



M E T R O P O L E

Metropole Board Notes

Meeting of Thursday, June 29, 2017

Metropole Salute to Canada 150



In May Mary Dooher approached the Board with an idea inspired by her twin sister in Victoria. The idea was to attach a Canadian flag to each of the corner balconies of the Metropole, with the flags being erected floor-by-floor, creating an impressive display for Canada Day and providing a “Raising of the Flag”. The Metropole Salute to Canada 150 was endorsed by the owners and tenants at the Metropole and has attracted considerable attention.

On June 23, 2017 seven teams of two were formed and went suite to suite erecting the flags. The operation took several hours but once complete the planned effect was realized and is shown in the side picture. The flags are to be left up until Friday, July 7, 2017.

Speaking on behalf of the owners and tenants the Board wishes to express its hearty appreciation to Mary for inspiring the project, locating the materials and preparing 130 flags for installation. Bravo and thank you!

Dear Owner(s) of 38 Metropole Private:

Please find below the main topics discussed at the Board meeting held on June 29, 2017. Feel free to scroll through the document sequentially or click on a topic to go directly to the summary of that item. To return to the topics section, click on the title.

Topics:

- [Elevators](#)
- [Health Club Committee](#)
- [Water leaks](#)
- [Minto Update](#)
- [Emergency Generator](#)
- [Miscellaneous](#)
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Elevators

John Tavel and Des Clair met with Andrew McGregor from our elevator consultant engineering company, Rooney Irving and Associates. At issue were the continual stoppages, excess noise and lack of smoothness during operation.

A couple of key points discussed:

- ThyssenKrupp** – Our contract with them specifies monthly maintenance service but it appears we are receiving quarterly service. This had been flagged previously and was to be monitored going forward but it seems that that level of oversight was not sufficient. It is believed that a lot of the issues we are experiencing are due to this lack of attention.
- ThyssenKrupp and ComNet** – There are two components to the operation of our elevators, the mechanical side (cables, motors, doors, etc.) and the electronic side (FOB-based security system which controls access to floors).

ThyssenKrupp handles the mechanical side, ComNet the electronic side. ThyssenKrupp cannot fix a FOB problem and ComNet cannot deal with a mechanical issue.

While mechanical problems cause some breakdowns, our elevator shutdowns are often due to FOB system failure. A FOB failure is a security issue, however it does not prevent the mechanical operation of the elevator. For security reasons, when a FOB malfunctions the practice has been to shut down the elevator and await repairs rather than by-pass the FOB system.

For the moment:

- The Board has instructed Management to monitor very closely ThyssenKrupp's adherence to the terms of the maintenance contract in an effort to force them to provide the expected level of service.
- The Board has asked Management to monitor the service provided by ComNet.
- For the immediate future the Board has given instructions to by-pass the FOB system temporarily when that system malfunctions. This does affect the building security to some extent but will also reduce some of the elevator downtime.

According to the Reserve Fund Study elevator modernization is slated for 2025 but if the measures taken above prove to be ineffective that date may have to be moved forward.

Health Club Committee

The Health Club Committee has been reviewing the equipment and safety in the exercise room and Heather James updated the Board on its findings.

Maintenance

A number of small maintenance issues were identified (worn mats, etc.). These will be addressed by Management.

Equipment

One treadmill is due for replacement.

Layout

The committee raised concerns about congestion in the gym. The Board is actively reviewing the equipment in the room from both a safety and necessity point-of-view.

Small Children

For safety reasons, a formal policy regarding children or young people in the exercise room is being drafted. In the interim a sign will be posted on the door to remind users that children are not allowed in the exercise room unsupervised.

Water Leaks

Podium: Work on the podium is moving forward as planned. At the moment the end of August appears to be a reasonable date for completion, however, weather is always a determining factor in work of this nature

Entertainment room: After a recent driving rainstorm a leak was discovered in the Entertainment Room. A representative from CLEB (our engineering consultant company) will evaluate the situation.

Library and Balcony: CLEB and Adjeleian Allen Rubeli Limited (AAA) have developed a detailed plan of repair for the balconies of suites 205, 206, 305 and 306. As noted in previous editions of the Board Notes, the leak in the Library is linked to the problem with the balconies above. It is likely that the leak in the Entertainment Room is similarly linked to the balconies above that room.

Minto Update

Precast caulking: There are still a few outstanding issues that are being addressed as weather permits.

Windows: Progress is proving to be slow but the Board, with legal counsel, continues to work on finalizing the details of a settlement with Allan Windows.

Emergency Generator

Bruce Fuels has been working the last few weeks to implement changes to the generator mandated by the Technical Standards and Safety Authority (TSSA). The initial deadline for compliance was June 2, 2017, however, we have received an extension and the Board anticipates the repairs being completed in July.

The main generator is now offline but a temporary one has been installed. The wash bay area has been closed for general usage to allow the workers to store materials and equipment.

Miscellaneous

Garage floor cleaning – The Board has hired Vans Pressure Cleaning to wash the garage floor this year. Due to the podium work it has been decided to delay this cleaning until after the work is complete.

Shared Services Annual Presidents Meeting – Carole Dence (President) met with Constance Hudeck, President of the townhouse corporation. These annual meetings are an opportunity to

share priorities and establish a basis for easy communications in the coming year. Up for renewal this year is the shared snow removal contract. Townhouse management will be seeking bids.

Concierge computer

A new computer for the Concierge has been order.

Food drive for Westboro food bank

The Board has approved the use of the Entertainment Room for the annual Westboro food drive.

Hazardous waste disposal – The City of Ottawa publishes its locations and times for hazardous waste disposal. For your convenience these dates can be found in [Appendix A](#).

John F. Mallon



Secretary

Appendix A: Hazardous waste and special items

2017 dates and locations

Website:

Depot hours are 8 a.m. to 4 p.m.

Sunday, August 20, 2017

Kanata Research Park

411 Leggett Drive

Residential electronic waste is also accepted at this site.

Sunday, September 17, 2017

Tunney's Pasture

Sir Frederick Banting Drive

Residential electronic waste is also accepted at this site.

Sunday, October 1, 2017

OC Transpo Park and Ride

1201 Trim Road

Residential electronic waste is also accepted at this site.

Saturday, October 28, 2017

Barrhaven Snow Dump Facility

Strandherd at Kennevale Drive

Residential electronic waste is also accepted at this site.

Residents can safely dispose of many kinds of household hazardous waste, including fluorescent bulbs, batteries, paint and oil, by returning them to participating local retailers during their regular business hours. For a list of retailers who accept returns of household hazardous waste enter the item name in the Waster Explorer.