
REPORT TITLE: Peel Art Gallery, Museum and Archives Mould Abatement

FROM: Sean Baird, Commissioner of Service Excellence and Innovation

RECOMMENDATION

That the financing for the Mould Abatement capital project 19-5180 as outlined in the report from the Commissioner of Service Excellence and Innovation, as listed on the July 8, 2021 Regional Council agenda, titled “Peel Art Gallery, Museum and Archives Mould Abatement”, be adjusted with an increased draw of \$1,749,070 from the Capital Financing Stabilization - General Government Reserve (R0230);

And further, that contract (2021-096P) awarded to Museum Pros be increased in the amount of \$1,181,612, for a total commitment of \$2,000,000 (excluding applicable taxes).

REPORT HIGHLIGHTS

- Mould abatement of historical artifacts in the PAMA Museum collection has been ongoing since identified in 2019. Work has continued despite impacts and closures as a result of COVID-19.
 - The cost of transportation, mould abatement and storage of historical artifacts from the Museum collection is now estimated at \$2,035,200.
 - Additional costs, such as shelving removal and replacement, mould abatement of the PAMA jail cell, and contingency funds are estimated at \$382,800.
 - Staff have identified \$668,930 in available funding through savings from the 2021 operating budget as a result of this year's facility closure and a reallocation from unspent capital budgets.
 - The project requires \$1,749,070 in additional capital funding for completion.
 - Investigation of the mould source in the jail may result in the need for future investment.
 - PAMA has been awarded \$1,590,306 in grants through to complete critical HVAC upgrades and building envelope construction in the Museum and Archives areas of the PAMA campus; agreements for this funding are still pending.
 - The timing of this work is critical in order to meet grant timelines.
 - The upgraded HVAC system will provide better quality air circulation and filtration which will reduce the risk of future contamination.
 - Through a competitive procurement process, a contract 2021-096P was awarded to Museum Pros.
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DISCUSSION

1. Background

As part of regular maintenance and inspection, level 1 mould was discovered in May 2019 within the 1184 square feet of the Museum storage of the Peel Art Gallery, Museum and Archives (PAMA). The mould is currently affecting approximately 14,000 Museum artifacts. The mould is contained and there is no risk to the public, staff nor the Archive and Art collections.

Mould abatement of historical artifacts in the PAMA Museum collection has been ongoing since identified in 2019. Work has continued despite impacts and closures as a result of COVID-19.

An initial emergency budget of \$150,000 was established in October 2019 in capital project 19-5180 to address the costs of onsite, staff managed mould abatement of artifacts which included rental of an onsite storage trailer for clean storage, fume hood, de-humidifiers, staffing costs, etc. Subsequently, the original tendering process resulted in a cost for the abatement that exceeded the emergency budget.

Tendering in December 2019 resulted in a response to the request for quotation at a lump sum value of \$1,558,945. After a comprehensive review of requirements and re-tendering in early 2021, the cost of transportation, mould abatement and storage of historical artifacts from the Museum collection is now estimated (including non-recoverable taxes) at \$2,035,200.

Additional costs, such as shelving removal and replacement, mould abatement of the PAMA jail cell, and contingency funds are estimated at \$382,800.

Including the emergency budget, PAMA has identified \$668,930 in available funding through savings from the 2021 operating budget as a result of this year's facility closure and a reallocation from unspent capital budgets.

PAMA has been awarded \$1,590,306 in grants to complete critical HVAC upgrades in and building envelope construction in the Museum and Archives areas of the PAMA campus. Agreements for this funding are still pending, and information regarding funding for these projects should not be shared in any public forum nor communicated to the media.

The combination of funding enabled awarding Museum Pros a partial tender as part of the 2021 tendering process for the work of moving, abatement and storing museum artifacts until critical HVAC work being partially funded with \$1,590,306 in grants is completed on site. This will expedite the cleaning and safety of the collection. The upgraded HVAC system will provide better quality air circulation and filtration which will reduce the risk of future contamination.

The construction timeline for HVAC has prompted the need to advance the abatement process and includes packaging and moving artifacts offsite for storage and abatement to enable construction to start in July 2021.

Updates have been provided to Council through annual reporting of PAMA activities.

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Mould Found in the Old Jail Cells at PAMA

- The former Jail and Courthouse were built in 1866 and 1867.
- In March 2021 mould spores were identified on the northside wall of the center jail cell in Building 9 of the PAMA campus as part of regular maintenance. Samples were collected and tested, which identified the mould as Level 1 and Level 2.
- The area is being inspected for a moisture source and an abatement plan is being developed.
- Future investment may be required to address deficiencies of aging structures with the PAMA campus.

