



PART 1 GENERAL

1.1 Instructions to Bidders

- .1 An optional site walkthrough will be scheduled by the City of Winnipeg. Date and Time to be determined.

1.2 Site Conditions

- .1 Mould growth is present on the underside of the wood roof deck throughout the ice surface area of the arena at location identified on the attached Drawing.
- .2 Asbestos containing materials are not expected to be impacted by the planned remediation work, however, for reference, a copy of the City of Winnipeg Asbestos Inventory is attached.
- .3 The following work will be performed by the City of Winnipeg prior to the remediation:
 - .1 Lock-out / tag-out of the lighting above the rink surface area;
 - .2 Lock-out / tag-out of the dehumidifier above the rink surface area;
 - .3 Provision of the required electrical panelling;
 - .4 Removal of the hanging banners through-out the arena; and
 - .5 Removal of the netting around the Arena.
- .4 Ceiling / Underside of Roof Finishes: Tongue and groove (unconfirmed species) wood finish.

1.3 Requirements

- .1 Supply all labour, supervision, materials, equipment, lifts, scaffolding, and services deemed necessary for the proper completion of the Work as indicated.
- .2 The successful bidder will maintain the responsibility of securing the arena at the end of each work shift. Isolation efforts required will need to be constructed so as to keep the integrity of the security systems in place.
- .3 All work is to be completed in accordance with all applicable guidelines and statutes within the provincial Occupational Health and Safety (OHS) Legislation.
- .4 Successful bidder will take on the full responsibilities of Prime Contractor as described in provincial OHS Legislation.
- .5 Perform remediation following Manitoba Workplace Safety & Health (MWSH) Level III mould precautions.



- .6 Unless otherwise noted, thorough cleaning and decontamination to remove residual spores from all underlying building materials and substrates is required in all areas of work.
- .7 All work in this document involving electrical, mechanical, etc. work shall be performed by skilled tradesmen regularly engaged in the work in question and under the direct supervision of a currently qualified journeyman.
- .8 At the completion of work, all waste materials shall be removed from site and detailed cleaning of all work areas shall be conducted to a high standard of cleanliness.

1.4 Outline of Work

- .1 Isolate the Arena / Ice Surface area from the remainder of the building via the supply of required hoarding walls, polyethylene sheeting, strapping, tape seals, etc.
- .2 Construct a two-stage decontamination chamber at the entrance to the ice surface area of the arena.
- .3 Construct a two-stage decontamination chamber at the entrance to the Basement area for use of the facilities.
- .4 Supply a minimum of eight (8) HEPA equipped negative air discharge cabinets. Cabinets are to be operated through to completion of work and are to be distributed evenly throughout the area of work. Additional cabinets may be required to ensure proper air exchange and specified levels of negative pressure.
- .5 Remediation:
 - .1 Refer to Drawing No. MR1 for the extent and location of any mould growth.
 - .2 Perform the following work while adhering to Manitoba Workplace Safety & Health (MWSH) High Risk (Level III) mould precautions:
 - .1 The removal of established mould growth from the underside of the existing roof deck (including any corresponding beams, joists, purlins, etc.) via abrasive media or high-pressure water blasting shall commence in a select test area as determined by the City of Winnipeg to ensure that that the desired level of cleaning has been achieved.
 - .2 Blast pressures shall be adjusted to achieve desired level of cleaning without causing unnecessary damage to the corresponding wood finishes.
 - .3 Removal of established mould growth from the remainder of the underside of the existing roof deck (including any corresponding beams, joists, purlins, etc.) via abrasive media or high-pressure water blasting.



