



SUPPLEMENTARY AGENDA

Regular Meeting – 7:00 p.m., Monday, October 17, 2016

Adoption of Agenda

- 1** that the agenda be approved as amended by adding under Planning and Development, Remedial Action- 1013 2nd Street, Castlegar, B.C.

Planning and Development:

- 31.2** Remedial Action - 1013 2nd Street, Castlegar, B.C. (#16-170)



REPORT TO COUNCIL

DATE: October 14, 2016 **REPORT NO.:** 16-170
SUBMITTED BY: Director of Development Services **FILE NO.:** 4020-20-U1
SUBJECT: Remedial Action- 1013 2nd Street, Castlegar, B.C.

RECOMMENDATION:

1. That Council award the contract for the site cleanup and asbestos material removal of the fire damaged Crossroads Printing building to Norhaz Solutions Inc. for the total cost of \$64,312.26 plus GST.

PURPOSE:

To proceed with the remedial action at 1013 2nd Street.

BACKGROUND:

Castlegar City Council, at the regular Council meeting of July 18, 2016 passed a resolution that required the property owner of 1013 2nd Street to remove the rubble from the fire damaged Crossroads Printing building and either demolish and remove the concrete building foundation or fill in the basement with backfill material.

The owner's lawyer requested that Council reconsider the resolution and requested an extension to complete the remediation to September 30, 2016. At the regular Council meeting of August 15, 2016 Council reaffirmed the July 18th resolution and granted an extension to complete the work no later than Friday September 30, 2016.

At the October 3rd regular meeting Ms. Connie Vecchio addressed Council with her summary of events to date concerning the remedial action at 1013 2nd street and requested a two (2) week extension.

As a result staff was directed not to implement the Council resolution for a period of two weeks, ending October 17, 2016, at which time staff was to determine whether the owner had undertaken the work required by the remedial action resolution to be completed by October 31, 2016 or to proceed with the remedial action.

On October 12, 2016, Ms. Connie Vecchio sent a letter to the City indicating that their family will be unable to remediate the subject property. (Attachment 1)

ALTERNATIVES

To not proceed with the cleanup (not recommended for environmental reasons).

IMPLICATIONS

- | | |
|--------------------------|---|
| (1) Public Safety | The potentially unsafe condition of the property and building debris presents a risk to the Community. |
| (2) Environmental | An Environmental review undertaken by the property owner indicates the need for a successful asbestos materials abatement. |
| (3) Personnel | No Issue. |
| (4) Financial | The property owner had obtained 2 quotes (that the city is aware of) for the removal of the fire damaged debris from the subject property and had applied for a demolition permit to have the work completed. |

The description and scope of work for the cleanup will follow the recommendations included in the August 30, 2016 Pinchin West report eg.

- Provisions of a containment barrier
- Water availability to wet site while debris is loaded and water supply necessary for use at landfill site
- Heavy equipment and transfer bins
- Water truck at landfill
- Removal of asbestos insulation
- Haul debris including dump fees
- Environmental monitoring (including at landfill)
- Hazardous waste technician
- Demo permits and city fees (by city)
- Personal protective equipment including disposal
- All motel and meal allowance for out of town contractors etc.

Bids were received from the following companies:

Norhaz Solutions Inc.	\$64,312.26 + GST
Stutters DKI	\$79,975.00 + GST

Norhaz Solutions Inc. has the equipment and necessary civil and hazardous material abatement experience required to complete to works successfully.

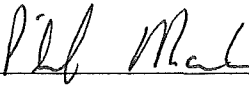
The work schedule is anticipated to take one week for the asbestos removal and site cleanup. Mobilization time approximately 10 days after award of contract.

All City costs incurred associated with the demolition will be recovered from the property owner as debt.

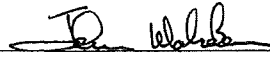
The debt will be collected in the same manner and with the same remedies as property taxes.

