A. Recommendations

THAT Council receive Staff Report CSOPS.19.092, entitled “Craigleith Heritage Depot Air Quality”;

AND THAT Council direct staff to create a budget of $25,000.00 to perform a detailed air quality review including recommendations for future use of the basement as well as solutions for Heating, Ventilation, and Air Conditioning (HVAC) and artifact storage.

B. Overview

An incident report was provided to the Joint Health and Safety Committee detailing concerns about air quality at the Craigleith Heritage Depot. Community Services Staff acquired the certified and qualified services of a Building Biology Environmental Consultant and Inspector to provide analysis of the air quality within the Craigleith Heritage Depot.

Results have indicated that the air quality does not meet Canadian Health Standards and resulted in a request to discontinue access to the basement area of the Craigleith Heritage Depot.

This report outlines actions taken by Facilities Staff to date and proposed remediation.

C. Background

On September 8, 2019, Community Services Staff were notified that an illness report was being provided to the Joint Health and Safety Committee regarding an air quality concern at the Craigleith Heritage Depot. Staff immediately contacted a certified and qualified Building Biology Environmental Consultant and Inspector to provide analysis of the air quality. The consultant was onsite and took samples on October 16, 2019. Preliminary test results showed high particulate counts in the basement area, minimal particulate counts in the upstairs area and radon issues above Health Canada guidelines. Preliminary findings were provided to Facilities Staff on the evening of October 18, 2019, resulting in sealing off the entry way to the basement to disallow human occupancy as per the direction of the consultant. Facilities Staff were on site
the morning of October 19, 2019 to seal off the basement entry way. Correspondence was sent out to the Library CEO, Depot Curator and the Director of Community Services noting the findings and direction at which staff were taking in relation to the recommendation of the consultant. The final report was received by Facilities Staff on November 11, 2019 and indicated that air quality issues are present and required a full facility remediation consisting of cleaning and the removal of particulates.

Also, within the final report, information was provided detailing findings from the preliminary testing showing above normal levels of radon gas within the Depot. Radon gas is a product of the decay of radioactive elements that naturally occur in rocks and stones in the soil. Local knowledge of the Craigleith area has identified neighbours of the Depot having dealt with radon gas within their homes in the past. Based on the information provided within the final report and recommendations by the consultant, staff are recommending deferring the completion of further radon testing (approximately 6 months to perform the test). Rather staff would move forward and perform the radon remediation due to the existing levels and relatively low-cost to remediate.

The Library CEO reached out to the Canadian Conservation Institute (CCI) to provide a recommendation that indicates remedial actions including the replacement of the current HVAC filtration system and to install a high-efficiency particulate air (HEPA) filter system and HEPA air cleaner. The report from CCI is not available yet but will be circulated when it is. The CCI is a Special Operating Agency within the Department of Canadian Heritage. CCI advances and promotes the conservation of Canada’s heritage collections through its expertise in conservation science, treatment and preventive conservation. CCI works with heritage institutions and professionals to ensure these heritage collections are preserved and accessible to Canadians now and in the future.

FS.08.08 Procedures for Procurement, section 7.6 Procurement in Emergencies identifies that an imminent or actual danger to the life, health or safety of the public.

ii. Where, in the opinion of the Mayor, C.A.O. and/or Department Head, an emergency has occurred, non-competitive procurement or negotiation methods may be utilized

- a Purchase Order or contract in excess of the preauthorized expenditure limit may be issued; and

- the User Division shall submit a memorandum to Council outlining the purchase and the conditions that constituted an emergency, together with a source of funding, prior to the end of the quarter in which the emergency procurement took place. If Council approval for the funding source is required, the User Division shall submit the above information in the form of a Staff Report to the next available Council meeting.

This report outlines the conditions that have constituted the emergency. Community Services staff will be working with Financial Services staff to determine the appropriate funding source before the end of this quarter. The current costs that have been expended are: Certified
Building Biology Environmental Consultant and Inspector - $5,219.55 and anticipated costs for the remaining emergency purchases are: Hepa Filters $1,000.00 air cleaner $4,000.00 and radon remediation $5,000.00 for a total emergency purchase of approximately $15,219.55.

D. Analysis

Staff recommend creating a budget to perform the review of the environmental and physical conditions of the Craigleith Heritage Depot Basement as well as recommended future use.

An emergency purchase was undertaken to remediate the radon and recommended action proposed by the Canadian Conservation Institute.

E. The Blue Mountains Strategic Plan

Goal #5: Ensure Our Infrastructure is Sustainable

F. Environmental Impacts

To be determined through the building investigation

G. Financial Impact

Consultant with Building Sciences background to perform a detailed air quality review including recommendations for future use of the basement as well as solutions for HVAC and artifact storage - $25,000.00

H. In consultation with

Aaron McMullen, Facilities Manager
Jennifer Moreau, Director of Human Resources
Dr. Sabrina Saunders, Blue Mountains Library CEO
Serena Wilgress, Manager of Purchasing and Risk Management

I. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Ryan Gibbons, directorcs@thebluemountains.ca.

J. Attached

None
Respectfully submitted,

Ryan Gibbons  
Director of Community Services

For more information, please contact:  
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