

# **APPENDIX “A”**

## **DISCLAIMER**


Conditions noted and statements made are applicable only to specific locations and times at which investigations were made. Contractor may inquire of firm which prepared document, and may arrange with the Contract Administrator to make further explorations, to satisfy themselves of particular conditions that they may wish to use in preparing their Bid.

Data provided and opinions stated in following document are sole responsibility of firm which prepared documents.

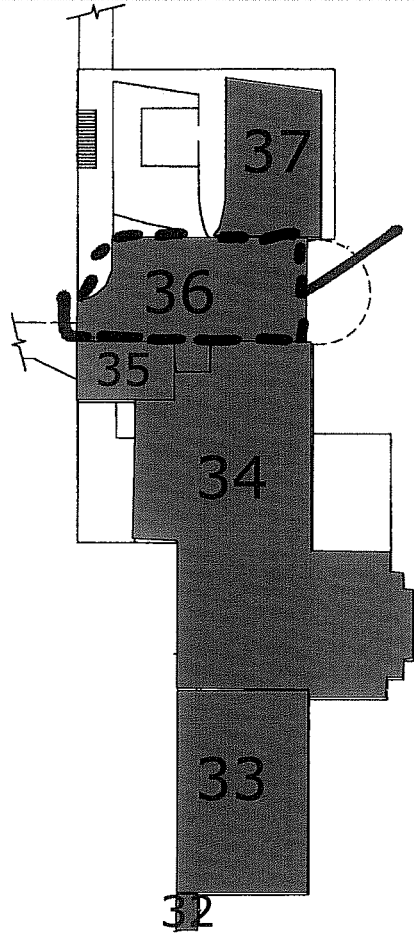
Neither Contract Administrator nor City of Winnipeg assumes any responsibility for content of the following document, nor for conclusions that Contractor may use in preparing their Bid.

Zoom

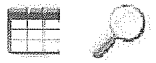
+



-



PROJECT  
AREA



**Asbestos**

[ Print ] [ Close ]

Building #:		Building Name:		Surveyor:		Survey Date:			Reassessment				
1		Administration		Jason Combe		2006-04-19			Reassessment				
Date:		Reassessment Surveyor:		Floor:		Square Feet:			Room #:				
2011-04-06		Lambert Cruz		Basement		2000							
Location #:	Location Name:	Material		Item	Covering	Access	Visible	Condition	Qty & Action	Units	Sample	Hazard	Friability
36	Old Sewage Pit/Tank							Good	Fair	Poor			
Floor		Dirt	(No Information)	(No Information)	(No Information)	NI	NI				%	V 0000	None
Floor		Concrete(poured)	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None
Floor	Debris	abated material	(No Information)	N/A	(No Information)	B	Y				SF	S 0010	[None]
Ceiling	Not Found	(No Information)	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None
Walls		Concrete(poured)	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None
Structure	Deck	Concrete(poured)	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None
Piping	Not Found	(No Information)	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None
Duct	Not Found	(No Information)	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None
Mechanical Equipment	Not Found	(No Information)	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None
Other	Not Found	(No Information)	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None

**Note:** Parging debris on dirt. Lab report b80899, Sample No 0004. Project 68112 reflected as Sample 0010 in HMIS

**Legend:**


Action	Access	Condition	Sample Number
(1) Clean Up of ACM Debris	(2) Precautions for Access Which may Disturb ACM Debris	A Accessible to all building occupants	Good No visible damage or deterioration. S#### Sample collected
(3) ACM removal	(4) Precautions for Work Which may Disturb ACM in Poor Condition	B Accessible to maintenance and operations staff without a ladder	Fair Minor, repairable damage, cracking or deterioration. V#### Material is visually identified to be identical to S####
(5) Proactive ACM removal (Minimum repair required for fair condition)	(6) ACM repair	C Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor Irreparable damage or deterioration with exposed and missing material. V0000 Known non-asbestos material
(7) Management program and surveillance		D Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition. V9000 Material is known to contain asbestos
			V9500 Material is presumed to contain asbestos
NOTE: Actions in round brackets ( ) are auto-calculated. Actions in square brackets [ ] are manual			Note: Presumed various materials identified in the report are ACM if not sampled.

