Hazardous Building Materials Assessment (Pre-construction)

Conway Lift Station
2200 Portage Avenue,
Winnipeg, Manitoba

Prepared for:

MPE Engineering Ltd.
2211 McPhilips Street, Unit 202
Winnipeg, MB R2V 3M5

July 27, 2023

Pinchin File: 326866

Issued to:	**MPE Engineering Ltd.**
Issued on:	**July 27, 2023**
Pinchin File:	**326866**
Issuing Office:	**Winnipeg, MB**

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EXECUTIVE SUMMARY

MPE Engineering Ltd. (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Conway Lift Station located at 2200 Portage Avenue, Winnipeg, Manitoba. Pinchin performed the assessment on July 5, 2023.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation and demolition activities. The proposed work as identified by the Client includes the following:

- Complete demolition of the above ground section of the lift station
- Media blasting and refinish walls and floors in the superstructure / underground part of the lift station.

The scope of work initially included only above ground building pre-demo assessment in the proposal dated May 17, 2023, and revised as per Client's request via email on June 19, 2023.

The results of this assessment are intended for use with a properly developed scope of work or performance specifications and safe work procedures.

SUMMARY OF FINDINGS

The following is a summary of significant findings; refer to the body of the report for detailed findings:

Asbestos:

- Asbestos-containing materials were not identified.

Lead:

- Lead is present in paints and coatings as follows:
  - Brown over grey on windows and door frames
  - Blue over silver on structural steel
  - Red on concrete floor
  - Silver on metal railing
  - Green over silver on piping

Silica: Crystalline silica is present in concrete and other materials such as masonry and plaster.

Polychlorinated Biphenyls (PCBs): PCBs are not present.

Mould and Water Damage: Visible mould and water damage was not observed.

SUMMARY OF RECOMMENDATIONS

The following is a summary of significant recommendations; refer to the body of the report for detailed recommendations.

1. Remedial work is recommended regardless of the planned construction work due to the condition of the material. Refer to Section 5.2 for details.
2. Conduct further investigation of the following items, which was not completed during this assessment:
    a. Any items listed as exclusions in this report, prior to disturbance.
3. Prepare a scope of work or specifications and safe work procedures for the hazardous materials removal required for the planned work.
4. Do not disturb suspected hazardous building materials discovered during the planned work, which have not been identified in this report and arrange for further evaluation and testing.
5. Follow appropriate safe work procedures when handling or disturbing lead and silica.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

TABLE OF CONTENTS

APPENDICES

1.0 INTRODUCTION AND SCOPE

MPE Engineering Ltd. (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Conway Lift Station located at 2200 Portage Avenue, Winnipeg, Manitoba.

Pinchin performed the assessment on July 5, 2023. The surveyor was accompanied City of Winnipeg representative during the assessment. The assessed area was vacant at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation and demolition activities. The proposed work as identified by the Client includes the following:

- Complete demolition of the above ground section of the lift station
- Media blasting and refinish walls and floors in the superstructure / underground part of the lift station.

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The results of this assessment are intended for use with a properly developed scope of work or performance specification.

1.1 Scope of Assessment

The **assessed area** consisted of all areas of the building.

The assessment was performed to establish the type of specified hazardous building materials, locations and approximate quantities incorporated in the structure(s) and its finishes.

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

- Asbestos
- Lead
- Silica
- Mercury
- Polychlorinated Biphenyls (PCBs)
- Mould

2.0 METHODOLOGY

Pinchin conducted a room-by-room assessment to identify the hazardous building materials as defined in the scope.

The assessment included demolition of wall and ceiling finishes (drywall or plaster) to view concealed conditions at representative areas as permitted by the current building use. Destructive testing of flooring was conducted where possible (under carpets or multiple layers of flooring). Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural surrounds was conducted as permitted by the current building use.

Limited demolition of masonry block walls (core holes) was conducted to investigate for loose fill vermiculite insulation. Sampling of roofing materials was conducted.

For further details on the methodology including test methods, refer to Appendix III.

3.0 BACKGROUND INFORMATION

3.1 Building Description

Description Item	Details
Use	City of Winnipeg Lift Station
Number of Floors	The building is one storey plus three level(s) below grade.
Total Area	The total area of the above building is 170 square feet. The assessed area is ~1,000 square feet.
Year of Construction	The building was constructed in 1963.
Structure	Concrete
Exterior Cladding	Brick
HVAC	N/A
Roof	Asphalt roofing
Flooring	Concrete
Interior Walls	Concrete, masonry, brick
Ceilings	Concrete

3.2 Existing Reports

Pinchin previously prepared the following reports, which have been reviewed as part of this assessment:

- “Asbestos Reassessment, Priority One, Phase 2 Lift/Flood Stations and Barker Standby Generator Building, Various Locations, Winnipeg, MB”, Dated October 14, 2021, Pinchin File No. 289439

4.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the hazardous building materials identified. For details on approximate quantities, condition, friability, accessibility, and locations of hazardous building materials; refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI.

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

4.1 Asbestos

4.1.1 Pipe Insulation

Pipes in the assessed area are uninsulated.

4.1.2 Duct Insulation and Mastic

Ducts in the assessed area are uninsulated.

4.1.3 Mechanical Equipment Insulation

Mechanical equipment (e.g., motors, pumps, fan units, etc) is uninsulated.

4.1.4 Vermiculite

Destructive testing was conducted of a representative selection of masonry block walls, including creating penetrations at 10 locations. The locations of destructive testing have been indicated on the drawings in Appendix I.

4.1.5 Plaster

Plaster was reportedly formed and painted to look like bricks on the Exterior of the Control Room (Location 6). Three samples were collected and asbestos was not detected in the samples (samples S0002A-C).

4.1.6 Sealants, Caulking, and Putty

White caulking at exterior door and window frames, expansion joints, does not contain asbestos (samples S0003A-C).

4.1.7 Roofing Products

The materials associated with the Built-up roofing do not contain asbestos (samples S0001A-C).

4.1.8 Excluded Materials

The following is a list of materials which may contain asbestos and was excluded from the assessment. These materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

- Electrical components
- Mechanical packing, ropes, and gaskets

4.2 Lead

4.2.1 Paints and Surface Coatings

Refer to the lab report(s) in Appendix II-B and the Hazardous Material Summary / Sample Log in Appendix V for details on paints sampled and their locations.

