



# **Municipality of West Elgin**

## **Agenda**

### **West Elgin Community Centre Board of Management**

**March 4, 2020, 9:30 a.m.**  
**West Elgin Community Centre**

Documents are available in alternate formats upon request. Please contact the Clerk's Department if you require an alternate format or accessible communication support at 519-785-0560 or by email at [jnethercott@westelgin.net](mailto:jnethercott@westelgin.net).

**Pages**

**1. Call to Order**

**2. Adoption of Agenda**

Recommendation:

Recommendation: That West Elgin Community Centre Board of Management hereby adopts the Agenda of the Special Meeting of the West Elgin Community Centre Board of Management, as presented.

**3. Disclosure of Pecuniary Interest**

#### **4. Staff Reports**

##### **4.1 Mould Remediation**

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Recommendation:

That West Elgin Community Centre Board of Management hereby receives the report from Jeff Slater regarding the mould remediation at the West Elgin Arena; and

That West Elgin Community Centre Board of Management approve the estimate from Restoration 1 in the amount of \$51,468.00 plus applicable taxes; and

That a budget amount of \$80,000.00 be allocated, in order to be prepared for post remediation testing, by a third party, a contingency and possibility of repainting the ceiling, plus applicable taxes, for the remediation of the mould on the ceiling.

#### **5. Adjournment**

Recommendation:

Recommendation: That the West Elgin Community Centre Board of Management hereby adjourn at \_\_\_\_\_ a.m. to meet again at 9:30 a.m. on March 11, 2020.



## Staff Report

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**Report To:** West Elgin Community Centre Board of Management

**From:** Jeff Slater, Recreation Superintendent

**Date:** 2020-03-04

**Report:** 2020-09

**Subject:** Mould Remediation

### **Recommendation:**

That West Elgin Community Centre Board of Management hereby receives the report from Jeff Slater regarding the mould remediation at the West Elgin Arena; and

That West Elgin Community Centre Board of Management approve the estimate from Restoration 1 in the amount of \$51,468.00 plus applicable taxes; and

That a budget amount of \$80,000.00 be allocated, in order to be prepared for post remediation testing, by a third party, a contingency and possibility of repainting the ceiling, plus applicable taxes, for the remediation of the mould on the ceiling.

### **Purpose:**

To inform Council and the West Elgin Community Center Board of Management of the cost of having the mould removed from the West Elgin Arena.

### **Background:**

To date the Recreation Superintendent has received three estimates for the remediation of the mould on the ceiling at the West Elgin Arena.

# 1 Schouten Environmental:	\$ 59,450.00 This estimate involves a process of Dry Ice Blasting. The process involves the blasting of the affected areas with CO <sup>2</sup> (Carbon Dioxide). I can provide additional information as requested.
# 2 Winmar:	\$69,028.81
# 3 Restoration 1:	\$51,468.00
Additonal costs:	\$2,000.00 Estimate # 2 and # 3 do not include post Post remediation testing.

- All estimates do not include applicable taxes.
- All of the estimates require the same amount of time to complete, estimated at 14 – 16 business days, plus the additional time to have the facility retested.

**Financial Implications:**

The mould remediation was not included in the original 2020 operating budget. The cost will be divided among The Municipality of West Elgin, and the Municipality of Dutton Dunwich as per the current user percentage, and per the current operating agreement in place.

Total projected cost: (Void of applicable taxes)

\$ 51,468.00	Mould remediation
\$ 2,000.00	Post remediation testing
=====	
\$53,468.00	Estimated cost
\$13,500.00	25 % contingency
\$66,968.00	Total projected cost
\$80,000.00	Budgeted Amount

West Elgin:  
Funds the first 20% = **\$ 13,400.00**

Remaining \$ 53,600.00

West Elgin 55.17% = **\$ 29,571.12**  
=====

\$ 42,971.12

Dutton Dunwich 44.83 % = **\$ 24,028.88**  
=====

**\$ 67,000.00**

**Report Approval Details**

Document Title:	West Elgin Council Mould estimates.docx
Attachments:	
Final Approval Date:	Mar 3, 2020

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott

March 02, 2020

### Quoted For:

#### West Elgin County

22413 Hoskins line  
 Rodney ON Canada N0L2C0

Att. :  
 Tel: ( )  
 Email:

### Project :

#### West Elgin Arena - Mould Remediation

171 Graham Rd  
 West Lorne ON Canada N0L2P0

### Scope of Work

Mould Remediation services required to address visually confirmed mould growth present on the metal decking ceiling within the ice rink location. Remediation will consist of area isolation using polyurethane sheeting, hepa equipped negative air units, Dry Ice Blasting services using portable man lifts for the 20,000sqft area of work. Post Remediation consulting involving air testing and visual clearance shall be conducted by 3rd party agency. Estimated 3 Weeks to conduct all remedial work.