Mould Remediation

St. Vital Centennial Arena, 580 St. Annes Road, Winnipeg, Manitoba
City of Winnipeg Job No. 2022-103

Scope of Work Rev 2

Pinchin File: 234838.405
May 1, 2023

- .4 Remove mounting clamps along beams/purlins to allow for cleaning between conduit and wood materials. Temporarily support conduit to ensure no tension/stress is added to junction boxes/lighting. Refasten conduit as required.
- .5 Pre-cleaning (HEPA vacuuming and / or damp wiping) of surfaces throughout all areas of work following the initial blasting operations but prior to the installation of any post-remediation encapsulant.
- .6 Prior to the installation of any post-remediation encapsulant, ensure the surfaces of the underside of the wood roof deck are dry (<17% moisture content). Supply any necessary dehumidification / supply air fans required to lower ambient drying time.
- .7 Supply and installation of a surface coating of Fosters Sheer Defense 40-51 Mould Resistant Clear Coat to the underside of the roof deck (including any corresponding beams, joists, purlins, etc.) throughout the Arena / Ice Surface area of the building. Protect adjoining surfaces and equipment for any overspray, etc.
- .8 Final clean-up (HEPA vacuuming and/or damp wiping) of surfaces throughout the Arena / Ice Surface area of the building following the application of the above noted encapsulant.
- .9 Final clean-up and dismantlement of the work enclosure following written receipt of the required Post-Remediation Environmental Clearances.

1.5 Inspection and Air Monitoring

- .1 From commencement of work until completion of clean-up operations, the Mould Remediation Consultant will be present periodically on site both inside and outside the Mould Work Area.
- .2 The following Milestone Inspections will take place, at the Owner's cost:
 - .1 Milestone Inspection A – Clean Site Preparation
 - .1 Inspection of the Mould Work Area to confirm the status of require site preparations and set-up prior to start of any contaminated work.
 - .2 Milestone Inspection B – Test Section Inspection
 - .1 Inspection of the test section along-side the City of Winnipeg to ensure the desired level of cleanliness has been achieved.
 - .3 Milestone Inspection C – Post-Remediation Visual Inspection



Mould Remediation

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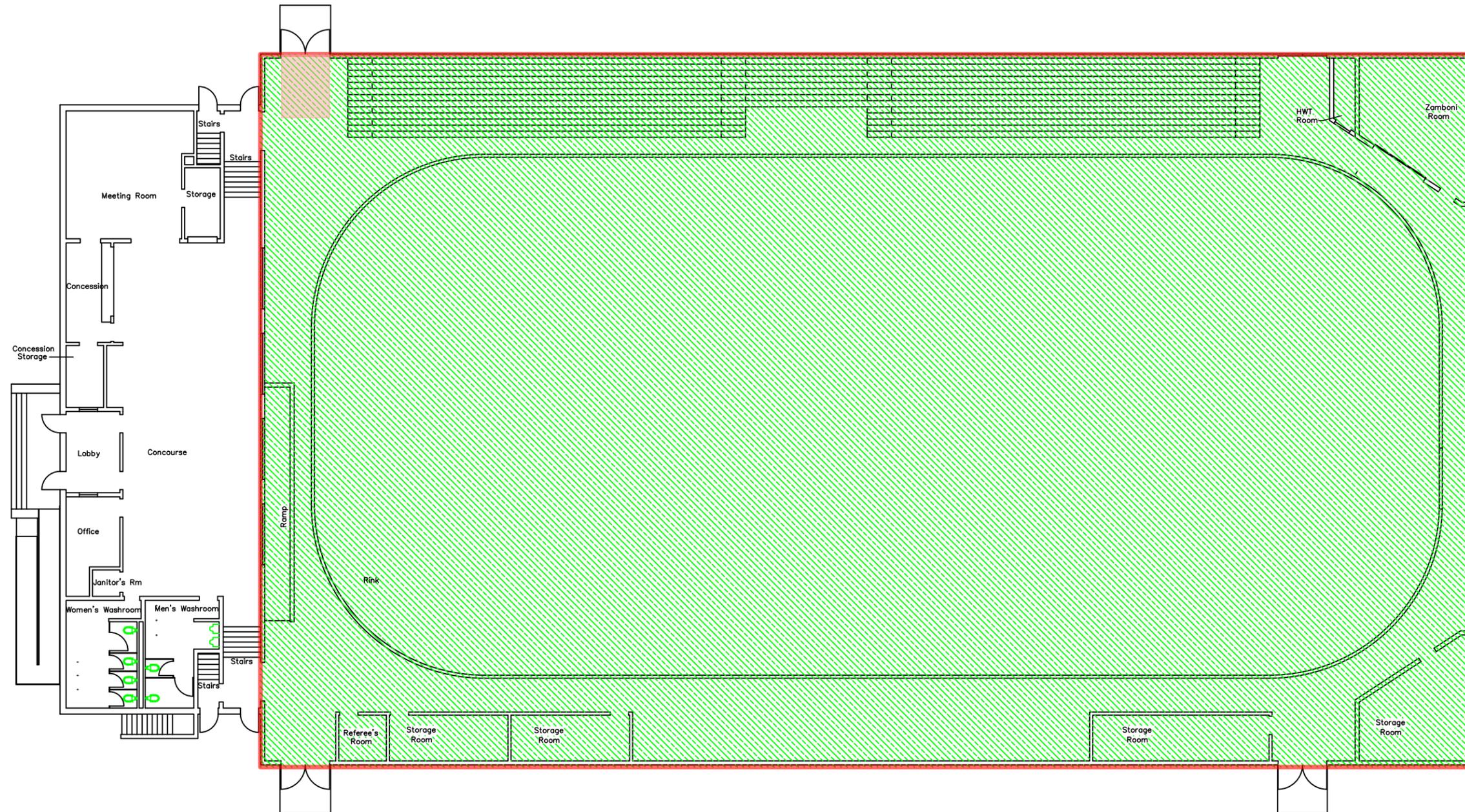
Pinchin File: 234838.405
May 1, 2023