Paints containing more than 0.009% (90 mg/kg) lead are **considered elevated.**

The following table summarizes the analytical results of paints sampled.

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)
L0001	White on concrete wall	Exterior (Loc. 6)	0.0038
L0002	**Brown over grey on metal door and window frames**	**Exterior (Loc. 6)**	**0.18**
L0003	**Blue over silver on structural steel**	**Control Room (Loc. 1)**	**0.14**
L0004	**Red on concrete floor**	**Control Room (Loc. 1)**	**0.39**
L0005	**Silver on metal handrails**	**Control Room (Loc. 1)**	**0.051**
L0006	**Green over silver on metal piping**	**Control Room (Loc. 1)**	**0.075**
L0007	White over blue on concrete wall	Pump Room (Loc. 5)	0.00086
L0008	White on concrete ceiling	Pump Room (Loc. 5)	0.0012

The federal Surface Coating Materials Regulations restricts lead in paint and surface coatings to 0.009%. Manitoba Workplace Safety and Health regulations do not numerically define what would be considered a lead-containing paint or coating. In general, paints containing lead >0.009% may require work procedures if disturbed. In order to determine which controls and personal protective equipment is required for a particular operation, any disturbance of paint will require a risk assessment conducted by a qualified person.

Paint containing less than 0.009% (90 mg/kg) lead is assumed to be insignificant.

Paints determined to contain lead was flaking/peeling in the following areas on the following items:

- Approximately 13 square feet of blue over silver paint on structural steel beam in the Control Room (Location 1)
- Approximately 170 square feet of red paint on concrete floor in the Control Room (Location 1)
- Approximately 170 square feet of red paint on concrete floor in the Comminuter Room (Location 2)
- Approximately 170 square feet of red paint on concrete floor in the Motor Room (Location 4)
- Approximately 8 square feet of brown over grey paint on door and windows in the Exterior (Location 6).

4.2.2 Lead Products and Applications

Lead products were not found during the assessment.

4.2.3 Excluded Lead Materials

Lead is known to be present in several materials which were not assessed or sampled. The following materials, where found, should be presumed to contain lead.

- Electrical components, including wiring connectors, grounding conductors, and solder
- Solder on pipe connections

4.3 Silica

Crystalline silica is assumed to be a component of the following materials where present in the building.

- Concrete
- Masonry and mortar
- Stone
- Asphalt

4.4 Mercury

4.4.1 Mercury-Containing Devices

Mercury-containing devices were not found during the assessment.

4.5 Polychlorinated Biphenyls

4.5.1 Caulking and Sealants

White caulking is present at exterior window and door frames (samples P0001) and contains 0.2 mg/kg PCBs. The material is a non-PCB solid based on the threshold (50 mg/kg).

4.5.2 Transformers

All transformers in the building are dry type transformers and do not contain PCB-containing dielectric fluids; however, may contain capacitors, which could not be assessed for PCBs as the equipment was in service.

4.5.3 Excluded PCB Materials

PCBs are known to be present in several materials and equipment which were not assessed or sampled. The following materials, where found, should be presumed to contain PCBs until sampling proves otherwise.

- Capacitors within or associated with electrical equipment
- Oil impregnated cables
- High voltage electrical terminals (potheads) and bushings

4.6 Mould and Water Damage

Visible mould growth and water damage was not found during the assessment.

5.0 RECOMMENDATIONS

5.1 General

1. Prepare scope of work or performance specifications for hazardous material removal required for the planned work. The specifications should include safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.
2. If suspected hazardous building materials are discovered during the planned work, which are not identified in this report, do not disturb, and arrange for further testing and evaluation.
3. Conduct further investigation of the following items, areas, or locations, which were not completed during this assessment:
    a. Any items listed as exclusions in this report, prior to disturbance.

4. Provide this report and the detailed plans and lead and silica specifications to the contractor prior to bidding or commencing work.
5. Retain a qualified consultant to specify, observe and document the successful removal of hazardous materials.

5.2 Remedial Work

The following remedial work is recommended regardless of the planned construction work due to the condition and location of the material.

Material, Quantity & Condition	Location	Recommended Procedure
Blue over silver paint on structural steel beam, Flaking, 13 SF	Control Room (Loc. 1)	Remove flaking paint in a non-aggressive manner with standard dust control measures in conjunction with Class 1 lead abatement procedures (as per EACC Lead Guidelines)
Red on concrete floor, Flaking, mostly gone, ~510 SF	Control Room, Comminuter Room, Motor Room (Locs. 1,2,4)	
Brown over grey on metal door and windows, Flaking, 8 SF	Exterior (Loc. 6)	

5.3 Building Renovation Work and Building Demolition Work

The following recommendations are made regarding renovation or demolition involving the hazardous materials identified.

5.3.1 Lead

Construction disturbance of lead in paint and coatings (or other materials) may result in exposure to lead dust or fumes and safe work procedures are required. Project specific work procedures, engineering controls and personal protective equipment will need to be assessed and developed as per applicable regulations and guidelines.

Items painted with paints containing elevated levels of lead may be a hazardous waste. Test lead-painted materials for leachable lead and other metals prior to disposal.

Metallic components coated with lead paint do not require leachate testing and can be disposed of as non-hazardous construction and demolition (C&D) waste.

5.3.2 Silica

Construction disturbance of silica-containing products may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials

containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with applicable regulations and guidelines.