**Units**                      SF - Square Feet                      LF - Linear Feet                      EA - EACH                      % - Percentage

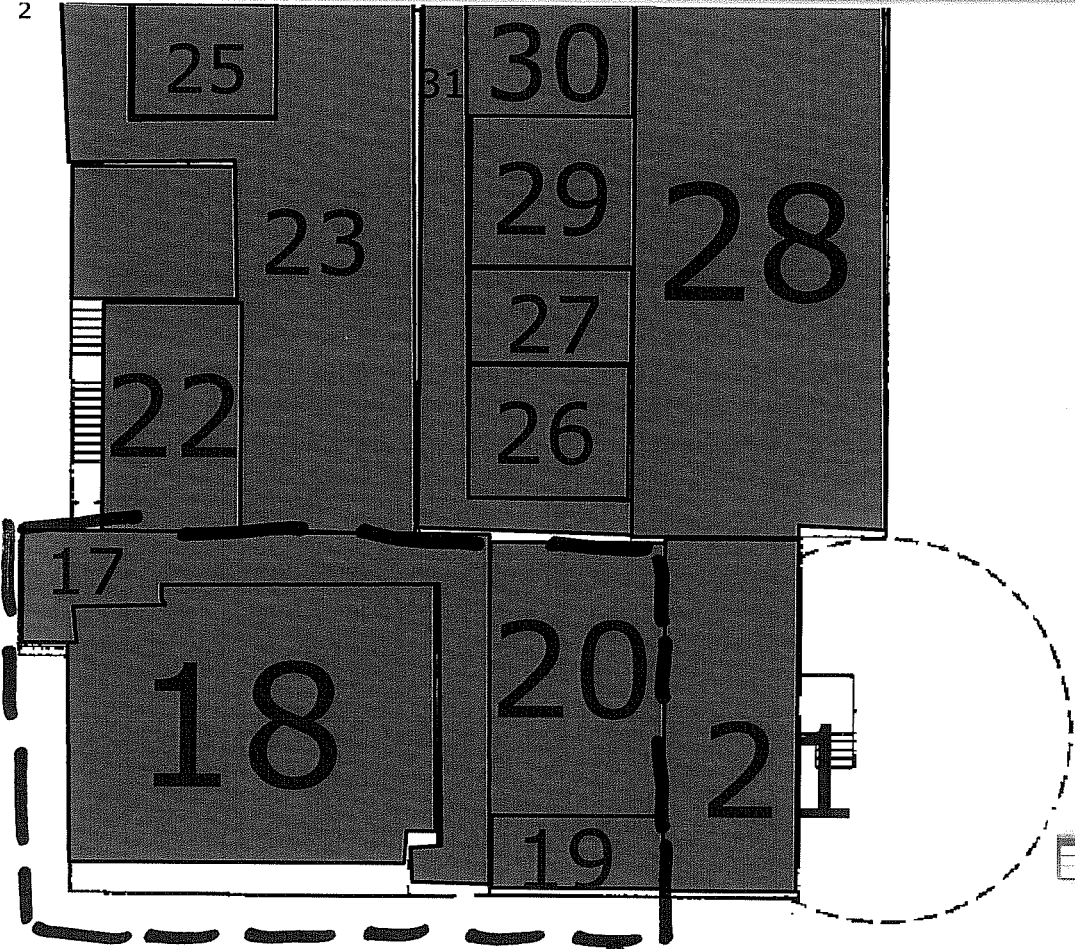
2

Zoom

+



-



PROJECT  
AREA

**Asbestos**

[ Print ] [ Close ]