- .1 Inspection of the Mould Work Area after removal of mould contaminated materials but prior to the application of any encapsulants.
- .4 Milestone Inspection D – Pre-Encapsulant Moisture Reading
 - .1 Inspection and testing of the roof deck to ensure the moisture content of the wood is below 17 % moisture content and is ready for the application of any encapsulants.
- .5 Milestone Inspection E – Post-Encapsulant Visual Inspection
 - .1 Inspection of the Mould Work Area after the application of the specified encapsulant but prior to the collection of any post-remediation air clearances.
- .6 Milestone Inspection F – Post-Remediation Environmental Clearances
 - .1 Spore trap air samples will be collected from within the Mould Work Area, the adjacent occupied area and outdoors. Results of the Work Area samples will be compared to samples collected in reference area and outdoors. If the samples from the Work Area are not qualitatively and quantitatively similar to the reference areas, the Contractor shall:
 - .1 Maintain Mould Work Area isolation.
 - .2 Re-clean entire Mould Work Area.
 - .3 Repeat above measures until visually inspected and air monitoring results are at a level equal to that specified.
 - .3 Notify the Mould Remediation Consultant at least 24 hours prior to each Milestone Inspection.
 - .4 Do not proceed with the next phase of work until written approval of each Milestone is received.
 - .5 In addition to the Milestone Inspections, inspection of the Mould Work Area will be performed to confirm the Mould Remediation Contractor's compliance with the requirements of the contract documents and governing authorities. Any deviations from these requirements that have not been approved in writing may result in a stoppage of work, at no additional cost to the Client.
 - .6 The Mould Remediation Consultant is empowered by the Client to enforce the guidelines set for this Work and this specification. Any work required to correct any deviation from these documents will be at no cost to the Client.

End of Section

\\pinchin.com\wpg\Job\234000s\0234838.000 COW.2019AnnualServices,HAZ,Consult\0234838.405 COW,St. Vital Arena, ,Mould Consult\Deliverables\234838.405 Scope of Work Mould Remediation 580 St. Annes Rd, Winnipeg, MB, CoW, May 1, 2023 Rev2.docx

Generic Scope of Work Mould Remediation, IEQ, March 18, 2019



KEYNOTES:

1. WASHROOM IS LOCATED IN THE BASEMENT AREA. NO ACCESS IS ALLOWED TO THE SOUTH SIDE OF THE ARENA. SECONDARY AIRLOCK WILL NEED TO BE ESTABLISHED FOR ENTRY AND EXIT TO THE BASEMENT



LEGEND

 DEPICTS AREA AT UNDERSIDE OF ROOF DECK REQUIRING CLEANING VIA MEDIA BLASTING OR HIGH-PRESSURE WATER BLASTING TO REMOVAL VISIBLE TRACE OF MICROBIAL GROWTH; THEN ENCAPSULATE WITH FOSTERS SHEER DEFENSE40-51 MOULD RESISTANT CLEAR COAT.