6.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

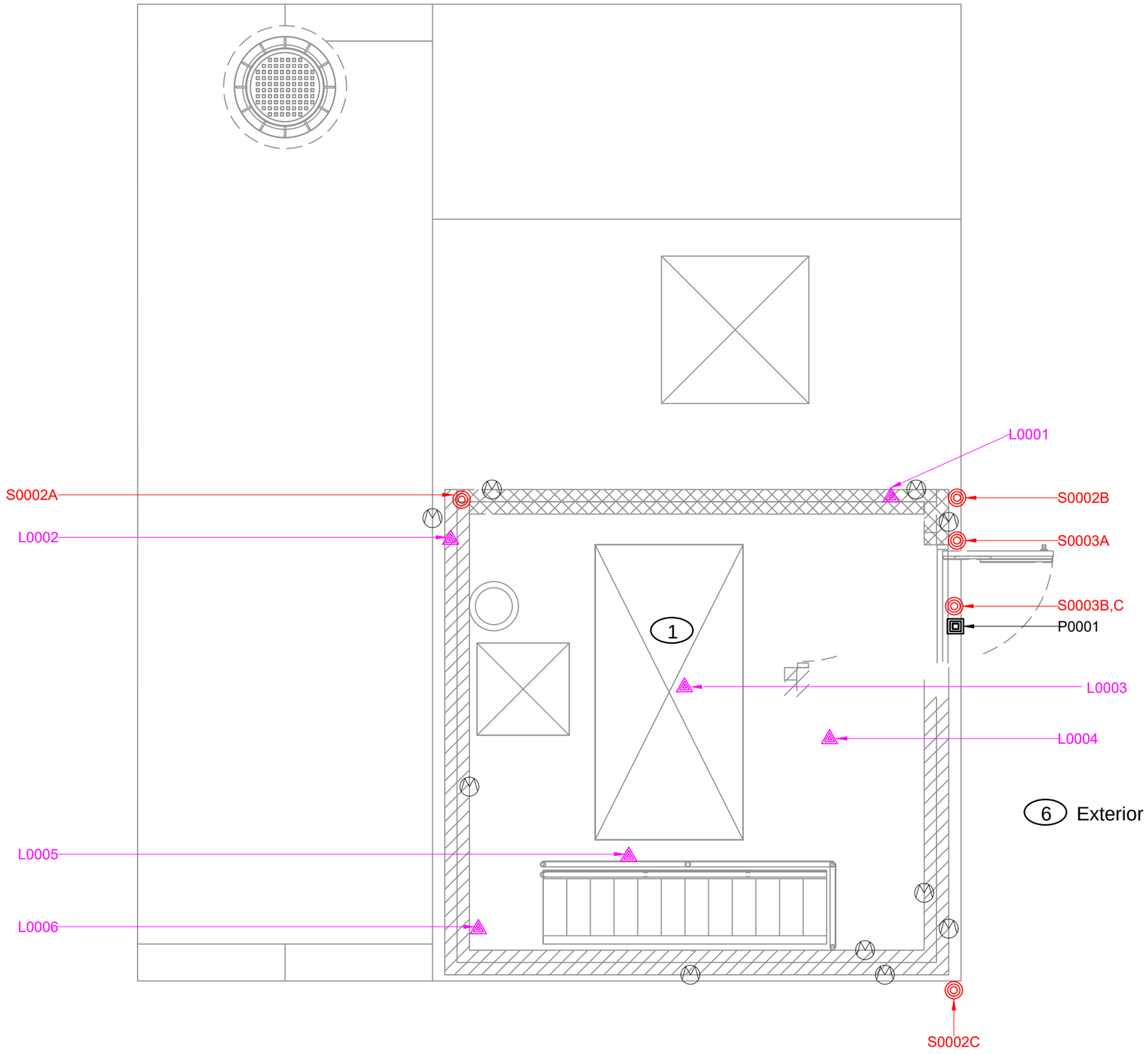
7.0 REFERENCES

The following legislation and documents were referenced in completing the assessment and this report:

1. Workplace Safety and Health Hazard Regulation (Manitoba Regulation 217/2006), under the Workplace Safety and Health Act.
2. Manitoba Regulation MR 474/88, Manitoba PCB Storage Site Regulation made under The Dangerous Goods Handling and Transportation Act.
3. Guide for Asbestos Management – Safe Work Manitoba.
4. Guideline Managing Demolition Debris Containing Hazardous Materials – Environmental Enforcement and Compliance Branch – Manitoba Conservation and Climate
5. Guidelines for the Investigation, Assessment, & Remediation of Mould In Workplaces, Safe Work Manitoba.
6. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
7. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
8. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.
9. Mould Guidelines for the Canadian Construction Industry, Standard Construction Document CCA 82 – 2004 (Revised 2018), Canadian Construction Association.
10. Ozone-depleting Substances and Halocarbon Alternatives Regulations, SOR/2016-137.

APPENDIX I

Drawings



N

LEGEND

- PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- PCB BULK SAMPLE
- VERMICULITE DRILLHOLE

NOT ALL KNOWN OR SUSPECTED HAZARDOUS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED HAZARDOUS BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.