2. Findings

HVAC grants have resulted in a need to expedite the mould abatement of the Museum storage area at PAMA to ensure that terms and conditions of the grants, including timelines are met.

PAMA will remain closed to the public until January 2022, providing an opportunity to complete work with minimal impacts to visitors.

Expedited mould abatement is required to prevent further impacts to the condition of museum artifacts and the Museum storage area.

It is more cost effective for a vendor to provide mould abatement services for contaminated artifacts, than relying on PAMA staff and contract staffing. The vendor can provide the expertise and staffing required to abate the contaminated artifacts in a purpose-built facility that provides increased storage capacity and robust environmental controls. The offsite treatment and storage of artifacts will allow PAMA to abate the Museum storage area and adhere to HVAC upgrade timelines.

3. Procurement Process

A Request for Proposal, contract 2021-096P was publicly issued and subsequently awarded to Museum Pros in the amount of \$465,350.29, with the option to increase up to \$818,388 (excluding applicable taxes and subject to available budget).

During removal of artifacts for the purpose of transporting to Museum Pros, approximately 8,000 additional artifacts were found in the Museum storage. The 8,000 artifacts were not included in the original scope of work, as part of the 2021-096P Request for Proposal. The increase in artifacts that require transportation, storage and mould abatement has resulted in an increase from the original tender bid of \$818,388 to a new estimate of \$2,000,000, excluding applicable taxes.

Staff recommend increasing the contract, rather than re-bidding due to the complexity of the abatement work and the specific conditions required for storage of historical artifacts. The timelines required to meet conditions of the HVAC grant in addition to the construction timeline may not be met if artifacts were returned to PAMA to enable a re-bidding process.

PAMA staff have determined the cost of the additional scope of work represents good value to the Region of Peel.

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4. Proposed Direction

It is proposed that all items in the PAMA Museum collection are shipped, abated, and stored at Museum Pros prior to return to the mould abated and HVAC upgraded PAMA facility.

Buildings 7 and 9 of the PAMA campus will remain closed to the public throughout 2021 to enable mould abatement and HVAC upgrades.

Work will continue to identify required and ad-hoc maintenance work as part of routine building upkeep and capital planning to ensure a good state of repair.

The deaccessioning process as part of the PAMA collecting strategy will be utilized to remove duplicate, hazardous, unsalvageable, and irrelevant items for the Museum collection to reduce storage needs in future.

RISK CONSIDERATIONS

The collection remains vulnerable and faces further degradation due to mould growth if not cleaned.

The timing of this work is critical in order to meet timelines of the \$1.6 million in grants for upgrades to the HVAC systems.

Contaminated items present a risk to mould abated storage space and the upgraded HVAC system if not cleaned while off site.

Additional mould may be identified through the abatement process in the Museum storage and as part of abatement and investigative efforts in the jail cells.

FINANCIAL IMPLICATIONS

The total cost of mould abatement at PAMA is now estimated at \$2,418,000 from its 2019 \$150,000 estimate. This includes \$2,035,200 for the cost (including non-recoverable taxes) of transportation, mould abatement and storage of historical artifacts from the Museum collection; and \$382,800 for additional costs, such as shelving removal and replacement, mould abatement of the PAMA jail cell, and contingency funds.

Staff have identified \$668,930 in funds through a combination of savings from the 2021 operating budget and a reallocation from unspent capital budgets. Additional funding of \$1,749,070 will be required to complete the cleaning of the collection and for other associated costs.

Staff are recommending that the financing for the Mould Abatement capital project 19-5180 be adjusted with an increased draw of \$1,749,070 from the Capital Financing Stabilization - General Government Reserve (R0230).

Staff will return to Council if additional investments are required.

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CONCLUSION

As the cultural hub for the Region of Peel, the Peel Art Gallery, Museum and Archives is the designated steward for the collection of historical objects, artifacts, art, and archival materials that tell and share the stories of Peel Region.

Staff will work closely with Museum Pros to ensure that the abatement of artifacts is completed to the highest standards, within the projected budget and timeline.

The abatement of mould contaminated facilities and artifacts, in addition to HVAC upgrades is required to secure the collection and building for future generations.

For further information regarding this report, please contact Rene Nand, Manager, Community and Cultural Engagement, Ext. 3679, rene.nand@peelregion.ca.

Authored By: Rene Nand, Manager, Community and Cultural Engagement

Reviewed and/or approved in workflow by:

Department Commissioner, Division Director, Financial Support Unit and Procurement.