




Hamilton

# INFORMATION REPORT

<b>TO:</b>	Chair and Members Public Works Committee
<b>COMMITTEE DATE:</b>	May 17, 2021
<b>SUBJECT/REPORT NO:</b>	Demolition of 200 Jones Road (PW21033) (Ward 10)
<b>WARD(S) AFFECTED:</b>	Ward 10
<b>PREPARED BY:</b>	Delfina Duarte (905) 546-2424 Ext. 6627
<b>SUBMITTED BY:</b>	Rom D'Angelo, C.E.T.; CFM Director, Energy, Fleet and Facilities Management Public Works Department
<b>SIGNATURE:</b>	

## COUNCIL DIRECTION

On Wednesday February 12, 2020 City Council (GIC - January 30, 2020) approved Report HUR20002 that inclusive within the City's Code of Conduct Policy city staff are obligated to share consultant reports with identified imminent risk to human health or safety policy.

## INFORMATION

Recently, Council has expressed heightened interest in consultant reports that involve health and safety related matters. The purpose of this Information Report is to inform Council of an Environmental Assessment which has confirmed the presence of mould in the Kiwanis Community Centre located at 200 Jones Road, Stoney Creek and the resulting action underway by staff that include demolishing the building in response to the end of life condition and the health & safety concerns identified in the report.

This Information Report is to inform the Public Works Committee and Council that staff will be demolishing 200 Jones Road due to a number of reasons that include but not limited to the following: (i) the results of an Environmental Assessment confirming the presence of mould in the building (ii) the facility has reached its end of life (iii) based on the building condition assessment report the facility is deemed to be in critical condition and cost prohibited to rehabilitate.

---

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: Demolition of 200 Jones Road (PW21033) (Ward 10) - Page 2 of 3**

---

The Community Centre a city-owned facility was constructed circa 1976 (45 years old) and is 6,979 sq. ft. in size sitting on a 1.34-acre parcel of land. This facility is beyond its life cycle and it has been flagged in previous reports as having a facility condition index (FCI) of 44.45% (>30% is deemed critical-refer to Table 1 below).

Table 1:

Facility Condition Index			
0-5%	5-10%	10-30%	>30%
Good	Fair	Poor	Critical

The Community Centre a former police station has been occupied by the Kiwanis Club of Hamilton since 1998 until the COVID-19 shut down took place in March of 2020.

The building was operating as the Kiwanis Community Centre paying a monthly rent of \$500 or \$6,000/ annually and sub-leasing most of the space to the following groups:

- Peach Festival – Office and storage space. The float is stored in the building. Their rent is \$765/month;
- Stoney Creek School of Art – Provides art lessons every Saturday and will run birthday parties as booked. She also runs an art camp in the summer for 2 months. Her rent is \$700/month;
- St. Joes Ambulance – Prior to COVID, they rent space 2 days per month for training at \$75/day;
- Aubrey Jones Apartments 255 King St. West - Kiwanis owns that apartment building and the property manager has an office located within the Kiwanis Community Centre.

In March of 2019, the City was asked to investigate the possibility of mould in the building as a result of medical concern by one of the Kiwanis staff. Subsequently, a Mould Sampling Assessment was completed by WSP Canada Inc. on April 8, 2019. The results of the Mould Sampling Survey revealed the following:

“The total mould spore concentrations identified in the indoor air samples collected are elevated for indoor environments, with the concentrations of spore types deriving from Aspergillus/Penicillium, Cladosporium, Myxomycetes, Stachybotrys / Memnoniella and Unidentifiable Spores. All five (5) samples taken within the subject building were compared to a reference sample taken outdoors.”

The Aspergillus/Penicillium mould spore concentrations from the indoor samples collected from the Storage Room (ST-05), the North Corridor (ST-06), and Room ‘B’ (ST-07) were similar to the outdoor reference sample (ST-01), indicating that spore concentrations are within the normal range.

The Aspergillus/Penicillium mould spore concentrations identified from the indoor samples in Room ‘A’, the South Corridor, and the Activity Room (Room ‘D’) indicate elevated concentrations of spores.

Although the total spore count within the Storage Room (ST-05) is within the normal range when compared to the Outdoor sample (ST-01), the mould spore *Stachybotrys/Memnoniella* was identified in the Storage Room air sample. *Stachybotrys/Memnoniella* is not considered to be a common indoor spore type and may have adverse health effects for people with compromised respiratory function.

The report went on to recommend remediation combined with repairing the roof and other sources of water infiltration.

Additionally, lead paint and asbestos containing materials were identified in the building.

Staff considered the cost of remediation and repairs required in the context of the overall state of the building including the age of the structure and the need for a new HVAC root top unit. Remediation and required repairs came in at an estimated \$800K to \$1 Million. Once you consider other end-of-life building components estimated at an additional \$500k plus 15-20% soft costs (engineering, project management fees, etc.), the overall capital requirements will surpass \$1.5 million to remediate and rehabilitate the facility. Facilities Management staff have deemed these actions to be cost prohibitive.

Alternatively, demolition is estimated between \$70K to \$100K. The estimated annual operating savings from removing the facility from the city-owned inventory is approximately \$10,000.

In November of 2020 the Portfolio Management Committee approved an internal report by the Energy, Fleet & Facilities Management Division identifying the issues and recommending that the building be demolished.

Staff have made efforts to assist and find solutions to relocate the existing tenant and sub-tenants of the building. Efforts have been halted during the pandemic closures but will resume once the April/May 21 lockdown is lifted.

After careful consideration of all the factors including that this building is used for non-core City business functions, a decision was made to demolish the building.

The demolition is planned to take place in Q4 of 2021 and funding of \$100K will be drawn from the operating savings and Capital WIP, PID 3542141101 which was setup for emergency facilities infrastructure situations.

## **APPENDICES AND SCHEDULES ATTACHED**

N/A