PINCHIN

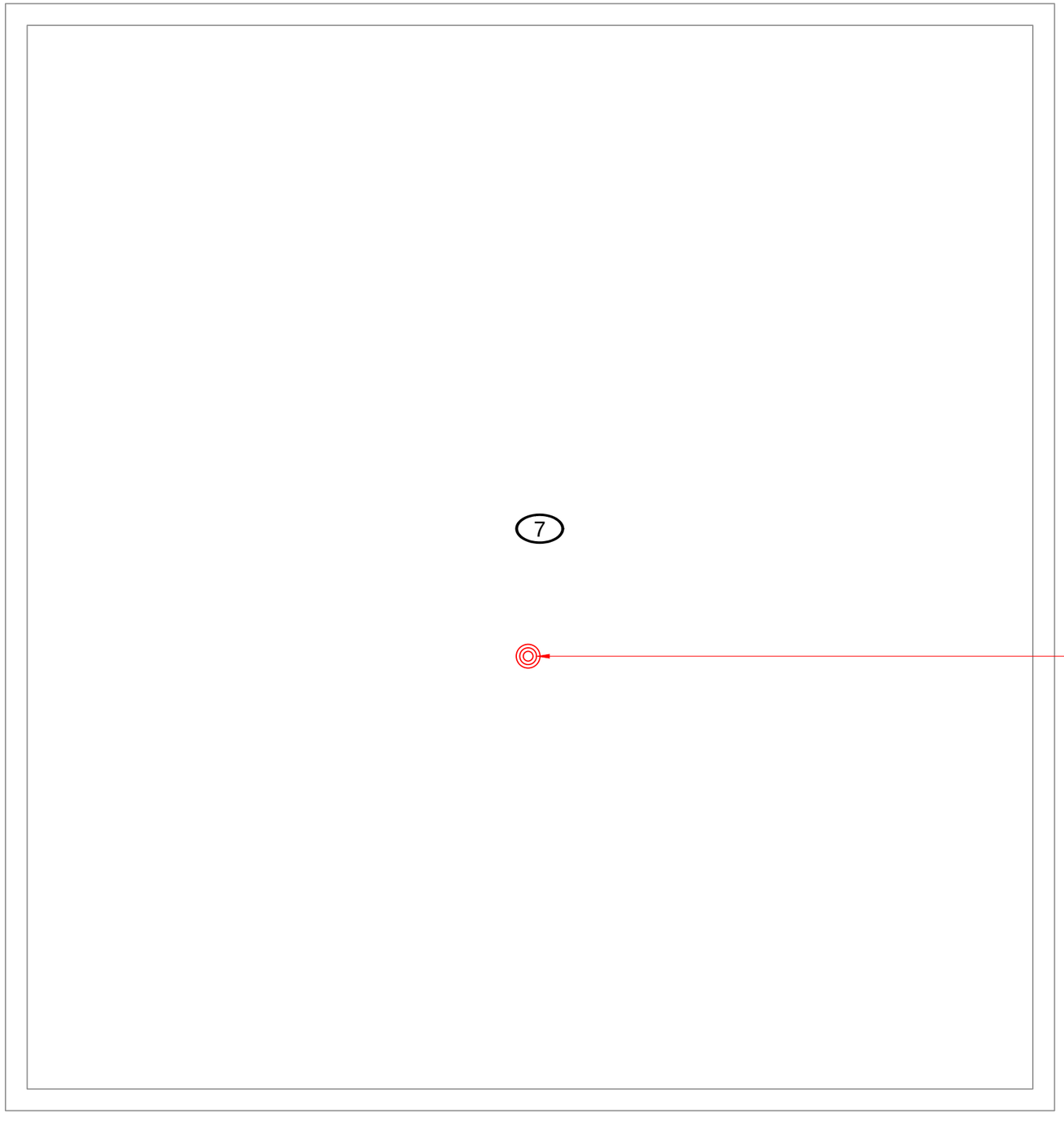
PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
MPE ENGINEERING

PROJECT LOCATION:
2200 PORTAGE AVENUE, WINNIPEG, MANITOBA

FIGURE NAME:
MAIN FLOOR PLAN

PROJECT NUMBER:	SCALE:
326866	NOT TO SCALE
DRAWN BY:	REVIEWED BY:
AMG	SA
DATE:	FIGURE NUMBER:
JULY 2023	1 OF 3



N

LEGEND

- PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- PCB BULK SAMPLE
- VERMICULITE DRILLHOLE

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BASE PLAN PROVIDED BY CLIENT.

PINCHIN

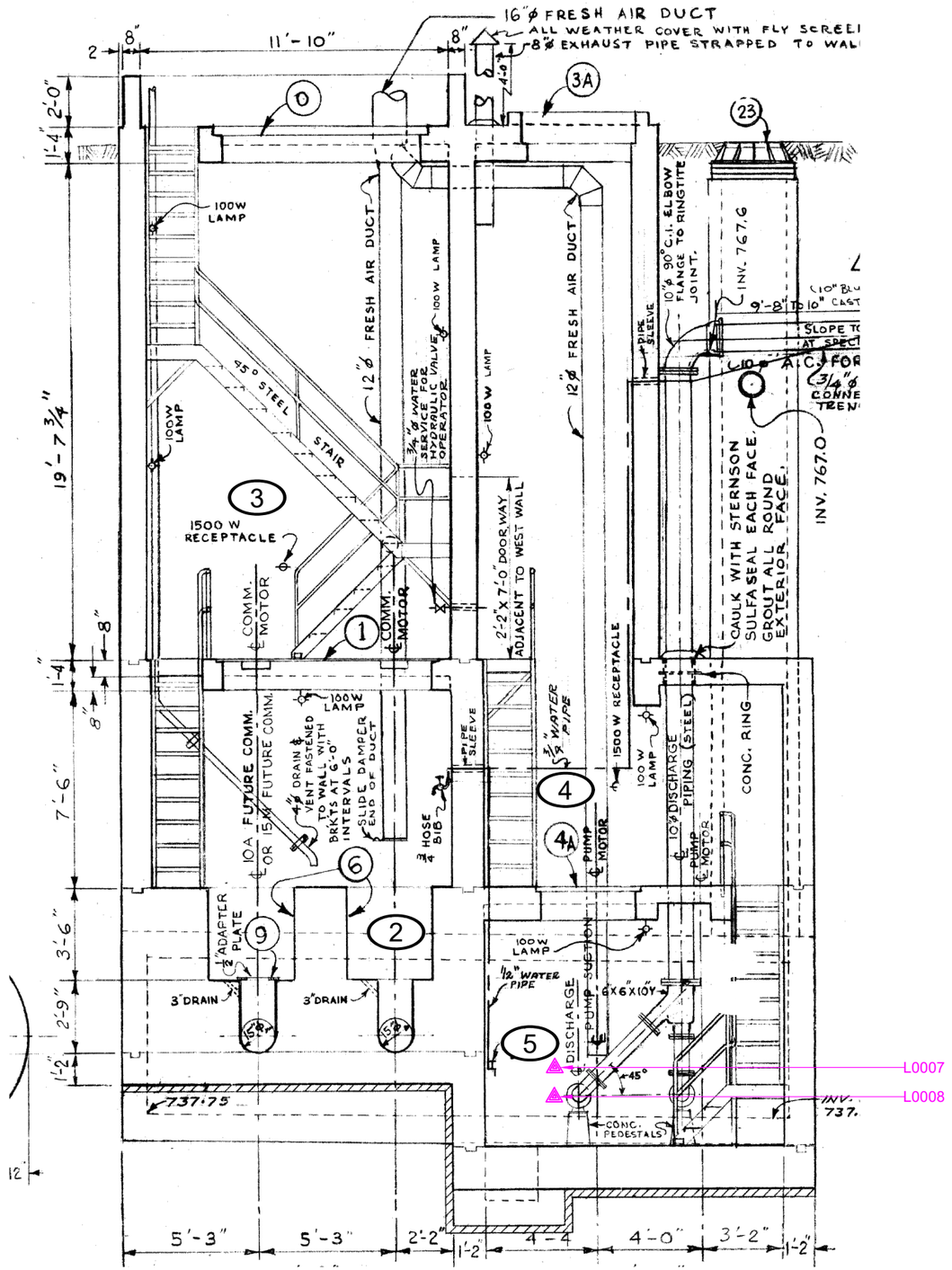
PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
MPE ENGINEERING

PROJECT LOCATION:
2200 PORTAGE AVENUE, WINNIPEG, MANITOBA

FIGURE NAME:
ROOF

PROJECT NUMBER:	SCALE:
326866	NOT TO SCALE
DRAWN BY: AMG	REVIEWED BY: SA
DATE: JULY 2023	FIGURE NUMBER: 2 OF 3



N

LEGEND

- PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- PCB BULK SAMPLE
- VERMICULITE DRILLHOLE

NOT ALL KNOWN OR SUSPECTED HAZARDOUS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED HAZARDOUS BUILDING MATERIALS.