 AREA OF CONTRACT

 APPROXIMATE LOCATION OF MAIN AIRLOCK TO BE CONSTRUCTED

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME:

**MOULD REMEDIATION
JON NO. 2022-103**

CLIENT NAME:

CITY OF WINNIPEG

PROJECT LOCATION:

**ST. VITAL CENTENNIAL ARENA
580 ST. ANNES ROAD
WINNIPEG, MANITOBA**

FIGURE NAME:

MR1

PROJECT NUMBER:
234838.405

SCALE:
NOT TO SCALE

DRAWN BY:
JCV

REVIEWED BY:
AAH

DATE:
APR 2023

FIGURE NUMBER:
1 OF 1

ASBESTOS INVENTORY CONTROL



Assets and Project Management
Municipal Accommodations Division
4th Floor - 185 King Street • Winnipeg, MB • R3B 1J1

Building Name:	St. Vital Arena	Inspection Date:	May 12, 2022
Building Code:	AR-15	Inspected By:	Ryan Matthews
Building Address:	580 St. Anne's Road	Construction Date:	1970

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Lab Report #	Date M/Y	Test %	Est. %
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NOTES: Contact Rick Andre for Building Entry @ 204-804-5679 (9237 (1)(2))

- Asbestos inspections and inventory updates are conducted annually.
- There may be asbestos containing materials present that were not located during asbestos inspections.
- Floor tile and sheet flooring installed before 1990 may contain asbestos and must be treated as an asbestos containing material.
- Vermiculite insulation may contain pockets of asbestos. All vermiculite insulation must be treated as an asbestos containing material.
- For asbestos related inquiries, call Central Control at 986-2382

AR-15

NOTE: DRYWALL COMPOUND THROUGHOUT MAY CONTAIN ASBESTOS.								
Building Exterior	Stucco	ST	Good	TESTED	207288	Aug/'18	<1	
	Concrete Block Mortar (4 Samples Taken)	MO	Needs Repair	TESTED	237875	May'20	0	
South West Corner	Lead Paint Sampled Negative		Needs Repair	TESTED	C0D4098	Jun/'20	0	
Basement								
Dressing Room # 2	Pipe Fitting Insulation	PF	Removed'16					
Dressing Room # 3	Pipe Fitting Insulation	PF	Removed'16					
Dressing Room # 4	New Pipe Fitting Insulation							
Shower Areas of Dressing Rooms	Pipe Fitting Insulation	PF	Removed'16					
	Stucco - Ceiling	ST	Removed'17	TESTED	b171503	Jun/'17	<1	
	Tile Grout - 3 Samples		Good	TESTED	b171503	Jun/'17	0	
Furnace / Boiler Room	Duct Insulation	DI	Good	TESTED	100255	Jun/'11	0	
	Pipe Fitting Insulation	PF	Removed'16					
	Tank Insulation	TI	Removed'16	TESTED			Pos	65
North Corridor	Pipe Fitting Insulation	PF	Removed'16					
Plant Room	Pipe Fitting Insulation	PF	Good					
Storage Rm under Stair	Pipe Fitting Insulation	PF	Removed'13					65
Main Floor								
Canteen & Canteen Storage	Drywall Compound - Ceiling	DC	Removed'17	TESTED	b171503	Jun/'17	5	
	Mastic - Duct	MA		TESTED	b171503	Jun/'17	0	
Washrooms	Drywall Compound - Ceiling	DC						1-5

