

Memo

Municipality of Central Manitoulin

~ AT THE HEART OF IT ALL ~

To: Property Committee
From: Patricia Mader, Municipal Coordinator
CC: George Strain, Maintenance Supervisor; Ruth Frawley, CAO/Clerk
Date: 4/22/2021
Re: **Big Lake School House Townhall Meeting – Information Summary**

Information about the building

- Big Lake Schoolhouse, 28 Silver Bay Road, Big Lake, ON
- Built in 1926, addition put on in the 90s.
- Size of Site: 214.5 feet x 198, 0.98 acres (MPAC)
- Size of Building: Original Section 845 ft²
- Size of Addition: 196 ft²
- Rear Addition: 680 ft²
- Total: 1,721 ft²
- Other Improvements: Deck 512 ft² , Shed 192 ft²

Current operators/ users of the space

- Big Lake Community Association - President Jeannine Desmarais (lease holder)
- Big Lake Women's Institute – President Linda Farquhar (users of the space).

Summary of Expenses & Estimated costs:

Operating	
Insurance 2021 *combined with Sandfield Community Hall insurance	\$6140.00
Yearly Supplies and services budget	\$300
Estimates acquired	
Condition assessment/structural assessment on roof and ventilation to find out what is causing the underlying moisture issues.	~ \$3500-4000
Air-Quality testing to determine presence of mold.	~ \$4000
Remediation (if needed)	??
Fixing underlying causes of water penetration, ventilation issue and repairing roof permanently.	??
Air-quality testing post remediation and repairs.	??
Spent in 2021	
Market Value appraisal report	\$1779.75
Temporary patches to roof	\$1258

Summary Timeline:

- July 17, 2020: Letter sent from the Municipality to the Big Lake Community Association re: Maintenance Issues with Big Lake Community Hall. The letter highlighted the Association’s responsibilities per the lease agreement. Municipal public works applied tar to the roof to temporarily prevent further leaking.
- July 30, 2020: Response letter received from Big Lake Community Association requesting a period of one year to get estimates for the repairs.
- October 13, 2020: Tulloch Engineer performed a preliminary walk-through of the space in to provide a recommended next step. The recommendation was to do a full building condition assessment of the roofing and attic space to provide a plan for repairs that would prevent damage from recurring. Based on preliminary walk-through, it was also recommended that air quality tests be performed. The cost for condition assessment and basic air quality testing was \$7300 + HST.
- December 7, 2020: Meeting held with Big Lake Community Association representatives, Merry Makers representatives (Sandfield Community Hall), and the Municipality. In advance of the meeting, the Big Lake Community Association provided a letter outlining their use of the buildings, activities, and the impact of COVID-19 on the Association’s ability to fundraise.
- Early 2021: The municipality engaged Schut’s General Contracting to perform temporary repairs to prevent further leaking. Permanent repairs will still need to be addressed. Cost \$1258.
- February 24, 2021: The Municipality obtained three quotes to perform air-quality testing and received quotes as outlined below:

Pinchin	Investigation Phase: \$3560.00 + tax	Note: They also provided a quote for Remediation Phase (if needed) on Project Management & Inspection services NOT remediation itself: \$4960.00 + Tax
First General and DST	Investigation phase: \$4841.27 + Tax	Note: First General and DST Consulting Engineers decided to collaborate on a single quote
Tulloch Engineering	Investigation phase: \$4050.00 + Tax	Note: This includes travel costs which may be reduced if stacked with other work Tulloch is doing on the Island, bringing down to an equivalent cost with Pinchin.

- April 6, 2020: A market value appraisal of the Big Lake School House was provided by Hal Love at a cost of \$1779.95 inclusive., a necessary step should the municipality chose to declare the asset as surplus and divest.

Further Details:

The temporary repairs performed by Schut’s General Contracting in early 2021 were as follows:

- Removal of damaged steel, chimney, plumbing vents,
- All openings were temporarily capped.
- Layer of underlay applied in the affected areas
- Layer of rolled roofing applied in the same areas.
- Original steel re-installed as protective covering (temporary fix, needs to be replaced).
- These are a temporary fix only. The washroom should not be used until the plumbing stack is properly fixed. It currently vents into the attic space.

The preliminary walk through performed by Tulloch in October 2020 noted the following things:

- It appears that past issues with snow and ice have damaged a plumbing stack as well as a chimney. The impact of the ice may have affected the flashing around the stack and chimney allowing water to ingress. There are several other likely possibilities that would explain the water intrusion as well as the air quality concerns, read on.
- The roof is very low slope and as such the metal roofing may not have been an appropriate choice for a roof covering. There are generally very few products on the market (even less 30+ years ago)

that are suitable for low slope applications. The potential improper material selection may be contributing to the water ingress. Water and ice can back up under the lap joints.

- Although the metal roofing base material may still be performing, at 30+ years of age, the rubber grommets under each screw fasteners have likely dried out and in many locations may be missing. This is quite common with metal roofing. Each failed grommet is a potential source for water ingress.
- The roof was observed to have no ventilation to remove hot, moisture laden air from the attic space. This condition, combined with inadequate or displaced insulation can cause warm/moist air to enter the attic space and condense on the underside of the roof sheathing. This condensation may in turn wet the insulation, and/or the drywall. Ultimately the condensation on the wood may form an ideal breeding ground for mould. If mould is present, it will continue to grow as long as there is moisture present and an adequate food source (wood sheathing or drywall paper backing).
- In order to fully understand the conditions in the attic and on the roof we recommend that a condition assessment of the roofing and the attic space be completed.
- Until a physical inspection of the building attic space is completed it will not be possible to determine the appropriate methods of repair, and therefore estimate costs.

Big Lake Community Association requested the following information in advance of the meeting in December 2020, note, this does not include the expenses outlined above from 2021.

Big Lake Expenditures	Supplies and Services	Insurance	Capital Maintenance
2020	145.58	5338.44	
2019	345.14	4687.20	
2018	279.62	4349.16	
2017	100.00	4207.68	
2016	0	4106.16	
2015	307.44	3840.48	
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Note: this insurance amount covers both Big Lake School House and Sandfield Community hall			

The lease with Big Lake Community Association states that:

- “lessees shall be responsible for all expense in connection with the leasing of the land and premises without limiting the generality of the foregoing such expenses shall include: heat, hydro, telephone, routine maintenance for general care and repair and legal expenses. The lessee shall provide to the lessor prior to the end of each calendar year an itemized report that includes a list of all maintenance repairs, service calls and any other structural or non-structural building repairs conducted in the preceding twelve months as listed in schedule B.”

And that...

- “The lessees shall keep the premises in an ordinary state of cleanliness and repair and shall report any structural damage or defects of which they become aware to the lessor at the first reasonable opportunity.”

The municipality did not receive annual reports as outlined in the terms of the lease, which were to include:

- Annual water report indicating completion of responsibilities as per Sudbury and District Health Unit regulations.
- Annual HVAC System inspection report by qualified contractor.
- A record of annual expenditures and invoices for maintenance work and upgrades performed.
- A statement indicating what, if any, outstanding maintenance issues exist.