



TOWN OF NEWMARKET

Community Services
Public Works Services Department
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April 27, 2008

COMMUNITY SERVICES INFORMATION REPORT – PWS 2009 – 53

TO: Council

SUBJECT: Old Town Hall
Mould Report

ORIGIN: Director of Public Works Services

RECOMMENDATIONS

THAT Community Services Information Report – PWS 2009-53 dated April 27, 2009, regarding Old Town Hall Mould Report be received and the following recommendation be adopted:

THAT the report regarding the presence of mould at the Old Town Hall be received for information purposes.

COMMENTS

The Old Town Hall located at 460 Botsford Street has had a persistent problem with mould in the basement these past two winters. Although staff have responded immediately to any noticeable mould and removed same, the constant and irregular interruption(s) to their business did cause our tenant to have to relocate their operation.

The Town has recently been provided with funding to renovate the Old Town Hall, and is currently in the process of identifying the preferred architect to lead the design team. In preparation for the architect commencing work, staff undertook to confirm what if any mould could still be present in the basement, and to undertake remedial action.

PROCESS OVERVIEW:

The services of a mould detecting dog were obtained through the RFP process. When this specialized dog attended the Old Town Hall on April 14th, the dog “alerted” it’s handler to the apparent presence of mould throughout the building. While most of the building was the subject of two reviews by this dog, the concentration in the basement area was too much for the dog to appropriately respond to. Staff was advised to have air samples taken and analyzed for the nature of the mould the dog was reacting to.

The site was visited by another specialist within three (3) days for purposes of air sampling. The results of the air sampling confirmed that mould is present on all floors of the building. In all, six

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(6) different types of mould have been detected. The concentrations and mould type do vary from floor to floor.

Staff has a meeting scheduled with the report author on May 4th in order to obtain as definitive an answer as possible as to the degree and nature of the health aspects of the reported mould.

This specialist did recommend the following:

1. isolation of the basement
2. air scrubbing of the building when unoccupied
3. remove and replace all water damaged ceiling tiles
4. isolate the north east staircase and encapsulate suspect areas
5. clean and treat all water damaged areas of the building.

Staff has completed items 1, 2 and 4. Item 3 - all damaged tiles have been removed. Item 5 will form a part of future remedial efforts.

ACTION PLAN:

Given the extent of the mould, it has been concluded by staff that the building should be closed following the last production of the theatre Sunday (May 3rd) evening. Until that time, suitable air scrubbers will remain in operation, except when the theatre is in production.

As a part of the background work for the renovations, a decommissioning consultant has been retained to review the building for hazardous materials such as lead or asbestos, and to recommend remedial action for any hazardous material found. Mould is considered to be such a material.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

Living Well: Provide efficient, effective and environmentally sound maintenance services to an appropriate level that achieves Council and/or Provincially mandated services levels, which meet public health and safety requirements and enhances quality of life while ensuring that system capital assets retain their value and are managed and funded according to sustainable, lifecycle based principles and practices.

CONSULTATION

The Recreation and Culture (R&C) Department advises that the theatre group ends its current production on Sunday May 3rd. R&C has also advised that they are working with the groups that have booked the facility before September 1st, to relocate them to suitable facilities. With the pending renovations to the building, further use has not been scheduled after September 1st.

BUDGET IMPACT

The cost for the work to date has been charged to the 2009 operating budget for the facility. The cost of approximately \$6,000.00 to fully assess the building for hazardous materials will also be funded from the operations budget.

Staff will be working through the Clerk's Office to determine if there may be insurance compensation for the mould problem.

CONTACT

For more information on this report, contact: Brian F. Jones, P.Eng., Director of Public Works Services at extension 2551



Brian F. Jones, P.Eng.,
Director of Public Works Services



R. Prentice,
Commissioner of Community Services

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