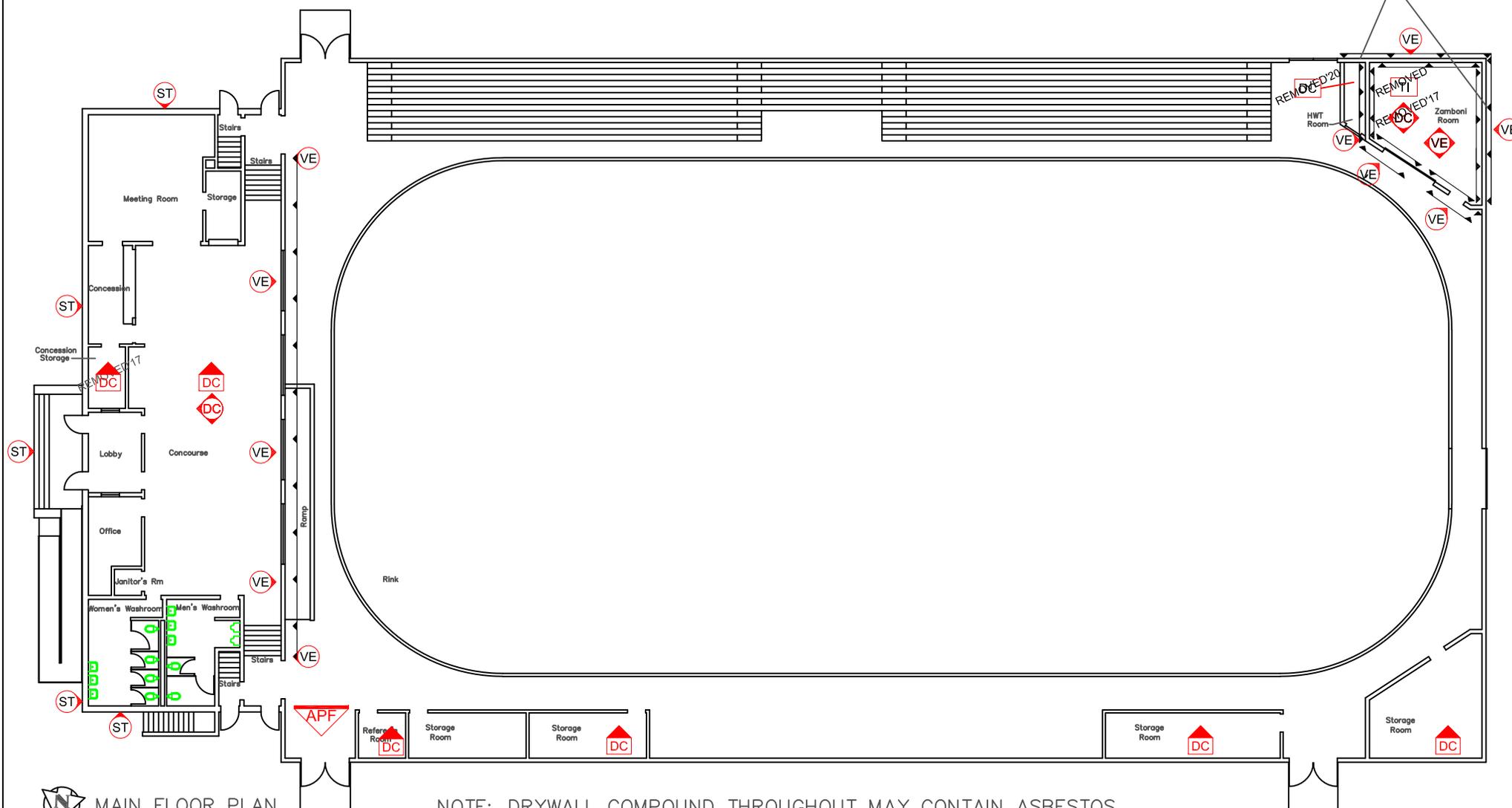
Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Lab Report #	Date M/Y	Test %	Est. %
Meeting Room	Drywall Compound - Ceiling	DC						1-5
Concourse	Drywall Compound - Ceiling	DC						1-5
Office	Drywall Compound - Ceiling	DC						1-5
	Concrete Block - Mortar (1 Sample)	M		TESTED	198834	Feb'18	0	
Exterior East Wall	Concrete Block - Mortar (2 Sample)	M		TESTED	198834	Feb'18	0	
Ice Shed	Asphalt Plank Flooring	APF	Good	TESTED	117572	Sep/'12	3	
	Black Rubber Flooring			TESTED	117572	Sep/'12	0	
HWT Room	Drywall Compound	DC	Removed'20					1-5
End of Ramp	Asphalt Plank Flooring	APF	Removed					3
Tractor / Zamboni Room	Pipe Fitting Insulation	PF		TESTED			0	
	Tank Insulation	TI	Removed	TESTED	100254	May'11	65	
	Block Walls Contains Vermiculite Insulation (Which May Contain Asbestos)	VE	Good					
	Drywall Compound - Ceiling	DC	Removed'17				Pos	3
	Pipe Fitting Insulation	PF	Removed'17					15
Block Wall Between Ice Shed and Viewing Area	Contains Vermiculite Insulation (Which May Contain Asbestos)	VE	Good					
Referee's Room	Drywall Compound	DC	Good					1-5
Various Storage Rooms	Drywall Compound	DC	Good					1-5

