATE PREPARED: OCTOBER 1, 2021
SUBJECT: MODERNIZATION OF ELEVATOR CARS – JASPER PLACE	

RECOMMENDATION

THAT with respect to Report No. 2021-48 (Corporate Services Division) we, The District of Thunder Bay Social Services Administration Board approve the capital project to modernize the elevator system at Jasper Place, and financing in the amount up to \$157,000, from the Housing Portfolio Capital Reserve Fund.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with information regarding the modernization of the elevator systems at Jasper Place in Thunder Bay, and to outline the strategy to finance this unplanned capital project in 2021.

BACKGROUND

TBDSSAB owns and operates a 100-unit community housing building located at 1200 Jasper Drive in the City of Thunder Bay, known as Jasper Place.

The current elevator system for Jasper Place is original to the building which was constructed in 1993. Administration has been advised that the electronic elements of the two elevator units in this building are no longer supported by the manufacturer.

There had been minimal maintenance calls and downtimes during 2019 and 2020, although in 2021, maintenance calls and downtimes have increased since the beginning of the year causing disruption to service and inconvenience for the building's tenants.

COMMENTS

Given the reliance on the elevating system by the building's tenants and services, and the recent significant increase in elevator service disruption, Administration has determined the immediate need to modernize both hydraulic elevators at Jasper Place.

As this project was deemed an emergency, Administration proceeded with the establishment of the contract required for this project, and in accordance with the

Procurement of Goods, Services, and Construction Policy #CS-03:1, is providing this Report.

The modernization of elevator systems at Jasper Place is an unplanned capital project for 2021, and in accordance with the Budget Policy #CS-02:83, Board approval of this additional project is required.

FINANCIAL IMPLICATIONS

The capital project budget to modernize both elevator cars is estimated to be \$157,000.

TBDSSAB received additional Canada-Ontario Community Housing Initiative (COCHI) funding during 2021 totalling \$196,500 net of Administration fees. This new funding is being applied to various projects within the approved 2021 Capital Budget originally approved to be funded from the Housing Portfolio Capital Reserve Fund. As the Reserve Fund financing is no longer required for the originally approved projects, it can be reallocated to this new elevator project.



CONCLUSION

It is concluded that the unplanned modernization of the Jasper Place elevator system has proceeded on an emergency basis, given the timelines to fully complete this project and the impact on tenants.

It is also concluded that as this was an unplanned capital project in 2021, and that since funding is available from within the approved capital budget due to the receipt of additional COCHI funding during 2021, the modernization of the elevator cars should be funded from the Housing Portfolio Capital Reserve Fund.

REFERENCE MATERIALS ATTACHED

None

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APPROVED / SIGNATURE:	 Georgina Daniels, FCPA, FCA, Corporate 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