



PART 1 GENERAL

1.1 Site Conditions

- .1 Mould growth is present at the underside of the roof deck throughout the ice surface area of the arena at locations identified on the attached drawing (MR1).
- .2 The following work will be performed by the City of Winnipeg:
 - .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 Removal of the hanging banners through-out the arena; and
 - .4 Removal of the netting above both goaltender areas.
- .3 Ceiling / Underside of Roof Finishes: Tongue and groove (unconfirmed species) wood finish.

1.2 Requirements

- .1 Supply all labour, supervision, materials, equipment, lifts, scaffolding, 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 provincial Occupational Health and Safety (OHS) Legislation.
- .3 Successful bidder will take on the full responsibilities of Prime Contractor as described in provincial OHS Legislation.
- .4 Perform remediation following Manitoba Workplace Safety & Health (MWSH) Level III mould precautions.
- .5 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.
- .6 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.
- .7 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.

1.3 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, tape seals, etc.
- .2 Construct a two-stage decontamination chamber at the entrance to the Arena / Ice Surface area.



Mould Remediation

Terry Sawchuk Arena, 901 Kimberly Avenue, Winnipeg, Manitoba
City of Winnipeg – Job No. 2019-110

Scope of Work

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- .3 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.
- .4 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) Level III High Risk mould precautions:
 - .1 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. Blast pressures shall be adjusted to achieve desired level of cleaning without causing unnecessary damage to the corresponding wood finishes.
 - .2 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.
 - .3 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.
 - .4 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.
 - .5 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.
 - .6 Final clean-up and dismantlement of the work enclosure following written receipt of the required Post-Remediation Environmental Clearances.

1.4 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 – Post-Remediation Visual Inspection
 - .1 Inspection of the Mould Work Area after removal of mould contaminated materials but prior to the application of any encapsulants.
 - .3 Milestone Inspection C – 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.
 - .4 Milestone Inspection D – 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