



# North Peace Housing Foundation

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Email: tammy.menssa@nphf.ca

To: The Board of Directors  
From: Tammy Menssa, Executive Director  
Date: May 28, 2020  
Re: Autumn Lodge Demolition Update

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On May 4, 2020, NPHF purchased a Development Permit from the MD of Peace No. 135 for the demolition of the Autumn Lodge. The issuance of the Development Permit was subject to the condition that it would not become effective until twenty-four (24) days after the date that it was issued (see attached). Today marks the 24<sup>th</sup> day and the permit has not been contested.

Although there was an expectation that the waiting period would be adhered to, Morgan Demolition and Abatement was permitted to complete “pre-demolition” work, as long as the proper building code procedures regarding asbestos and conditions that were required to be implemented before demolition, as set forth in the approval, were adhered to. All work, including “pre-demolition” work, would be required to stop if the MD received a complaint or an appeal. At present, Morgan has removed the exterior stucco, piping in the crawl space, and they are currently finishing up on the roofing material; all required to be removed prior to demolition.

Morgan has notified NPHF that they have received all required permits to move forward with the disconnects.

On May 4, 2020, Morgan Demolition and Abatement notified NPHF that an additional 163 asbestos-containing pipe fittings would have to be removed and disposed of, adding an additional 5 days of work to their existing schedule, equating to an additional \$15,900.00.

On May 28, 2020, NPHF was notified that asbestos-containing linoleum flooring was found in the building. It has been estimated that approximately 3000 sq. ft. of this flooring will need to be removed before demolition, following high risk abatement procedures. We have not been provided an estimate for this work thus far but hope to have one for consideration at the upcoming Board meeting.

## Recommendation:

Move that NPHF pay Morgan Demolition and Abatement \$15,900.00 for the additional 163 asbestos-containing pipe fittings that were removed and disposed of, adding an additional 5 days of work to their existing schedule.

Tammy Menssa  
Executive Director