



The Corporation of the Municipality
Staff Report

Office of the Director of Community Services and Tourism

Prepared For: Corporate Planning Committee	Report No.: AP 2017-04
Agenda Date: February 21, 2016	File No.: 9.30 & 10.2.2

Subject

This report concerns the current issues in the municipally owned Ski Chalet located at the bottom of the Ski Hill. This report will summarize the issues and make recommendations concerning its contents of historical value.

Summary of the Recommendation

That the Municipality of Wawa provide for the removal of the contents of the Ski Chalet by a qualified contractor,

And That the Heritage Committee determine the value of the artefacts as well as provide for their storage as they see fit.

Summary of the Issues

This report looks at the facility and its' contents. The facility has been used as storage for both Municipal and Heritage Committee items since the closing of the Ski Hill. With the issue of mold present within the facility, it is important to remove these contents in a safe manner, and dispose or store them. The contents vary in importance and historical value, as well as condition. This report deals with methods of dealing with the contents as well as their future storage or disposal.

List of Stakeholders

- Interested Buyers
- Ratepayers
- Municipal Council and Staff
- Heritage Committee Members

Respectfully Submitted By: 	Prepared By: Alex Patterson, Assistant Director, Community Services and Tourism
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Purpose of Report

This report originates from the interest of the Heritage Committee in the contents of the Ski Chalet. Staff have generated this report on the current situation as well as make recommendations to the Heritage Committee as well as to Council on the manner to proceed with this situation. The analysis and recommendations are outlined in this Report.

Analysis

Current Situation – Building and lands

Currently the Ski Chalet lies abandoned at the base of the ski hill. This building is considered unsafe due to the elevated levels of mold throughout the facility, particularly in the basement. After a flood of the facility, mold prevails throughout the basement and has crept into the upper level. This mold has not been visible throughout the varnished wood surfaces, and structurally the facility appears stable. The building envelope has however been compromised by multiple break-ins, and the building has remained unheated for several years with many broken windows. This represents a significant liability for the Municipality, as the building has been susceptible to break-ins and trespassing, often circumventing staff efforts to maintain a secure building.

The land surrounding the facility is also another municipal liability. With several unused buildings in various states of disrepair, as well as towers and lifts being in similar condition, this may present hazards to anyone on the property. As the property has some use, with non-municipal trails accessing the top of the hill in various forms, this is a source of worsening impact on the Municipality. If the Municipality continues to retain the liability, these structures will need to be dealt with within the next decade, as they present more risk every year.

Current Situation – Contents

The Ski Chalet has been used for the last several years as a storage facility for Municipal documents as well as Heritage Committee artefacts. The Heritage Committee has had the opportunity to view the artefacts that exist in the facility from pictures taken by staff. These artefacts are present throughout the upper and lower portions of the Chalet, whereas the Municipal documents are located on the upper floor, in better condition. These contents are of varying value, and while some are worth keeping, others can be discarded. Of the Municipal documents, the Administration Department will advise Community Services and Tourism staff on the value and record keeping requirements of the documentation located therein.

Contents of Ski Chalet

The Municipal contents of the Ski Chalet will be sorted by staff and will be kept or discarded based on their value or need within the Municipality. This will be accomplished by Administration and Community Services and Tourism staff. Staff recommend that the Heritage Committee attend the removal of artefacts and provide guidance on what should be kept and what should be discarded. The Heritage Committee has expressed interest in this, as outlined in their letter included in **Appendix A**. Staff also recommend that the Heritage Committee find a solution for the storage of these artefacts. Community Services and Tourism Staff will assist the Heritage Committee in an advisory capacity to determine a storage solution.

Removal of Contents

The contents of the Chalet are in an unsafe environment. Entry and work in such an environment requires special equipment and training not present in Municipal Staff. Staff have sourced a quote for removal of all artefacts and documents by ServiceMaster of Sault Ste Marie. It is found in **Appendix B**. Staff have budgeted for this amount in the 2017 Operating Budget for the Ski Hill. The contents are relatively safe upon removal from the facility, and in open air can be inspected, catalogued and the decision made to keep or discard them. Staff recommend that the Heritage Committee be the primary guide to keep or discard artefacts. Discarded artefacts are recommended to go to the original owners, or the Municipal Landfill. Kept artefacts are recommended to be stored in location and manner to be determined, as mentioned above.