<b>Building #:</b> 1 <b>Building Name:</b> Administration <b>Surveyor:</b> Jason Combe <b>Survey Date:</b> 2006-04-19 <b>Reassessment</b> <b>Date:</b> 2011-04-06 <b>Reassessment Surveyor:</b> Lambert Cruz													
<b>Location #:</b> 17 <b>Location Name:</b> Hallway <b>Floor:</b> Main-North <b>Square Feet:</b> 400 <b>Room #:</b>													
System	Component	Material	Item	Covering	Access	Visible	Condition Qty & Action			Units	Sample	Hazard	Friability
							Good	Fair	Poor				
Floor		VSF and Mastic Adhesive	Surface	N/A	A	Y	400			SF	V 0000	None	
Ceiling	AT-001 - Pinholes and Fissures, Surface White, X-Section Beige	Lay-in ceiling tiles	Surface	N/A	C	Y	400			SF	V 0004	None	
Walls		Masonry	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Structure	Deck	Concrete(poured)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Piping	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Duct	Return Air	Fibreglass	(No Information)	Foil Face	NI	NI				NI	NI NI	None	
Duct	Supply Air	Fibreglass	(No Information)	Foil Face	NI	NI				NI	NI NI	None	
Mechanical Equipment	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Other	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	

**Legend:**

Action		Access		Condition		Sample Number	
(1) Clean Up of ACM Debris	(2) Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3) ACM removal	(4) Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S####
(5) Proactive ACM removal (Minimum repair required for fair condition)	(6) ACM repair	C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor	Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7) Management program and surveillance		D	Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition		V9000	Material is known to contain asbestos
						V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets ( ) are auto-calculated. Actions in square brackets [ ] are manual						Note: Presumed various materials identified in the report are ACM if not sampled.	

**Units**                      SF - Square Feet                      LF - Linear Feet                      EA - EACH                      % - Percentage

**Asbestos**

[ Print ] [ Close ]

<b>Building #:</b> 1		<b>Building Name:</b> Administration		<b>Surveyor:</b> Jason Combe		<b>Survey Date:</b> 2006-04-19		<b>Reassessment Date:</b>						
<b>2011-04-06</b>		<b>Reassessment Surveyor:</b> Lambert Cruz												
<b>Location #:</b> 18		<b>Location Name:</b> Men's Locker Room		<b>Floor:</b> Main-North		<b>Square Feet:</b> 1500		<b>Room #:</b>						
<b>System</b>	<b>Component</b>	<b>Material</b>	<b>Item</b>	<b>Covering</b>	<b>Access</b>	<b>Visible</b>	<b>Condition Qty &amp; Action</b>			<b>Units</b>	<b>Sample</b>	<b>Hazard</b>	<b>Friability</b>	
							<b>Good</b>	<b>Fair</b>	<b>Poor</b>					
Floor		Ceramic Tiles	(No Information)	(No Information)	NI	NI				NI	NI NI	None		
Ceiling	AT-001 - Pinholes and Fissures, Surface White, X-Section Beige	Lay-in ceiling tiles	Surface	N/A	C	Y	1500				SF	V 0004	None	
Walls		Ceramic Tiles	(No Information)	(No Information)	NI	NI				NI	NI NI	None		
Structure	Deck	Concrete(poured)	(No Information)	(No Information)	NI	NI						None		
Piping	Heating Water Return	Fibreglass	Straight	Canvas	C	N				NI	NI NI	None		
Piping	Heating Water Return	Parging over Fibreglass	Fitting	Canvas	C	N	4			EA	V 0001	None		
Duct	Supply Air	Not Insulated	(No Information)	(No Information)	NI	NI				NI	NI NI	None		
Duct	All	Adhesive/mastic	Joint	(No Information)	C	N	100	(7)		%	S 0009	Confirmed Asbestos	Non-Friable	
Mechanical Equipment	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None		
Other	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None		

**Note:** Mastic sealant on seams of galvanized ductwork contains Chrysotile Asbestos, Lab report b80899 Sample No. 0003 Project 68112 reflected as Sample 0009 in HMIS

**Legend:**

<b>Action</b>		<b>Access</b>		<b>Condition</b>		<b>Sample Number</b>	
(1) Clean Up of ACM Debris	(2) Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3) ACM removal	(4) Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S####
(5) Proactive ACM removal (Minimum repair required for fair condition)	(6) ACM repair	C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor	Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7) Management program and surveillance		D	Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition		V9000	Material is known to contain asbestos
						V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets ( ) are auto-calculated. Actions in square brackets [ ] are manual						Note: Presumed various materials identified in the report are ACM if not sampled.	