NOTES:

1. Asbestos inspections and inventory updates are conducted annually.
2. There may be asbestos containing materials present that were not located during asbestos inspections.
3. Floor tile and sheet flooring installed before 1990 may contain asbestos and must be treated as an asbestos containing material.
4. Vermiculite insulation may contain pockets of asbestos. All vermiculite insulation must be treated as an asbestos containing material.
5. For asbestos related inquiries, call Central Control at 986-2382

AR-15

Bottom course of concrete block mortar failing. 2019.



MAIN FLOOR PLAN
SCALE: _____ N.T.S.

NOTE: DRYWALL COMPOUND THROUGHOUT MAY CONTAIN ASBESTOS.

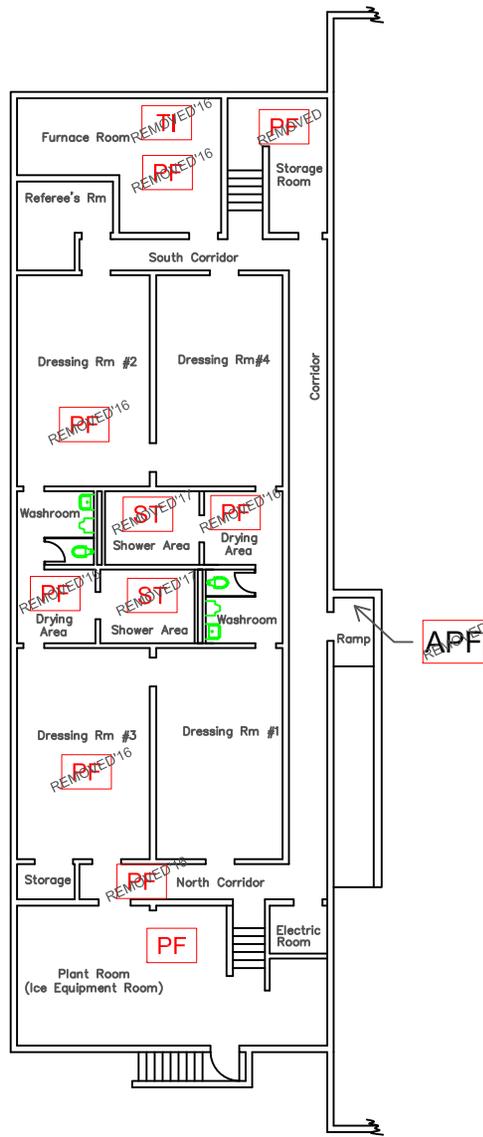
LEGEND	GENERAL LABELS	ABOVE CEILING	UNDER FLOORING	WALL DETAIL
?? =	??	??	??	??
AF: ASBESTOS FABRIC	FS: SHEET FLOORING	PM: PIPE MASTIC	RD: ROOF DRAIN	
APF: ASPHALT PLANK FLOOR	F9: 9X9 FLOOR TILE	RG: ROPE GASKET	SC: STIPPLE CEILING	
BR: BOILER REFRACTORY	F12: 12X12 FLOOR TILE	SO: SPRAY ON	ST: STUCCO	
CA: CAULKING	HB: HARDBOARD	TI: TANK INSULATION	TP: TRANSITE PIPE	
C12: 12X12 CEILING TILE	IG: ISOLATION GASKET	VE: VERMICULITE		
C24: 24X24 CEILING TILE	MA: MASTIC			
C48: 24X48 CEILING TILE	PF: PIPE FITTING INSULATION			
DC: DRYWALL COMPOUND	PI: PIPE INSULATION			
DI: DUCT INSULATION	PL: PLASTER			