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PINCHIN

PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
MPE ENGINEERING

PROJECT LOCATION:
2200 PORTAGE AVENUE, WINNIPEG, MANITOBA

FIGURE NAME:
MAIN FLOOR PLAN

PROJECT NUMBER:	SCALE:
326866	NOT TO SCALE
DRAWN BY:	REVIEWED BY:
AMG	SA
DATE:	FIGURE NUMBER:
JULY 2023	3 OF 3

APPENDIX II-A

Asbestos Analytical Certificates

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.:	**0326866.000**		
Prepared For:	**A. Quinto / S. Aniscikli**		
Lab Reference No.:	**b295344**		
Analyst(s):	**C. Luong**		
Date Received:	**July 10, 2023**	**Samples Submitted:**	**3**
Date Analyzed:	**July 12, 2023**	**Phases Analyzed:**	**9**

The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017. The Pinchin asbestos laboratory uses the aforementioned methods of analysis.

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. A reported concentration of less than (<) the regulatory threshold 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 provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

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.

This report relates only to the items tested.

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.: 0326866.000
Prepared For: A. Quinto / S. Aniscikli

Lab Reference No.: b295344
Date Analyzed: July 12, 2023

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0001A Roofing Material, Loc:7, Roof	3 Phases: a) Homogeneous, black, layered, tar material.	None Detected	Tar and other non-fibrous > 75%
	b) Homogeneous, black, layered, tar-impregnated, compressed, fibrous material.	None Detected	Cellulose 50-75% Hair 1-5% Synthetic Fibres 1-5% Tar and other non-fibrous 25-50%
	c) Homogeneous, black, textured, tar material.	None Detected	Tar and other non-fibrous > 75%
S0001B Roofing Material, Loc:7, Roof	3 Phases: a) Homogeneous, black, layered, tar material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, black, layered, tar-impregnated, compressed, fibrous material.	None Detected	Cellulose 50-75% Hair 1-5% Synthetic Fibres 1-5% Tar and other non-fibrous 25-50%
	c) Homogeneous, black, textured, tar material.	None Detected	Tar and other non-fibrous > 75%
S0001C Roofing Material, Loc:7, Roof	3 Phases: a) Homogeneous, black, layered, tar material.	None Detected	Tar and other non-fibrous > 75%
	b) Homogeneous, black, layered, tar-impregnated, compressed, fibrous material.	None Detected	Cellulose 50-75% Hair 1-5% Synthetic Fibres 1-5% Tar and other non-fibrous 25-50%
	c) Homogeneous, black, textured, tar material.	None Detected	Tar and other non-fibrous > 75%

Reviewed by: **Reporting Analyst:**

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.:	**0326866.000**		
Prepared For:	**A. Quinto / S. Aniscikli**		
Lab Reference No.:	**b295345**		
Analyst(s):	**A. Williams**		
Date Received:	**July 10, 2023**	**Samples Submitted:**	**6**
Date Analyzed:	**July 12, 2023**	**Phases Analyzed:**	**8**

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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. A reported concentration of less than (<) the regulatory threshold 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 provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

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.

This report relates only to the items tested.

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.: **0326866.000**
Prepared For: **A. Quinto / S. Aniscikli**

Lab Reference No.: **b295345**
Date Analyzed: **July 12, 2023**

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0002A Wall,Plaster/Brick,Loc:6, Exterior of Building	2 Phases: a) Homogeneous, yellow, hard, cementitious material. b) Homogeneous, beige, hard, cementitious material.	None Detected None Detected	Non-Fibrous Material > 75% Non-Fibrous Material > 75%
S0002B Wall,Plaster/Brick,Loc:6, Exterior of Building	2 Phases: a) Homogeneous, yellow, hard, cementitious material. b) Homogeneous, beige, hard, cementitious material.	None Detected None Detected	Non-Fibrous Material > 75% Non-Fibrous Material > 75%
S0002C Wall,Plaster/Brick,Loc:6, Exterior of Building	Homogeneous, yellow, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
S0003A Caulking,White,Loc:6, Exterior of Building	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%
S0003B Caulking,White,Loc:6, Exterior of Building	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%
S0003C Caulking,White,Loc:6, Exterior of Building	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%

Reviewed by: **Reporting Analyst:**

APPENDIX II-B

Lead Analytical Certificates

Your Project #: 326866
Your C.O.C. #: na

Attention: Selin Aniscikli

Pinchin Ltd
54 Terracon Pl
Winnipeg, MB
CANADA R2J 4G7

Report Date: 2023/07/12
Report #: R7711541
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3K1864
Received: 2023/07/10, 09:10

Sample Matrix: Bulk
Samples Received: 8

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Metals in Paint	8	2023/07/11	2023/07/11	CAM SOP-00408	EPA 6010D m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCCFP, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

Your Project #: 326866
Your C.O.C. #: na

Attention: Selin Aniscikli

Pinchin Ltd
54 Terracon Pl
Winnipeg, MB
CANADA R2J 4G7

Report Date: 2023/07/12
Report #: R7711541
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3K1864
Received: 2023/07/10, 09:10

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Nilushi Mahathantila, Project Manager
Email: Nilushi.Mahathantila@bureauveritas.com
Phone# (905) 817-5700

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Bureau Veritas Job #: C3K1864
Report Date: 2023/07/12

Pinchin Ltd
Client Project #: 326866
Sampler Initials: AQ

ELEMENTS BY ATOMIC SPECTROSCOPY (BULK)

