

AD HOC MUNICIPAL HALL STUDY COMMITTEE

The Ad Hoc Municipal Hall Study Committee met on 1989 February 13 to consider this report from the Director Engineering and agreed to concur with the Recommendation contained therein.

RECOMMENDATION:

THAT the recommendation of the Director Engineering be adopted.

TO: MUNICIPAL MANAGER 1989 FEBRUARY 08

FROM: DIRECTOR ENGINEERING

SUBJECT: ASBESTOS MANAGEMENT AND CUSTODIAL CONTROL PROGRAM (MCCP) - MUNICIPAL HALL

PURPOSE: TO OBTAIN COUNCIL'S AUTHORIZATION FOR FUNDING FOR A REVISED INTERIM MANAGEMENT AND CUSTODIAL CONTROL PROGRAM AND UNDERTAKE THE CONTINUATION OF THE SELECTED ENCAPSULATION OF ASBESTOS CONTAINING MATERIAL LOCATED IN THE MUNICIPAL HALL

RECOMMENDATION:

1. THAT Council authorize the Director Engineering to continue with the Revised Interim Management and Custodial Control Program, and specifically to initiate a program of selected encapsulation of asbestos containing material at an estimated cost of \$100,000 and subject to receiving approval for a five-year extension to removal time by the Workers' Compensation Board prior to commencement of the encapsulation.

REPORT

BACKGROUND

Council, at its meeting of 1986 December 08, approved of the recommendations in Item No. 15, Manager's Report No. 72, relating to the removal of Asbestos Containing Material (ACM) in the Municipal Hall. Council was further advised at its meeting of 1988 June 13 (Item No. 22, Manager's Report No. 41), that in pursuing the formulation of a "Compliance Plan" in order to satisfy the requirements of the Workers' Compensation Board with respect to the removal of the ACM, it was apparent that there would be considerable savings to be realized if asbestos removal was integrated with possible building expansion or renovation. A further report (Item No. 35, Manager's Report No. 75) dealing with the integration of asbestos removal with space requirements at the Municipal Hall, was received by Council at its meeting of 1988 November 23. Arising from the recommendations contained in this latest report, Council struck a Committee to review alternate solutions to address an integrated approach of ACM removal and space requirements. It was also identified in this report that approximately fifty-four months (4 1/2 years) would be required to take a project of this nature from its present stage to completion.

Revised Interim Management and Custodial Control Program and Selected Encapsulation

The asbestos order of the Workers' Compensation Board has been the key consideration in being able to undertake an integrated approach. The Corporation's initial request for additional time for the implementation of the WCB order, in order to take advantage of the cost savings of the above-referenced integrated approach, was denied. However, staff from the WCB have indicated that should the Corporation implement a Revised Interim Management and Custodial Control Program (MCCP), that a re-application for an increased time frame for asbestos removal would be favourably received.

The Revised Interim MCCP is a revision and updating of the Corporation's existing MCCP and includes asbestos awareness seminars for all staff, an expanded scope asbestos identification program, additional training of maintenance staff, to continue with full-time inspection and air sampling during all renovations and maintenance involving access to those areas of the building where ACM is present, and the undertaking of an Asbestos Hazard Assessment Survey. The Asbestos Hazard Assessment Survey has been recently completed by the Corporation's asbestos consultant, Pinchin-Harris and Associates, and the major recommendation in the report is that the Corporation should undertake a program of selected encapsulation of specific and limited areas where the ACM had been previously disturbed. This selected encapsulation is the only outstanding requirement in our Revised Interim Management and Custodial Control Program. The estimated cost of this work is \$100,000.

Re-application for Increased Time Frame

Prior to recommending to Council whether or not to proceed with this selected encapsulation, staff have discussed the matter with staff from the WCB and it appears from this discussion that the Corporation has only two options, namely:

1. To proceed with the removal of asbestos containing material without delay, or
2. Apply for an extension of time for removal in order to benefit from the previously discussed integrated approach, subject to undertaking to proceed with the encapsulation of selected areas.

WCB staff have indicated that should the Corporation proceed with the encapsulation and maintain the rest of our Revised Interim Management and Custodial Control Program, the WCB would approve a five (5) year extension to the removal orders.

Funding for the selected encapsulation and continuation of the Revised Interim Management and Custodial Control Program is available in the 1988-1992 Capital Budget for Asbestos Removal (\$1.5 million).

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E. E. Olson, P. Eng.
DIRECTOR ENGINEERING

cc: Director Administrative and Community Services
Director Finance
Director Planning and Building Inspection