Financial/Staffing Implications

Artefact Costs

Costs for removing the artefacts are as follows:

Item	Cost
ServiceMaster Removal of Contents	\$14,000

These costs do not include staff time. Staff would assist the Heritage Committee as part of their normal duties.

Staff have not investigated any funding or subsidies for this project.

Policies Affecting Proposal

None.

Comments from Relevant Departments/Community and Corporate Partners**Comments from Heritage Committee:**

Dear Mayor Rody and Council,

On behalf of the Municipality of Wawa Heritage Committee, I thank you for your continued support of our efforts to promote, preserve and protect important aspects of Wawa's rich history.

The Committee is incredibly appreciative of the advice of Councillor Bill Chiasson and the support and interest of Mr. Alex Patterson. Alex continues to work on the most appropriate action plan for the diverse collection of contents in the Ski Chalet.

The Heritage Committee requests that Council consider a storage solution for the purpose of storing important artefacts and items connected with Wawa's past which are currently housed in the Ski Chalet. Short term and long term plans focused on the proper display and storage of these items in a multi-purpose cultural facility/museum/interpretive centre continue to evolve. The Committee is currently planning new displays at the Tourist Information Centre as well as the Michipicoten Memorial Community Centre. These displays are both a tourism draw and increase local cultural appreciation and community pride.

Due to the mold conditions within the Chalet, the artefacts will need to be removed by professional movers trained and equipped for these conditions. The Heritage Committee will identify which items are worth preserving and storing. Some items may need to be properly cleaned to ensure the artefacts are no longer contaminated.

The Heritage Committee recognizes that this will be an additional cost. We also recognize that we have a responsibility to preserve certain artefacts which have been donated to the Town of Wawa in good faith. We accept that not all items will be worth retaining for future display and/or storage. However, it is extremely important that the Municipality of Wawa Heritage Committee continue to be held to a high standard of integrity and trust with community members who have generously donated items of unique value and connection with the story behind Wawa.

Thank you for taking all of this into consideration while discussing the contents of the Ski Chalet. Please do not hesitate to contact me if you have any questions. We look forward to assisting the Municipality with this worthwhile project.

Johanna Rowe, Chair
Heritage Committee

Alternatives

Option 1: Status Quo

This option would have the Municipality do nothing with the Ski Chalet building and grounds. As staff feel that there is no potential for the reopening of the Ski Hill, and as this facility is an increasing liability and burden on the Municipality and its ratepayers, this option is **NOT RECCOMENDEDED**.

Option 2: Remove and Destroy contents

This option would see the Municipality destroy the current contents of the Ski Chalet. As this facility contains several artefacts, many of which are private property, this option is unfeasible and will result in the loss of history for the community. As staff cannot enter the facility in its current condition, nor allow any other untrained and unequipped person to do so either, removing the contents is seen as a very important task that must be contracted out. For these reasons, and those discussed in this Report, this option is **NOT RECCOMMENDEDED**.

Option 3: Removal of Contents

This option would see the Municipality contract out the removal of the contents, and aid the Heritage Committee in determining a suitable storage solution. As this would result in the removal of contents of increasing liability from the Ski Chalet, this is the most recommended option. This is a view shared by the Heritage Committee. This would also increase the price the property would offer while preserving a part of the community's history. For this, and other reasons as outlined in this report, this option is **RECCOMMENDEDED**.

Conclusion

By removing the contents of the Chalet, the Municipality will rid itself of an increasing liability present in the Chalet. This will also aid the Municipality as the building becomes easier to sell or repurpose. Working with the Heritage Committee to help them preserve items that are part of the local cultural identity and could one day be used as a tourism asset. While there is a cost involved, this is offset by the benefit of less liability and more flexibility in the Site.

Recommendation

That the Municipality of Wawa provide for the removal of the contents of the Ski Chalet by a qualified contractor,

And That the Heritage Committee determine the value of the artefacts as well as provide for their storage as they see fit

Attachments

Appendix A – Wawa Heritage Committee Letter

Appendix B – Service Master Quote

Appendix A – Wawa Heritage Committee Letter

Dear A. Patterson,

Thank you for your request for input into the future of the Ski Chalet and Wawa's artifacts.

The ultimate wish and goal of the Wawa Heritage Committee is to promote and protect Wawa's rich history. Our vision includes a safe, clean and remarkable location to store, display and promote the fascinating story of the Wawa/Michipicoten region and what we have accomplished.

The Ski Chalet has become the repository of a large collection of items donated, in good faith, to the Municipality of Wawa and the Michipicoten Museum Society.