Bureau Veritas ID		WIH255		WIH256		WIH257		
Sampling Date		2023/07/05		2023/07/05		2023/07/05		
COC Number		na		na		na		
	UNITS	L0001, WHITE,LOC:6,EXTERIOR OF BUILDING	RDL	L0002, BROWN OVER GREY,LOC:6,EXTERIOR OF BUILDING	RDL	L0003, BLUE OVER SILVER,LOC:1,CONTROL ROOM	RDL	QC Batch
Metals								
Lead (Pb)	%	0.0038	0.00010	0.18	0.0010	0.14	0.00023	8781782

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		WIH258		WIH259		WIH260		
Sampling Date		2023/07/05		2023/07/05		2023/07/05		
COC Number		na		na		na		
	UNITS	L0004, RED,LOC:1,CONTROL ROOM	RDL	L0005, SILVER,LOC:1,CONTROL ROOM	RDL	L0006, GREEN OVER SILVER,LOC:1,CONTROL ROOM	RDL	QC Batch
Metals								
Lead (Pb)	%	0.39	0.0012	0.051	0.00028	0.075	0.00030	8781782

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		WIH261	WIH262		
Sampling Date		2023/07/05	2023/07/05		
COC Number		na	na		
	UNITS	L0007, WHITE OVER BLUE,LOC:5,PUMP ROOM	L0008, WHITE,LOC:5,PUMP ROOM	RDL	QC Batch
Metals					
Lead (Pb)	%	0.00086	0.0012	0.00010	8781782

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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GENERAL COMMENTS

Sample WIH257 [L0003, BLUE OVER SILVER,LOC:1,CONTROL ROOM] : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Sample WIH258 [L0004, RED,LOC:1,CONTROL ROOM] : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Sample WIH259 [L0005, SILVER,LOC:1,CONTROL ROOM] : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Sample WIH260 [L0006, GREEN OVER SILVER,LOC:1,CONTROL ROOM] : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Results relate only to the items tested.

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Bureau Veritas Job #: C3K1864
Report Date: 2023/07/12

Pinchin Ltd
Client Project #: 326866
Sampler Initials: AQ

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
8781782	JWK	Matrix Spike	Lead (Pb)	2023/07/11		117	%	75 - 125
8781782	JWK	QC Standard	Lead (Pb)	2023/07/11		97	%	75 - 125
8781782	JWK	Method Blank	Lead (Pb)	2023/07/11	<0.00010		%	
8781782	JWK	RPD	Lead (Pb)	2023/07/11	1.6		%	35

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

QC Standard: A sample of known concentration prepared by an external agency under stringent conditions. Used as an independent check of method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

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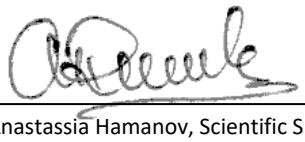
VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:



Anastassia Hamanov, Scientific Specialist

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APPENDIX II-C

PCB Analytical Certificates

Your Project #: 326866
Your C.O.C. #: na

Attention: Selin Aniscikli

Pinchin Ltd
54 Terracon Pl
Winnipeg, MB
CANADA R2J 4G7

Report Date: 2023/07/13
Report #: R7713128
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3K1877
Received: 2023/07/10, 09:10

Sample Matrix: Bulk
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Polychlorinated Biphenyl in Solids (1)	1	2023/07/11	2023/07/12	CAM SOP-00309	EPA 8082A m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCCFP, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) Analysis was conducted according to Bureau Veritas method CAM SOP-00309 and modified where applicable based on the sample matrix. This test is not Standards Council of Canada accredited for this matrix.

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Your Project #: 326866
Your C.O.C. #: na

Attention: Selin Aniscikli

Pinchin Ltd
54 Terracon Pl
Winnipeg, MB
CANADA R2J 4G7

Report Date: 2023/07/13
Report #: R7713128
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3K1877
Received: 2023/07/10, 09:10

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Nilushi Mahathantila, Project Manager
Email: Nilushi.Mahathantila@bureauveritas.com
Phone# (905) 817-5700

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POLYCHLORINATED BIPHENYLS BY GC-ECD (BULK)

Bureau Veritas ID		WIH388		
Sampling Date		2023/07/06		
COC Number		na		
	UNITS	P0001, WHITE,LOC:6,EXTERIOR OF BUILDING	RDL	QC Batch
PCBs				
Aroclor 1262	ug/g	<0.1	0.1	8780364
Aroclor 1016	ug/g	<0.1	0.1	8780364
Aroclor 1221	ug/g	<0.1	0.1	8780364
Aroclor 1232	ug/g	<0.1	0.1	8780364
Aroclor 1242	ug/g	<0.1	0.1	8780364
Aroclor 1248	ug/g	<0.1	0.1	8780364
Aroclor 1254	ug/g	0.2	0.1	8780364
Aroclor 1260	ug/g	<0.1	0.1	8780364
Aroclor 1268	ug/g	<0.1	0.1	8780364
Total PCB	ug/g	0.2	0.1	8780364
Surrogate Recovery (%)				
Decachlorobiphenyl	%	79		8780364

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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GENERAL COMMENTS

Sample WIH388 [P0001, WHITE,LOC:6,EXTERIOR OF BUILDING] : PCB analysis:Values were calculated on a wet weight basis.

Results relate only to the items tested.