### Exclusions

All Work During Normal Regular Business Hours  
 Any Hidden materials not included in base price  
 Owner to provide access to Hydro  
 Owner to provide access to Water

Description	Quantity	Unit	Unit Price	Amount
1.00 MOBILIZATION				\$1,114.07
2.00 REMEDIATION				\$17,546.69
3.00 GENERAL LABOUR				\$4,566.23
4.00 RENTALS				\$17,458.74
5.00 CONSULTING FEE				\$3,752.68
6.00 DISPOSAL				\$1,421.92
7.00 MATERIALS				\$11,881.17
8.00 MISC				\$1,708.50

by: Email: brant@schouten.ca  
Signature:

**Total: 59 450.00 \$**

(All applicable taxes  
extra)

All pages have been read, understood,  
and agreed to including terms and conditions.

Quote valid  
until: Quote  
accepted on:  
Quote accepted by:  
Signature:

March 29, 2020

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Initials

## QUOTATION

E-000075

March 02, 2020

**Schouten**  
EXCAVATING ENVIRONMENTAL DEMOLITION

### Schouten Environmental Inc.

7908 Jariott St.  
Watford ON N0M2S0  
Tel: (226)678-4715  
Fax: (226)270-2868  
accounts@schouten.ca

### Terms and Conditions

Cancellation Notices given prior to 72Hrs shall be subject to Cancellation or Rebooking Fee (\$200.00)  
HST not included in price.

Pricing is good for 30 days upon receipt of estimate.

Quotation does not include a Performance or Bid bond, bonds are available at the owner's request,  
for an additional cost.

Valid WSIB certificates will be provided at the start of any work and with every invoice.

Schouten Environmental acknowledges that there will be no extras added to the contract without  
a change order signed by representatives of the owner and contractor. Billing terms are monthly,  
net 30.

Sub trades or subcontractors to be bound by any contract issued to Schouten Environmental  
Schouten Environmental will carry \$5,000,000 Liability and \$5,000,000 Pollution/Environmental  
insurance at all times.

Schouten Environmental is a non-union company.

Insured: West Lorne Arena  
Property: 171 Graham Rd  
West Lorne, ON N0L 2P0

Home: (519) 768-1380  
E-mail: jslater@westelgin.net

Claim Rep.: Scott Davis  
Position: Project Manager  
Company: Winmar  
Business: 400 Sunset Drive  
St Thomas , ON N5R 3C7

Business: (226) 268-1747  
E-mail: scottdavis@winmar.ca

Estimator: Scott Davis  
Position: Project Manager  
Company: Winmar  
Business: 400 Sunset Drive  
St Thomas , ON N5R 3C7

Business: (226) 268-1747  
E-mail: scottdavis@winmar.ca

Contractor: Scott Davis  
Company: Winmar Property Restoration  
Business: 400 Sunset Dr  
St. Thomas, ON N5R 3C7

Business: (519) 451-0000

**Claim Number:** PRIVATE

**Policy Number:**

**Type of Loss:** <NONE>

Date of Loss:  
Date Inspected:

Date Received:  
Date Entered: 2/19/2020

Price List: ONLO8X\_FEB20  
Restoration/Service/Remodel  
Estimate: WEST\_LORNE\_ARENA



Dear Scott Davis,

As requested, Winmar® attended the above site at 171 Graham Rd to provide an estimate for the mold remediation based on the report given to us. Attached please find our report/estimate for damages.

This report may be subject to hidden or unforeseen damage. The pricing set out in our attached report is based on current material and labour costs. A delay of acceptance of more than 30 days may result in an increase to those costs. All applicable taxes will be added to the amounts quoted.

This Quotation - Scope of Work is delivered in relation to the scope of work described on the following pages, and subject to the Standard Terms and Conditions attached. Subject to any Change Order signed by Winmar® and the Owner, The scope of work sets out the complete responsibility of the Winmar® office performing work at the Property.