Respectfully submitted,

Approved by:



Phil Markin
Director of Development Services



John Malcolm
Chief Administrative Officer

October 12, 2016

Attention: Mayor and City Councillors
City of Castlegar
City Hall
460 Columbia Avenue
Castlegar, BC V1N 1G7

Dear Sirs/Mesdames,

Re: 1013 2nd Street, Castlegar (the property)

I regret to inform you that our family will be unable to remediate the property located at 1013 2nd Street. Reclamation and clean-up efforts are unable to be started by the October 17, 2016 deadline set out in the bylaw (October 3, 2016 council meeting) concerning the property.

It was our hope that this clean up could be started and completed within the time frame set out by the City of Castlegar. This is not possible, however, I am going to note the name and contact information of the contractor that I intended to hire. He assured me that his crew is ready and willing to start work with short notice.

Stutters Restoration – Castlegar
Rick Fredsborn
250-354-7280

Regards,



Connie Vecchio

cc. Jesse Gelber – Mc Ewan Law

ATTACHMENT 1



October 13, 2016

File: 4020-20-U1

Mr. Michael Vecchio
C/O Ms. Connie Vecchio
854 Leathhead Road
Kelowna, BC V1X 2J8

Dear Ms. Vecchio,

Re: Remedial Action Requirement Regarding the Building at 1013 2nd Street Castlegar, BC and Legally Described as Lot A District Lot 181 Kootenay District Plan 9041 and your correspondence of October 12, 2016.

It is unfortunate that you are unable to remediate the above referenced property. As indicated in your letter of October 12, 2016 the City will contact the contractor you intended to hire. We will also contact Norhaz Solutions for a quote as I understand you had requested them to submit a bid.

It was also noted that the property is no longer secure as the fencing has been removed. The City will proceed to secure the property immediately.

The City will contact you on the approximate start date of the cleanup early next week. (In accordance with Sections 16 and 17 of the Community Charter).

The City will carry out the necessary work at the property owners expense and recover the costs in the same manner and with the same remedies as property taxes.

Sincerely,

Phil Markin
Director of Development Services

/nw

Building Official
Director of Transportation and Civic Works
McEwan Law

THE CITY OF CASTLEGAR
460 Columbia Avenue, Castlegar, B.C. V1N 1G7
PHONE 250.365.7227 FAX 250.365.4810
WWW.CASTLEGAR.CA

BACKGROUND INFORMATION



**Asbestos Material Removal Scope of Work
Former Crossroads Printing Building
1013 2nd Street, Castlegar, BC
Pinchin West Project No. 35840A**

August 30, 2016

This document contains the scope and summary of work to be performed for the successful asbestos material abatement project at the former Crossroads Printing building at 1013 2nd Street, Castlegar, BC.

SITE CONDITIONS

In May 2016, the building onsite was severely damaged by a fire. The building remains are a mixture of concrete, metal, wood and construction materials. Within concrete block walls, asbestos-containing vermiculite insulation was present, and is now scattered as debris throughout the rubble. The site is currently isolated with a chain link construction fence and all building materials are exposed.

DESCRIPTION OF THE WORK

1. Supply of all labour, supervision, materials, equipment and services deemed necessary for the proper completion of the Work as indicated;
2. All work is to be completed in accordance with all applicable guidelines and statutes within the Occupational Health and Safety Act;
3. Remove all asbestos-containing vermiculite debris and asbestos-contaminated materials and debris using wetting techniques, sorting, and disposal following Moderate Risk asbestos abatement procedures.

Scope of Work includes:

- Wetting of construction debris while separating building materials to reduce dust levels;
- Barricade fencing lined with 6 mil non-permeable polyethylene around the perimeter of the work area.
- Worker decontamination will be situated at entrance to work area and will consist of a wash station including a bucket of clean tepid water, wash cloths, and disposal bags;
- Cleanup of visible vermiculite debris from the project area, including intact concrete block walls using HEPA vacuums and asbestos waste bags;
- The use of an excavator is permitted to aid in the sorting and disposal of heavy building materials. The operator will be required to wear full body non permeable coveralls (Tyvek or similar) and a half-face respirator with dual cartridge P100 filters when disturbing contaminated material.



