

Amendment to Blanket Contract Number 47025730 with Schindler Elevator Corporation for the supply of Elevating Devices Maintenance and Repairs services

Date: June 27 2025

To: General Government Committee

From: Fire Chief and General Manager, Toronto Fire Services; and Chief Procurement Officer

Wards: All

SUMMARY

The purpose of this report is to request authority to amend Blanket Contract number 47025730 for Toronto Fire Services (TFS) issued to Schindler Elevator Corporation for the non-exclusive supply of Elevating Devices Maintenance and Repairs services at various divisions across the City of Toronto.

Toronto Fire Services has recently enhanced their existing hands-on elevator rescue training program by incorporating hands-on training in real elevators within buildings. This enhancement strengthens TFS' response capabilities during elevator rescues, and further supports firefighter health and safety while performing elevator rescues. This training supports bi-annual training exercises using an actual elevator over the next five (5) years. By law, these trainings require a certified elevating device mechanic be present to oversee the exercise for health and safety. This contract amendment would enable TFS to access certified elevating device mechanics to continue the training.

The total amendment being requested is \$806,003 net of applicable taxes and charges (\$820,189 net of HST recoveries), revising the current contract value from \$150,000 net of all applicable taxes and charges (\$152,640 net of HST recoveries) to \$956,003 net of all applicable taxes and charges (\$972,829 net of HST recoveries).

RECOMMENDATIONS

The Fire Chief and General Manager, Toronto Fire Services, and Chief Procurement Officer recommend that:

1. The General Government Committee, in accordance with Section 71-11.1C of the City of Toronto Municipal Code, Chapter 71 (Financial Control By-Law), grant authority to the Fire Chief and General Manager, Toronto Fire Services to amend Blanket Contract 47025730 by \$806,003 net of all applicable taxes and charges (\$820,189 of HST recoveries) from \$150,000 net of all applicable taxes and charges (\$152,640 net of HST recoveries) to \$956,003 net of all applicable taxes and charges (\$972,829 net of HST recoveries).

FINANCIAL IMPACT

The total value of the contract amendment identified in this report is \$806,003 net of all applicable taxes and charges, and \$910,784 including all applicable taxes and charges. The total cost to the City is \$820,189 net of HST Recoveries.

Funding of \$61,828 net of all applicable taxes and charges (\$62,917 net of HST recoveries) is available in the 2025 Operating Budget for Toronto Fire Services. Additional funding will be requested in the 2026 and future Operating Budget submissions for Toronto Fire Services as summarized in Table 1 below.

Table 1: Financial Impact Summary, net of HST Recoveries

Cost Centre: FR0027 Cost Element: 4424	Additional Funds Requested in this Report, net of HST Recoveries
2025	\$ 62,917
2026	\$ 184,201
2027	\$ 214,902
2028	\$ 245,602
2029	\$ 112,568
Total	\$ 820,189

The Chief Financial Officer and Treasurer has reviewed this report and agrees with information included in the Financial Impact section.

DECISION HISTORY

On June 26, 2024, the City's Bid Award Panel adopted a recommendation to award the contract arising from negotiated Request for Proposals (nRFP) Doc4343390536 to Schindler Elevator Inc. for the provision of Maintenance and Repairs of Elevating Devices at various divisions in the City of Toronto for a fixed contract term of five (5) years, commencing August 1, 2024, with no optional renewal terms. Suppliers' submitted rates will apply and remain firm for the duration of the contract term. The total contract value for all participating City of Toronto Divisions is \$19,780,842 net of all

applicable taxes and charges; and \$22,352,351 including HST and applicable charges. The combined total potential cost to the City is \$20,128,985 net of HST recoveries.

The Bid Award Panel decision can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.BA85.1>

COMMENTS

Enhanced Training Program for Elevator Rescue

Toronto Fire Services (TFS) provides an all-hazard emergency response service to Toronto residents, which includes responding to a number of elevator rescues of varying complexities. In 2024, TFS responded to 3,318 elevator rescues, an increase of 12% over 2023.

Over the past several years, TFS has been working to implement a hands-on elevator rescue training program to equip staff with the specialized skills necessary to safely and effectively deliver this service. Through the Commission of Fire Accreditation International (CFAI) accreditation process, TFS identified the need to enhance and increase the capacity to respond to elevator emergencies and implement specialized training using an active elevator system - aligning with the requirements under National Fire Protection Association's (NFPA) standard for Technical Rescue Personnel Professional qualifications.

Given the complexity and inherent risks of these technical rescues, TFS is committed to ensuring its training, policies and procedures align to applicable legislation, regulations and standards. In the absence of industry-wide standards for elevator rescues, TFS has developed a comprehensive training procedure that aligns with Technical Standards and Safety Authority (TSSA) standards for elevating device mechanics. This new training protocol mandates bi-annual training exercises using an actual operational elevator. By law, a certified elevating device mechanic is required to oversee the exercise and ensure the safe functioning of the elevating device during the training. This contract enables TFS to access the certified elevating device mechanics required for delivering the training.

Contract Background:

Blanket Contract 47025636, a contract for a fixed contract term of five (5) years was awarded to Schindler Elevator Inc. for Corporate Real Estate Management, as a result of Negotiated Request for Proposals (nRFP) Doc4343390536. Following the original award, a separate Blanket Contract (47025730) was issued for Toronto Fire Services (TFS) in the amount of \$150,000 net of all applicable taxes and charges (\$152,640 net of HST recoveries), leveraging the "piggyback" clause of the nRFP. TFS's requirements were not included in the original nRFP, as the need was only identified and confirmed after the award—prompted by ongoing discussions with the Technical Standards and Safety Authority (TSSA) regarding updated safety requirements.

To ensure sufficient funds are available and contract compliance is maintained, an amendment to Blanket Contract 47025730 in the amount of \$806,003 (net of all

applicable taxes and charges) is required. This will revise the current contract value from \$150,000 to \$956,003 (net of all applicable taxes), enabling TFS to meet operational needs for the remainder of the contract term.

To date, the contract has allowed TFS to initiate training while assessing long-term requirements over the next four years. The proposed amendment will support the continued rollout of this enhanced training program, which strengthens TFS' capacity to deliver elevator rescue services across the city. This initiative reflects TFS' ongoing commitment to continuous improvement and the delivery of world-class emergency services for the residents and visitors of Toronto.

CONTACT

Kazi Uddin, Manager, Category Management & Strategic Sourcing, Purchasing and Materials Management, 437-226-1094, kazinahiyah.uddin@toronto.ca

Steven Darling, Deputy Fire Chief, Toronto Fire Services, 416-338-9053, Steven.Darling@toronto.ca

SIGNATURE

Jim Jessop
Fire Chief and General Manager

Geneviève Sharkey
Chief Procurement Officer