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Bureau Veritas Job #: C3K1877
Report Date: 2023/07/13

Pinchin Ltd
Client Project #: 326866
Sampler Initials: AQ

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
8780364	SVS	Matrix Spike	Decachlorobiphenyl	2023/07/11		66	%	30 - 130
			Aroclor 1260	2023/07/11		110	%	30 - 130
			Total PCB	2023/07/11		110	%	30 - 130
8780364	SVS	Spiked Blank	Decachlorobiphenyl	2023/07/11		93	%	30 - 130
			Aroclor 1260	2023/07/11		120	%	30 - 130
			Total PCB	2023/07/11		120	%	30 - 130
8780364	SVS	RPD	Aroclor 1260	2023/07/11	12		%	50
			Total PCB	2023/07/11	12		%	50
8780364	SVS	Method Blank	Aroclor 1262	2023/07/11	<0.1		ug/g	
			Decachlorobiphenyl	2023/07/11		84	%	30 - 130
			Aroclor 1016	2023/07/11	<0.1		ug/g	
			Aroclor 1221	2023/07/11	<0.1		ug/g	
			Aroclor 1232	2023/07/11	<0.1		ug/g	
			Aroclor 1242	2023/07/11	<0.1		ug/g	
			Aroclor 1248	2023/07/11	<0.1		ug/g	
			Aroclor 1254	2023/07/11	<0.1		ug/g	
			Aroclor 1260	2023/07/11	<0.1		ug/g	
			Aroclor 1268	2023/07/11	<0.1		ug/g	
			Total PCB	2023/07/11	<0.1		ug/g	

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

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Bureau Veritas Job #: C3K1877
Report Date: 2023/07/13

Pinchin Ltd
Client Project #: 326866
Sampler Initials: AQ

VALIDATION SIGNATURE PAGE

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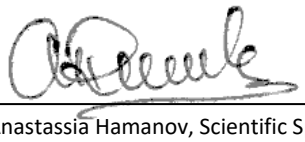

Anastassia Hamanov, Scientific Specialist

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APPENDIX III
Methodology

1.0 GENERAL

An inspection was conducted to identify the type of Hazardous Building Materials incorporated in the structure and its finishes.

Information regarding the location and condition of hazardous building materials encountered and visually estimated quantities were recorded. The locations of any samples collected were recorded on small-scale plans. As-built drawings and previous reports were referenced where provided.

Sample collection was conducted in accordance with our Standard Operating Procedures.

1.1 Asbestos

The inspection for asbestos included friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure.

A separate set of samples was collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials were determined by visual examination and available information on the phases of construction and prior renovations.

Samples were collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy was also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. In some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

The asbestos analysis was completed using a stop-positive approach. Only one result meeting the regulated criteria was required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stopped analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material were analyzed if no asbestos is detected. In some cases, all samples were analyzed in the sample set regardless of result.

The analysis was performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

Analytical results were compared to the following criteria.

Jurisdiction*	Friable	Non-Friable
Manitoba	0.1%[1]	1%

* If there is a conflict between federal and provincial criteria, the more stringent will apply.

Where building materials are described in the report as “non-asbestos” or “does not contain asbestos”, this means that either no asbestos was detected by the analytical method utilized in any of the multiple samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.

1.2 Lead

Samples of distinctive paint finishes, and surface coatings present in more than a limited application, where removal of the paint is possible was collected. The samples were collected by scraping the painted finish to include base and covering applications.

Analysis for lead in paints or surface coatings was performed in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption.

Analytical results were compared to the following criteria.

Jurisdiction*	Units (%)	Units (ppm) / (mg/kg)
Manitoba	0.009	90

* If there is a conflict between federal and provincial criteria, the more stringent will apply.

Other lead building products (e.g. batteries, lead sheeting, flashing) were identified by visual observation only.

1.3 Silica

Building materials known to contain crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) were identified by visual inspection only. Pinchin did not perform sampling of these materials for laboratory analysis of crystalline silica content.

1.4 Mercury

Building materials, products or equipment (e.g. thermostats, barometers, pressure gauges, lamp tubes), suspected to contain mercury was identified by visually inspection only. Dismantling of equipment

[1] Or any amount if vermiculite

suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.

1.5 Polychlorinated Biphenyls

The potential for light ballast and oil filled transformers to contain PCBs was based on the age of the building, a review of maintenance records and examination of labels or nameplates on equipment, where present and accessible. The information was compared to known ban dates of PCBs and Environment Canada publications.

Dry type transformers were presumed to be free of dielectric fluids and hence non-PCB.

Fluids (mineral oil, hydraulic, Aroclor or Askarel) in transformers or other equipment were not sampled for PCB content.

Caulking, sealants, or paints were sampled and submitted for PCB analysis following EPA 3550C/8082A.

Sample results are compared to the criteria of 50 mg/kg for solids as stated in the PCB Regulation, SOR/2008-273.

1.6 Visible Mould

The presence of mould or water damage was determined by visual inspection of exposed building surfaces. If any mould growth or water damage was concealed within building cavities it was not addressed in this assessment.

APPENDIX IV

Location Summary Report

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

LOCATIONS LIST

PINCHIN
1.855.PINCHIN www.pinchin.com

Client:City of Winnipeg Water and Waste Dept
Site: 2206 Portage Ave. @ Conway St., Winnipeg, MB
Building Name: Conway Lift Station
Survey Date: 2023-07-05
Last Re-Assessment:
Building Phases: A: 1963

Location No.	Name or Description	Area ft²	Floor No.	Bldg. Phase	Notes
1	Control Room	170	Main Floor	A	
2	Comminuter Room	170	Basement Level 3	A	
3	Comminuter Dry Well	170	Basement Level 2	A	
4	Motor Room	170	Basement Level 2	A	
5	Pump Room	170	Basement Level 1	A	
6	Exterior of Building	0	NA	A	
7	Roof	170		A	

APPENDIX V

Hazardous Materials Summary Report / Sample Log

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

HAZARDOUS MATERIALS SUMMARY / SAMPLE LOG

PINCHIN
1.855.PINCHIN www.pinchin.com

Client:City of Winnipeg Water and Waste Dept **Site: 2206 Portage Ave. @ Conway St., Winnipeg, MB** **Building Name: Conway Lift Station** **Survey Date: 2023-07-05**

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABC	Other | | Roofing Material |	7	A	0	170	0	0	None Detected	No	
Asbestos	S0002 ABC	Wall | All | Plaster |	6	A	0	190	0	0	None Detected	No	
Asbestos	S0003 ABC	Other | | Caulking | White	6	A	20	0	0	0	None Detected	No	
Paint	L0001	Wall | Concrete (poured) | White	6	A	0	0	0	0		No	-
Paint	L0002	Other | Metal | Brown Over Grey	6	A	0	96	0	0	Lead	Yes	-
Paint	L0003	Structure | Metal | Blue Over Silver	1	A	0	13	0	0	Lead	Yes	-
Paint	L0004	Floor | Concrete (poured) | Red	1,2,4	A	0	510	0	0	Lead	Yes	-
Paint	L0005	Other | Metal | Silver	1,2,4	A	0	280	0	0	Lead	Yes	-
Paint	L0006	Piping | Metal | Green Over Silver	1,2,4	A	0	48	0	0	Lead	Yes	-
Paint	L0007	Wall | Concrete (poured) | White Over Blue	1,2,4,5	A	0	2700	0	0		No	-
Paint	L0008	Ceiling | Concrete (poured) | White	5	A	0	170	0	0		No	-
PCB	P0001	Caulking | White	6	A	20	0	0	0	-	No	-