We trust that this information will be of assistance to you. Please contact the Estimator at the number shown above for further information or to discuss this quotation and the scope of work.

Thank you,

Scott Davis  
Project Manager/Estimator  
Winmar® London

**WEST\_LORNE\_ARENA****Main Level****Main Level**

<b>DESCRIPTION</b>	<b>QTY</b>
1. Containment for remediation	1.00 EA
2. Mold Remediation Technician - Per Hour	490.00 HR
Rate is based on 7 technicians for 7 days @ 10 hours per day	
3. Mold Remediation Technician - Per Hour	20.00 HR
4. On-Site Evaluation and/or Supervisor/Admin - per hour	56.00 HR
5. Debris Removal	1.00 EA
6. Negative air fan/Air scrubber (24 hr period) - No monit.	70.00 DA
7. Neg Air filter media - (includes HEPA & Screen)	14.00 EA
8. Consumables (includes PPE, cleaning product, antimicrobial, fogging agent, bags, etc)	1.00 EA
9. Boom lift - 30'-45' reach (per day)	10.00 DA

**Mold Remediation of Arena Area**

This quote is based on the report from T.Harris Environmental management issued on January 20, 2020

**Mold Remediation**

Category 3 mold remediation of the ice-rink area only

Grand Total

\$69,028.81

\_\_\_\_\_  
 Scott Davis  
 Project Manager

**Grand Total Areas:**

4,960.00 SF Walls	22,000.00 SF Ceiling	26,960.00 SF Walls and Ceiling
22,000.00 SF Floor	2,444.44 SY Flooring	620.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	620.00 LF Ceil. Perimeter
22,000.00 Floor Area	22,207.11 Total Area	4,960.00 Interior Wall Area
5,604.00 Exterior Wall Area	622.67 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

**Restoration 1 London**  
315 Consortium Court  
London, ON. N6E 2S8  
(519) 636-9287



We have reviewed the site at 171 Graham St in West Lorne and the T.Harris report dated January 20, 2020, and are pleased to submit our quote for mould remediation work. This does not include for the investigation and correction of the underlying cause of mould growth; this must be performed in conjunction with the remediation or the mould amplification may recur. Our quote is as follows:

**Scope of Work:**

1. Perform all work in a safe manner and with a Supervisor present.
2. Supply multiple power elevated work platforms for access to heights. Assuming floor will support the weight of machines without sustaining damage (Genie Z45 or approximate equivalent).
3. Contain the ice pad area with 6mil poly and tape and post warning signage. Construct double worker decontamination chamber at entry/exit to the work area.
4. Supply HEPA-filtered air scrubbers exhausting to the outdoors for negative air pressure in the work area.
5. Workers to don necessary personal protective equipment including fall prevention harnesses when working at heights.
6. Perform abatement work as per EACO Mould Abatement Guidelines.
7. Following Level 3 operations, clean visible surface mould from ceiling metal and beams.
8. HEPA vacuum and/or damp-wipe with detergent solution all remaining accessible surfaces including ceiling metal, beams, walls, bleachers, boards and glass, and floor.
9. Fog or apply anti-microbial agent to ceiling metal and beams following cleaning.
10. Double bag all mould waste in 6mil plastic bags and dispose of at designated waste facility.
11. Allow containment to remain intact for up to 3 days for post remediation testing by T. Harris. To be retained by Restoration 1.
12. Owner/others to remove contents, wall signs, and lower puck netting to the ground to be sealed

for remediation prior to our mobilization.

**Price..... \$51,468.00 + HST**

Anticipated duration: 14-16 business days.

Clarifications:

1. Quote valid for 30 days.
2. Work estimated to take place during regular business hours.
3. Assuming work area is clear and free of obstructions.
4. EACO Mould Abatement Guidelines recommend post-abatement air testing be conducted to verify acceptable air quality conditions. Costs for this are not included.
5. Costs for restoration, structural drying, electrical, plumbing, mechanical, permits, fees, parking, testing and consulting not included.
6. On occasion the enclosure can cause superficial damage to building finishes when removed. Repairs for this not included.
7. Estimate is based on power and water being available in reasonable proximity to work area.
8. Waste bin and/or trailer to be on site in reasonable proximity to work area.
9. Payment terms: 50% at start, remainder upon completion

Thank you for the opportunity to quote, we look forward to hearing from you.