As per the discussions at the Wawa Heritage Committee meeting on April 20th, 2016, it is our understanding that **the Municipality is faced with the following options:**

1. **Do nothing** – this would likely result in the property becoming an increased liability and the credibility of our efforts to save artifacts will be lost.
2. **Municipal employees safely remove items and take photos** – safety of employees, even with proper training, is an issue; the building would still become an increased liability unless the Town decides to tear it down thus effecting the resale value of the property.
3. **Municipality hires a contractor to remove items** – items still need to be assessed for their future use, value and efforts to decontaminate; building is still a liability.
4. **Municipality hires a contractor to remove items and clean the building to a standard for resale or for future use by the Town** – artifacts/items will be assessed for value and decontamination.
5. **Municipality hires a contractor to remove and clean the artifacts/items as the same time as cleaning the building to a standard for resale or future use by the Town.**

The Wawa Heritage Committee has a detailed inventory of donated items and where they are stored. However, this list was created in 20__ and some items may have changed locations and new donations have not yet been added to this list. **The Wawa Heritage Committee is presented with the following key challenges:**

- A. What is still in storage at the Ski Chalet?
- B. What is the state of contamination of each item?
- C. What is the value of keeping/cleaning the items?
- D. Where will the items be stored/displayed?

- E. If the Ski Chalet is to be destroyed, are there some key components of the building itself worth saving? (ie. Bar top with memorabilia, wagon wheel chandelier).

Temporary storage options may be available to us in the short term (ie. AOD, Baptist Church). We recognize however, that with the threat of spreading contamination, items will either need to be cleaned first or stored in a self-contained method until they can be cleaned and restored (ie. C-Can).

Ultimately, the Municipality of Wawa needs to remove Wawa's heritage items from the Ski Chalet and find a new location. Some of the items need to be cleaned, stored and displayed for the benefit of the community. **The current circumstance provides us an opportunity to sort the heritage items and identify:**

- a) What items can and must be tossed?
- b) What items may need further research to identify its value?
- c) What items must be cleaned and preserved?

The Wawa Heritage Committee respectfully requests that the Municipality consider Option 5 for the future of the Ski Chalet. At the very least we will accept Option 4 and/or 3 as the lesser alternative with the understanding that the Municipality provide us with two (2) C-Cans to store items to be cleaned and kept for future display and documentation purposes.

Appendix B – Service Master Quote



ServiceMaster of Sault Ste. Marie

105 Black Rd.
 Sault Ste. Marie, Ont., P6B 0A3
 PH: 705-253-3251
 Fax: 705-253-7891

Client: Municipality of Wawa
 Property: 40 Broadway Ave
 Sault Ste. Marie, ON P0S 1K0

Operator: GPOT.SVM

Estimator: Gary Potvin

Type of Estimate: Mold
 Date Entered: 11/4/2015 Date Assigned: 11/3/2015
 Date Est. Completed: 11/4/2015 Date Job Completed:

Price List: ONSB8X_OCT15
 Labor Efficiency: Restoration/Service/Remodel
 Estimate: WAWA_SKI_CHALET-1

This estimate is provided to represent the removal of the contents throughout the building The municipality of Wawa is to supply garbage bins and cover the cost of disposal.
 Service Master is allowing for our crews to transport and deliver contents salvaged to up to 2 locations within the city limits of Wawa.
 Price does not include cleaning of the salvaged contents or packaging for storage. Cleaning and packaging would be completed as an hourly cost for 1 supervisor and required workers.



ServiceMaster of Sault Ste. Marie

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 Sault Ste. Marie, Ont., P6B 0A3
 PH: 705-253-3251
 Fax: 705-253-7891

WAWA_SKI_CHALET-1

WAWA_SKI_CHALET-1

DESCRIPTION	QTY	UNIT PRICE	TOTAL
ServiceMaster labour on site			
1. Commercial Supervision / Project Management - per hour	40.00 HR @	46.00 =	1,840.00
2. General Labourer - per hour	160.00 HR @	41.40 =	6,624.00
3. (Install) Travel per trip mileage	2.00 EA @	374.00 =	748.00
Food and lodgings			
4. (Install) Meals and Room for ServiceMaster Crew	20.00 EA @	100.00 =	2,000.00

Summary

Line Item Total	11,212.00
Overhead	274.80
Profit	137.40
HST	1,511.15
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Replacement Cost Value	\$13,135.35
Net Claim	\$13,135.35
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Gary Potvin

End of Report