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March 18, 2024

Ann-Marie Norio, Regional Clerk
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

Dear Ms. Norio,

At a special emergency meeting held March 15, 2024, the Niagara Regional Housing Board of Directors passed the following motion as recommended in attached report NRH 2-2024:

Recommendations

Staff Recommend that the Board of Directors **APPROVE** the following:

1. That Niagara Regional Housing Board of Directors approve the single sourcing of emergency interior sewer work at 4278 Queen Street in Beamsville, due to the inherent disruption to the community;
2. That Niagara Regional Housing Board is hereby authorized to enter into all such agreements as may be necessary to remediate the emergency interior sewer work, in the name of Niagara Regional Housing, and the Chief Executive Officer is authorized to execute all such agreements;
3. That this report be **FORWARDED** to Niagara Region Public Health and Social Services Committee for information at the meeting of April 9, 2024.

Your assistance is requested in moving report NRH 2-2024 through proper channels to PHSSC on April 9, 2024.

Sincerely,

A handwritten signature in black ink, appearing to be 'G. Zalepa', written over a horizontal line.

Councillor Gary Zalepa
Chair

Subject: Single Source Emergency Plumbing Work

Report to: Niagara Regional Housing (NRH) Board of Directors

Report date: Friday, March 15, 2024

Recommendations

Staff Recommend that the Board of Directors **APPROVE** the following:

1. That Niagara Regional Housing Board of Directors approve the single sourcing of emergency interior sewer work at 4278 Queen Street in Beamsville, due to the inherent disruption to the community;
2. That Niagara Regional Housing Board is hereby authorized to enter into all such agreements as may be necessary to remediate the emergency interior sewer work, in the name of Niagara Regional Housing, and the Chief Executive Officer is authorized to execute all such agreements;
3. That this report be **FORWARDED** to Niagara Region Public Health and Social Services Committee for information at the meeting of April 9, 2024.

Key Facts

Over the last year there has been an increase in the number of drain flies that have been coming through the drainpipes into the various units on the first floor. Some units have had a substantial increase in the amount entering their units than others. Pest control have gone and sprayed each unit on several occasions with short term success. However, the problem still exists and last year we undertook an investigation to determine the existing conditions, cause of the drain flies and try to achieve a workable solution. The difficulty was trying to engage Environmental Consulting Firms, as this situation was unique to them and posed concerns in the investigations and developing a viable solution.

Eventually, we did retain a Consulting Firm to undertake an investigation, including the saw cutting (approx. 3ft x 3ft opening) of the ground floor concrete slab in the residential hallway and a visual inspection. Once the opening was made, we did retain a plumbing firm to camera the sewer line to determine if there were any breaches.

The crawlspace was approximately 5 ft wide x 3 ft high and ran the entire length of the building. When the concrete was removed there were hundreds of drain flies escaping out from the crawlspace and there was an extreme stench of sewage. Looking down into the crawlspace there was visible sewage and liquid ponding on the gravel grading. The sewage was tested by a certified laboratory and the results confirmed that it was human feces. A camera was placed inside the pipe; no visible breaches were noted on the photograph, however, there was a lot of sewage stagnant in the line making it a breeding ground for drain flies. It was also noted that there was some secondary piping that was leaking into the crawlspace. The existing cast iron piping was found to be in poor condition (original) and undersized (4" should be 6") which contributed to the problem. At this time, we did flush out the piping (sewage) and treated the units again. This was only a temporary fix until a permanent solution is developed.

Currently, the drain flies have returned and are being seen in the units again. NRH has treated them for now and the consultant has stated the following emergency work:

- Cut the concrete floor slab to create 5-6 openings in the entire hallway to expose the crawlspace (confined workspace as per Ontario regulations)
- Structural support the existing structure.
- Vacuum the existing sewage/gravel (vacuum truck) within the crawlspace to a depth where contamination is no longer present.
- Place new gravel and pour a concrete slurry mix on the floor of the entire crawlspace.
- Replace all piping in the crawlspace including hangers, cleanouts, backflow preventors, etc.
- Install new concrete at every opening in the hallway and 2 access ports.
- Install new flooring, paint walls, repair drywall, etc.

Financial Considerations

With the number of tenants and staff complaining that there are drain flies again it is imperative that we get this work done. An investigation was conducted on Wednesday March 13, 2024 and indicated a sewage backup had occurred again. This is likely due to the interior "pitting" (creating a very rough interior surface) of the cast iron pipe thus having waste get caught on it. The process of design, tendering and award will take 1-2 months to complete.

NRH would like to get approval for single sourcing this emergency work. A contractor has given budget numbers of \$500,000.00 - \$600,000.00, however, due to some of the

unknown (i.e., depth of contamination, secondary piping deterioration, etc.) the cost may increase. NRH could have the work start as early as next week and will certainly monitor the work very closely to ensure all costs are reviewed, certified and in compliance with the consultant recommendations.

The funding for this project will come from the approved 2024 Capital budget.

Relationship to Board and Council Strategic Priorities

This initiative is linked to Niagara Regional Housing's strategic plan, more specifically to:

1.4 Ensure efficient service delivery.



Submitted by:
Cameron Banach
Director Housing Services / CEO of
Niagara Regional Housing



Approved by:
Gary Zalepa
Chair, NRH

This report was prepared in consultation with Fred Elbe, Capital Works Program Manager.