

Parent Information Session for GHE Building Envelope Project

Meeting Date: February 5th, 2020

Time: 2:00pm to 2:45pm

In attendance:

LDR - Mauricio Gonzalez

BC Housing - Dana Vadisirisack

SD 48 - Kevin Peterson & Ian Currie & Erin Boisvert

New City - Malmoud Alijla and Philip Myburgh

Topics

- **Purpose of the project**
- **Timeline**
- **Scope**

The Ministry of Education has a building envelope program doing similar upgrades in schools around BC. The Ministry work closely with BC housing because of past experience working on similar building envelope projects for not for profit organizations. SD 48 received funding for this project that allocates funds to buildings from the mid 80s to early 90s - based on age. An investigation has been done on whether or not the building envelope has failed in our case, it has and therefore we qualify for this project. This project has been in the works since 2016 and will extend the life of the building. Better occupant comfort, reduce energy costs, reduce carbon footprint. Focus is to work on the exterior, cladding, windows, doors,

The project began in January, doing the entire envelope of the building and replacing the wood siding with the new siding, vapor barrier, insulation and everything will be painted, some doors, windows. The project is zoned into 3 zones. We are currently working in zone 1 which is the largest of the 3 zones.

Timeline until end of October

Topics:

- **Securing of materials (after hours, during high winds, etc)**
- **CRC - all personnel onsite**
- **Generally working in a school environment**
- **Mitigating safety concerns (mold, debris, clean up, no items accessible to students)**
- **Delivery of material**

Fencing everywhere contractors are working. Fences being used to secure materials and scaffolding. No work station that isn't fenced off. Being mindful of when students are coming in and out of the building during high volume times. Everything will be enclosed, wrapped. The scaffolding and work sites are behind fencing and the scaffolding will be wrapped in netting.

The project cannot be completed during the summer months which is why it is completed at this time. Some factors that extend the project - fabricating windows, taking the project bit by bit. Schedules are adjusted to benefit the school. Considerable amount of design, any rot that appears that will be repaired as time goes on. Many unforeseen conditions that you become aware of once the project started. Some reframing will now need to take place in some areas.

Request for zones to be shared with parents. *-image attached to email and on website*

Disposal of materials - Recycle all the wood and metals. Any hazardous materials are put in a hazmat bin. Trying to minimize the garbage as much as we can.

Improving heating, lower heating bills, this project compliments the HVAC project that was completed 2 years ago.

Better performing windows, better energy.
Insulation - mineral wool insulation,

Netting around scaffolding, at the end clean up Noise pollution - aim to do the loudest, most disruptive work during vacation times.

Concerns about dust - use a vacuum machine to minimize dust. When the concrete cutting takes place, that is when New City expects the most dust. This will take place while students are not at school as the work is also very loud.

Following requirements (worksafe)

Abatement concerns - hazmat surveys have been done on this building. The only locations where asbestos containing materials were found are in the glazing sealant used in the manufacture of the windows and caulking behind some metal flashing. Questions about removal of windows; won't occur while students are in the classroom. The windows will be removed as complete units and there will be no disturbance of the glazing sealant. It isn't something that will go airborne. Students will not be around while

there is extraction of flashing. All abatement work will be performed by a contractor certified and insured to conduct that work including disposal of materials.

Hazardous mold testing done through air quality testing- no elevated levels of mold in 2014.

Following worksafe bc procedures for worker safety.

Insulation - fiberglass, only issue would be if kids came in contact with it. Generally speaking the replacement of the insulation isn't dusty and the work is being done behind fencing with quick disposal.

Question about mineral wool insulation that improved the R value of the wall but didn't cost as much. The constraints of using spray foam were shared which included areas where the wall cavity is quite deep. Several factors were considered when selecting the mineral wool insulation.

Security measures - all construction workers must wear identification name tags while on site. Workers aren't permitted access without one. It's a new procedure for all non-school staff to wear identification badges while attending any school site. The safety tags are colour coded to each school.

Topics:

- **Plans for alternate spaces**
- **Site supervision by EA and Admin**
- **Daily reminders about being safe**
- **Parking**

At this time we have had classes spending a portion of their day in different work spaces. These include the library, the maker space, the movement room and portable 2 which is currently empty.

We have 8 supervisors outside as well as 2 additional support staff. We feel comfortable with the number of adults outside ensuring students are acting in safe ways. We have a common practice in our school community of adults of introducing ourselves to adults we don't recognize outside. This is something we do to ensure that those who are on our school campus are permitted to be there.

We are also using our morning announcements to remind students to keep a distance from the construction fencing as well as restricted areas.

The site supervisor continues to check with us daily to let us know what work we can expect through the day. We have good communication so that we can be prepared to

make changes to classrooms if needed.

Of course we expect some bumps along the way but we will continue to maintain open lines of communication.

There should be minimal impact to parking - deliveries of materials will be avoided during high traffic times and there is a large fenced worksite where vehicles are parking during the day. We do not expect we will lose any parking spaces as a result of this project.

Mme Boisvert asks that if anyone has any questions or concerns to contact her directly so that we can solve issues as they arise. New City has been very responsive to our requests and concerns.