**Units**                      SF - Square Feet                      LF - Linear Feet                      EA - EACH                      % - Percentage

**Asbestos**

[ Print ] [ Close ]

<b>Building #: 1 Building Name: Administration Surveyor: Jason Combe Survey Date: 2006-04-19 Reassessment</b> <b>Date: 2011-04-06 Reassessment Surveyor: Lambert Cruz</b> <b>Location #: 19 Location Name: Soils Floor: Main-North Square Feet: 160 Room #:</b>													
System	Component	Material	Item	Covering	Access	Visible	Condition Qty & Action			Units	Sample	Hazard	Friability
							Good	Fair	Poor				
Floor		Concrete(poured)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Ceiling	AT-001 - Pinholes and Fissures, Surface White, X-Section Beige	Lay-in ceiling tiles	Surface	N/A	C	Y	160			SF	V 0004	None	
Ceiling	AT-001 - Pinholes and Fissures, Surface White, X-Section Beige	Lay-in ceiling tiles	Surface	N/A	C	Y	160			SF	S 0008	None	
Walls		Masonry	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Structure	Deck	Concrete(poured)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Piping	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Duct	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Mechanical Equipment	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Other	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	

**Note:** Additional sample of AT, lab report b80899, Sample No. 0002 ND. Project 68112 reflected as Sample 0008 in HMIS

**Legend:**

Action		Access	Condition	Sample Number	
(1) Clean Up of ACM Debris	(2) Precautions for Access Which may Disturb ACM Debris	A Accessible to all building occupants	Good No visible damage or deterioration.	S####	Sample collected
(3) ACM removal	(4) Precautions for Work Which may Disturb ACM in Poor Condition	B Accessible to maintenance and operations staff without a ladder	Fair Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S####
(5) Proactive ACM removal (Minimum repair required for fair condition)	(6) ACM repair	C Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7) Management program and surveillance		D Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition	V9000	Material is known to contain asbestos
				V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets ( ) are auto-calculated. Actions in square brackets [ ] are manual				Note: Presumed various materials identified in the report are ACM if not sampled.	

**Units**                      SF - Square Feet                      LF - Linear Feet                      EA - EACH                      % - Percentage

**Asbestos**

[ Print ] [ Close ]

<b>Building #:</b> 1		<b>Building Name:</b> Administration		<b>Surveyor:</b> Jason Combe		<b>Survey Date:</b> 2006-04-19		<b>Reassessment</b>					
<b>Date:</b> 2011-04-06		<b>Reassessment Surveyor:</b> Lambert Cruz											
<b>Location #:</b> 20		<b>Location Name:</b> Lab Service Room		<b>Floor:</b> Main-North		<b>Square Feet:</b>		<b>Room #:</b>					
System	Component	Material	Item	Covering	Access	Visible	Condition Qty & Action			Units	Sample	Hazard	Friability
							Good	Fair	Poor				
Floor		Concrete(poured)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Ceiling	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Walls		Plaster	(No Information)	(No Information)	NI	NI				%	S 0007	[None]	Non-Friable
Walls		Masonry	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Structure	Deck	Concrete(poured)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Piping	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Duct	Supply Air	Not Insulated	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Duct	Return Air	Not Insulated	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Mechanical Equipment	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
Other	Not Found	(No Information)	(No Information)	(No Information)	NI	NI				NI	NI NI	None	
<b>Note:</b> Plaster sampled on lab wall report b80899 Sample No. 0001 Project 68112 reflected as Sample 0007 in HMIS													

**Legend:**

Action		Access		Condition		Sample Number			
(1)	Clean Up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3)	ACM removal	(4)	Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S####
(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair	C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor	Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7)	Management program and surveillance			D	Not normally accessible or without demolition		NOTE: See report for full definitions of action, access and condition	V9000	Material is known to contain asbestos
								V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets ( ) are auto-calculated. Actions in square brackets [ ] are manual								Note: Presumed various materials identified in the report are ACM if not sampled.	