- Worker protective equipment for asbestos includes the following: non-permeable coveralls (Tyvek or similar), half-face respirator with dual cartridge P100 filters.
- All waste to be disposed of in asbestos labelled, 6 mil polyethylene waste bags.
- Large contaminated asbestos waste that cannot be cleaned must be disposed of into a lined, asbestos labelled, waste bin.
- Non-porous items may be sorted and cleaned for disposal as non-hazardous waste upon approval from Consultant.
- All asbestos waste must be disposed of at an approved landfill.

SCHEDULE OF WORK

The work is to be performed between the hours of 08:00 to 17:00. All work is to be scheduled to allow the Consultant to perform inspections and air monitoring while on site.

SITE INSPECTIONS AND AIR MONITORING

A third party may be retained by the Owner to periodically inspect site conditions and work procedures inside the work area.

The following inspection and air monitoring services may be provided and shall remain the responsibility of the Owner.

- Milestone Inspection A – Pre-contamination Inspection
- Milestone Inspection B – Final Visual Inspection
- Periodic inspections during clean-up activities
- Ambient Air Sampling (around perimeter of the work area)
- Occupational Sampling (on abatement workers)

The successful Contractor will be responsible to provide the Owner with a work schedule to facilitate the inspections and air sample collection.

SUBMITTALS

Prior to commencing work, the successful contractor will provide the Owner with submittals including work procedures, exposure control plan, permits, notices and provincial Notice of Project.

Within 10 days of completion of the work, the successful contractor will be responsible to provide the Owner with waste documentation for all hazardous materials (waste manifests and/or intent to dispose certification).



Scope of Work
1013 2nd Avenue, Castlegar, BC
Connie Vecchio

August 30, 2016
PWL File: 35840A
FINAL

I trust you will find the attached in order. Should you have any questions, please contact Jerry Botti, Senior Project Manager at 250.265.4232.

Yours truly,

Pinchin West Ltd.

Prepared by:

Andrew Wassenaar, A.Sc.T.
Project Coordinator
250.801.5749
awassenaar@pinchinwest.com

Reviewed by:

Jerry Botti, Dipl T (Env Chem), A.Sc.T.
Senior Project Manager
250.265.4232
jbotti@pinchinwest.com

Encl.: Photos

35840Asow01



Scope of Work
1013 2nd Avenue, Castlegar, BC
Connie Vecchio

August 30, 2016
PWL File: 35840A

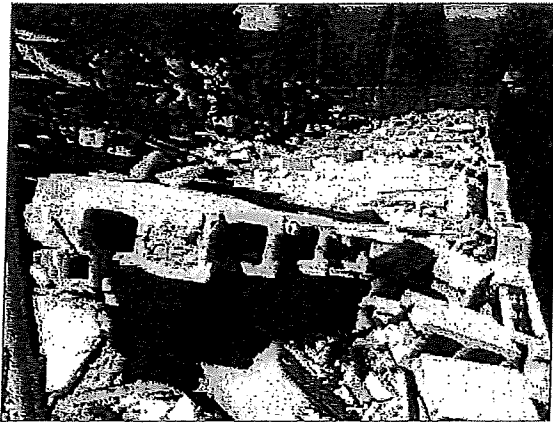


Photo 1 – View of debris in the project area.



Photo 2 – View of debris in the project area.



Scope of Work
1013 2nd Avenue, Castlegar, BC
Connie Vecchio

August 30, 2016
PWL File: 35840A



Photo 3 – View of debris in the project area.

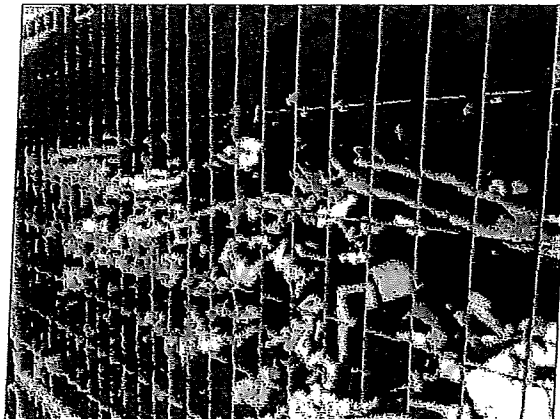


Photo 4 – View of debris in the project area.

35840A Photographs

Template: Master Photo Appendix, HazMat, February 10, 2016