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# Staff Report

## Community Services

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**Report To:** Committee of The Whole  
**Meeting Date:** April 3, 2017  
**Report Number:** CSPW.17.035  
**Subject:** Update – Mold Abatement, Restoration and Roof Replacement Project  
**Prepared by:** Aaron McMullen, Facility Manager/Building Maintenance Coordinator

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### A. Recommendations

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THAT Council receive Staff Report CSPW.17.035 entitled “Update – Mold Abatement, Restoration and Roof Replacement Project” for information purposes;

### B. Overview

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This report outlines the details of the Mold Abatement, Restoration and Roof Replacement Project from the beginning of the project to the present date.

### C. Background

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During the Mold Abatement, Restoration and Roof Project, there were many issues existing that required attention to complete the project. The key issues were mold abatement, air quality and roofing while additional issues surfaced once the project commenced such as window replacement and removal of the roof top Heating Ventilation Air Conditioning (HVAC) units to allow for proper installation of replacement roof material.

The original scope of work for the mold abatement and restoration performed by Ferro Canada, involved sealing off the area surrounding the story tower, removing the drywall and carpet, removing the existing acoustical ceiling, complete high-efficiency particulate arrestance (HEPA) filter vacuum of the cinder block wall, all piping, electrical, ducting and floors all while in a negative pressure exhausting all air borne particulates to the outside atmosphere.

During the mold abatement and restoration process, air quality tests were performed by Robert Stellar of Breathing Easy to ensure the levels of mold spores did not increase from the benchmark readings initially recorded. The Staff work area was an area of concern when the sill and buildout around the exterior window were removed and serious wood rot and decay were present. It was recommended by Robert Stellar that the window should be replaced to ensure the rot and decay from the windows and sill were not causing irregular air quality readings. Robert Stellar performed three air quality tests within the sealed area around the story tower during the process and had only one failed air quality test caused by the Staff of Ferro Canada

eliminating the negative air pressure before the test could be completed. It was also recommended, by Robert Stellar, that the windows within the story tower be replaced at that time as some rot and decay was observed during the investigation process. A capital project in the 2017 budget identified the replacement of windows and the replacement of the story tower windows will be completed through the 2017 project.

The removal of the tongue and groove acoustical ceiling tile meant that Town Staff had the ability to specify a replacement removable, acoustical ceiling which would allow Staff to access the area above the ceiling in the case of any equipment breakdowns or other mechanical issues. The original tongue and groove acoustical ceiling did not allow for any access to the area above. Once this ceiling was removed, Staff observed that the original two bulb florescent bulb fixtures were not properly installed and did not meet Electrical Safety Authority (ESA) code at the time of the original installation. These fixtures were changed out with LED fixtures which met code but also will reduce the amount of hydro demand per fixture thus reducing the hydro operating costs for the facility.

The specifications, through C.C. Tatham and Associates (C.C. Tatham), for the roof replacement required Northeast Roofing to remove all parapet wall flashing, remove the flat roofing material, inspect all decking per section with Robert Stellar to ensure no signs of mold were present and re-install the roof structure as per the specifications within the tender document. No issues were present during the investigations performed by Robert Stellar.

During the roof replacement process, it was recommended by Garland Canada, supplier of the roofing material and holder of the 30-year warranty, that the curbing beneath the HVAC units would need to be elevated to accommodate the accumulation of snow drift and melting in that area. The increase in the elevation of the HVAC units would mean that the units be removed from the roof top, parapet walls be built up to the required height as per C.C. Tatham specifications. The units required blueskin wrap and to be sealed to alleviate any moisture penetration within. The process of removal and re-install of the HVAC was over and above the original scope of work and additional costs were incurred. Also, remediation to the grounds were performed due to the required equipment for the HVAC removal and the location at which the crane was required to position itself to perform the removal of the HVAC equipment.

## **D. Analysis**

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During the roof replacement process and finalizing the project, leaks within the facility occurred in the areas of the story tower, the gallery, in the teen area (Napier and Bruce Street corner) and the area around the skylight at the entry way. These areas were inspected by C.C. Tatham, Garland Canada and Northeast Roofing and recommendations were offered to remediate the issues. These issues have since been remediated with the exception of the gallery area and the area surrounding the skylight which has had further investigation. This investigation as of Monday February 13, 2017 determined that there are concerns with the curved, steel roofing. The additional investigation provided evidence that the steel roof moisture is not a new issue, it is suggested that the issue has been active for quite some time. Severe condensation buildup and poor ventilation that may have been caused due to poor design of the original roof has caused excessive moisture issues under the steel roofing components and insulation. It is

possible that with the flat roof replacement membrane being placed under the bottom portion of the steel roof, this may have allowed moisture to escape and create additional leaks similar to breaking a seal.

Staff is working with C.C. Tatham to determine if there are temporary remedies for the existing steel roof leaks. In addition, staff is also working on creating scope of work that would have the three steel roof section, insulation and roofing components replaced.

An overall Capital Replacement plan will be developed in collaboration with the Library Board, Financial Services and IT Department and Community Services that will provide a clear strategy over the next 5 to 10 years that details the capital replacement plan for the key infrastructure components of the buildings and properties utilized by Library Services.

## **E. The Blue Mountains Strategic Plan**

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Goal #1: Create Opportunities for Sustainability

Goal #2: Engage Our Communities & Partners

Goal #3: Support Healthy Lifestyles

Goal #4: Promote a Culture of Organizational & Operational Excellence

Goal #5: Ensure Our Infrastructure is Sustainable

## **F. Environmental Impacts**

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None at this time.

## **G. Financial Impact**

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Due to a small number of project deficiencies and unfavourable weather conditions, final costs are not yet known. Once final costs are known, Staff will provide Council with a detailed financial report.

## **H. In consultation with**

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Director of Community Services

Deputy Treasurer/Manager of Accounting and Budgets

Manager of Harbour/Cemetery/Building Maintenance Coordinator

## **I. Attached**

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None

Respectfully submitted,

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Aaron McMullen  
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