**Units**                      SF - Square Feet                      LF - Linear Feet                      EA - EACH                      % - Percentage





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

<b>Project Name:</b>	<b>City of Winnipeg, Administration Bldg.</b>		
	<b>North End Water Pollution Control Centre, 2230 Main St., Winnipeg, MB</b>		
<b>Project No.:</b>	<b>68112</b>		
<b>Prepared For:</b>	<b>L. Cruz / J. Combe</b>	<b>Date Received:</b>	<b>May 16, 2011</b>
<b>Lab Reference No.:</b>	<b>b80899</b>	<b>Date Analyzed:</b>	<b>May 25, 2011</b>
<b>Analyst(s):</b>	<b>N. Barinque</b>	<b># Samples submitted:</b>	<b>5</b>
		<b># Phases analyzed:</b>	<b>5</b>

**Method of Analysis:**

**EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. The percentage range category reported reflects the level of uncertainty of the method for estimating quantities of asbestos in bulk samples. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with all provincial regulatory requirements (NIOSH 9002, I.R.S.S.T. 244-2). Multiple phases within a sample are analyzed separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario	0.5%	Manitoba	0.1% friable 1% non-friable
Quebec	0.1%	Saskatchewan	Unstated, likely 1.0%
Alberta, British Columbia, NWT, Yukon, Nunavut	1%	Atlantic Provinces	1%

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0 and 200795-0) for selected test methods for the identification of asbestos in bulk samples and meets all requirements of ISO/IEC 17025:2005 and relevant requirements of ISO 9002:1994.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. Supporting laboratory documentation is available upon request.*



## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

**Project Name:** City of Winnipeg, Administration Bldg.  
**Project No.:** 68112  
**Prepared For:** L. Cruz / J. Combe

**Lab Reference No.:** b80899  
**Date Analyzed:** May 25, 2011

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0001 Plaster Cement Wall, Laboratory Service Room (Loc 20), Main Floor-North, Administration Bldg., North End Water Pollution Control Centre	Homogeneous, grey, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
Comments:	Foam is present on the surface of this sample.		
0002 Lay-In Ceiling Tile 24" x 48" (Pin Holes), Soils Rm. (Loc 19), Main Floor-North, Administration Bldg., North End Water Pollution Control Centre	Homogeneous, beige, layered, compressed, acoustic ceiling tile.	None Detected	Cellulose 25-50% Mineral Wool 50-75% Perlite 5-10% Other Non-Fibrous 1-5%
0003 Mastic Duct Sealant, Duct, AHU, Mens Locker Room (Loc 18), Main Floor-North, Administration Bldg., North End Water Pollution Control Centre	Homogeneous, red, soft mastic.	Chrysotile 1-5%	Non-Fibrous Material > 75%

ANALYST



**Pinchin Environmental Asbestos Laboratory  
Certificate of Analysis**

**Project Name:** City of Winnipeg, Administration Bldg.  
**Project No.:** 68112  
**Prepared For:** L. Cruz / J. Combe

**Lab Reference No.:** b80899  
**Date Analyzed:** May 25, 2011

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0004 Parging Cement, Old Sewage Pit Tank (Loc 36), East Crawlspace, Basement, Administration Bldg., North End Water Pollution Control Centre	Homogeneous, grey, soft, parging cement.	Chrysotile 25-50%	Non-Fibrous Material 50-75%
Comments:	Mineral wool is present on the surface of this sample.		
0005 Asphalt Roofing Material, Roof, Administration Bldg., North End Water Pollution Control Centre	Non-homogeneous, black, roofing material.	None Detected	Synthetic Fibres 5-10% Tar and other non-fibrous > 75%

**ANALYST**