NOTES:

- THERE MAY BE ASBESTOS CONTAINING MATERIALS PRESENT THAT WERE NOT LOCATED DURING BUILDING INSPECTIONS
- REFER TO THE ASBESTOS INVENTORY SURVEY SHEET FOR MORE INFORMATION
- DO NOT DISTURB ASBESTOS. FOR HANDLING PROCEDURES CALL CENTRAL CONTROL AT 986-2382

ASBESTOS LOCATIONS			
BUILDING:		AR - 15 St. Vital Arena 580 St. Annes Road Winnipeg, Manitoba	
REVISED BY:	DATE:	SCALE:	SHEET #:
REM	MAY 31, 2021	N.T.S.	1/2

CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPARTMENT
MUNICIPAL ACCOMMODATIONS DIVISION
4th FLOOR - 185 KING STREET
WINNIPEG, MANITOBA R3B 1J1
PHONE: (204) 986-7266
FAX: (204) 986-7311



BASEMENT PLAN
SCALE: _____ N.T.S

NOTE: DRYWALL COMPOUND THROUGHOUT MAY CONTAIN ASBESTOS.

LEGEND	GENERAL LABELS	ABOVE CEILING	UNDER FLOORING	WALL DETAIL
?? =	??	??	??	??
AF: ASBESTOS FABRIC	FS: SHEET FLOORING		PM: PIPE MASTIC	
APF: ASPHALT PLANK FLOOR	F9: 9X9 FLOOR TILE		RD: ROOF DRAIN	
BR: BOILER REFRACTORY	F12: 12X12 FLOOR TILE		RG: ROPE GASKET	
CA: CAULKING	HB: HARDBOARD		SC: STIPPLE CEILING	
C12: 12X12 CEILING TILE	IG: ISOLATION GASKET		SO: SPRAY ON	
C24: 24X24 CEILING TILE	MA: MASTIC		ST: STUCCO	
C48: 24X48 CEILING TILE	PF: PIPE FITTING INSULATION		TI: TANK INSULATION	
DC: DRYWALL COMPOUND	PI: PIPE INSULATION		TP: TRANSITE PIPE	
DI: DUCT INSULATION	PL: PLASTER		VE: VERMICULITE	

NOTES:

1. THERE MAY BE ASBESTOS CONTAINING MATERIALS PRESENT THAT WERE NOT LOCATED DURING BUILDING INSPECTIONS
2. REFER TO THE ASBESTOS INVENTORY SURVEY SHEET FOR MORE INFORMATION
3. DO NOT DISTURB ASBESTOS. FOR HANDLING PROCEDURES CALL CENTRAL CONTROL AT 986-2382

ASBESTOS LOCATIONS			
BUILDING:		AR - 15 St. Vital Arena 580 St. Annes Road Winnipeg, Manitoba	
REVISED BY:	DATE:	SCALE:	SHEET #:
REM	JULY 20, 2020	N.T.S.	2/2

CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT
DEPARTMENT
MUNICIPAL ACCOMMODATIONS DIVISION
4th FLOOR - 185 KING STREET
WINNIPEG, MANITOBA R3B 1J1
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