Legend:

Sample number	
S####	Asbestos sample collected
L####	Paint sample collected
P####	PCB sample collected
M####	Mould sample collected
V####	Material visually similar to numbered sample collected
V0000	Known non Hazardous Material
V9000	Material is visually identified as Hazardous Material
V9500	Material is presumed to be Hazardous Material
[Loc. No.]	Abated Material

Units	
SF	Square feet
LF	Linear feet
EA	Each
%	Percentage

NF	Non Friable material.
F	Friable material
PF	Potentially Friable material

APPENDIX VI

HMIS All Data Report

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

ALL DATA REPORT

PINCHIN
1.855.PINCHIN www.pinchin.com

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #1 : Control Room **Floor: Main Floor** **Room #:** **Area (sqft): 170**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Styrofoam	Surface		C	Y										
Duct	Supply Air	Steel	System	Not Insulated	B	Y										
Floor		Wood	Surface	Paint	B	Y										
Floor	All	Concrete (poured)	Surface	Paint	B	Y										
Mechanical Equipment	Fan Unit	Steel	System	Not Insulated	B	Y										
Piping	Rain Water Leader	Steel	All Pipe	Not Insulated	B	Y										
Structure	All	Steel	Surface	Paint	C	Y										
Wall		Wood	Surface	Paint	B	Y										
Wall	All	Masonry	Surface	Styrofoam	A	N										
Wall	All	Styrofoam	Surface	Wood	B	Y										

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #1 : Control Room **Floor: Main Floor** **Room #:** **Area (sqft): 170**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Structure	Metal		13	SF	L0003	Blue over silver	Pb: 0.14 %	Lead
Floor	Concrete (poured)		170	SF	L0004	Red	Pb: 0.39 %	Lead
Other[1]	Metal	30		SF	L0005	Silver	Pb: 0.051 %	Lead
Piping	Metal	8		SF	L0006	Green over silver	Pb: 0.075 %	Lead
Wall	Concrete (poured)	300		SF	V0007	White over blue	Pb: 0.00086 %	No

1 - Hand rail

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #2 : Comminuter Room **Floor: Basement Level 3** **Room #:** **Area (sqft): 170**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Concrete (poured)	Surface		B	Y										
Duct	Supply Air	Steel	System	Not Insulated	B	Y										
Floor		Steel	Surface	Paint	B	Y										
Floor		Wood	Surface	Paint	B	Y										
Floor	All	Concrete (poured)	Surface	Paint	B	Y										
Mechanical Equipment	Not Found	None Found														
Piping	Rain Water Leader	Steel	All Pipe	Not Insulated	B	Y										
Structure	All	Concrete (poured)	Surface	Paint	B	Y										
Wall		Concrete (poured)	Surface	Styrofoam	B	Y										
Wall	All	Concrete (poured)	Surface	Paint	B	Y										

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #2 : Comminuter Room **Floor: Basement Level 3** **Room #:** **Area (sqft): 170**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Duct	Metal	20		SF	V0006	Green over silver	Pb: 0.075 %	Lead
Wall	Concrete (poured)	500	300	SF	V0007	White over blue	Pb: 0.00086 %	No
Other[1]	Metal	200		SF	V0005	Silver	Pb: 0.051 %	Lead
Floor	Concrete (poured)		170	SF	V0004	Red	Pb: 0.39 %	Lead

1 - Hand rail and stairs

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #3 : Comminuter Dry Well **Floor: Basement Level 2** **Room #:** **Area (sqft): 170**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Concrete (poured)	Surface		C	Y										
Duct	Supply Air	Steel	System	Not Insulated	C	Y										
Floor	All	Concrete (poured)	Surface		B	Y										
Mechanical Equipment	Motor Generator	Steel	System	Not Insulated	B	Y										
Piping	Rain Water Leader	Steel	All Pipe	Not Insulated	B	Y										
Structure	All	Concrete (poured)	Surface		C	Y										
Wall	All	Concrete (poured)	Surface		B	Y										

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #4 : Motor Room **Floor: Basement Level 2** **Room #:** **Area (sqft): 170**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Concrete (poured)	Surface	Paint	B	Y										
Duct	Supply Air	Steel	System	Not Insulated	B	Y										
Floor		Steel	Surface		B	Y										
Floor	All	Concrete (poured)	Surface	Paint	B	Y										
Mechanical Equipment	Motor	Steel	System	Not Insulated	B	Y										
Piping	Domestic Water (hot And Cold)	Polyvinyl chloride (PVC)	All Pipe	Not Insulated	B	Y										
Piping	Rain Water Leader	Steel	All Pipe	Not Insulated	B	Y										
Structure	All	Concrete (poured)	Surface	Paint	B	Y										
Wall	All	Concrete (poured)	Surface	Paint	B	Y										

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #4 : Motor Room **Floor: Basement Level 2** **Room #:** **Area (sqft): 170**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Duct	Metal	20		SF	V0006	Green over silver	Pb: 0.075 %	Lead
Floor	Concrete (poured)		170	SF	V0004	Red	Pb: 0.39 %	Lead
Other[1]	Metal	50		SF	V0005	Silver	Pb: 0.051 %	Lead
Wall	Concrete (poured)	600	300	SF	V0007	White over blue	Pb: 0.00086 %	No

1 - Hand rail and stairs

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #5 : Pump Room **Floor: Basement Level 1** **Room #:** **Area (sqft): 170**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

ASBESTOS

System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Steel	Surface		B	Y										
Ceiling	All	Concrete (poured)	Surface	Paint	B	Y										
Duct	Supply Air	Steel	System	Not Insulated	C	Y										
Floor	All	Concrete (poured)	Surface	Paint	B	Y										
Mechanical Equipment	Motor	Steel	System	Not Insulated	B	Y										
Piping	Domestic Water (hot And Cold)	Polyvinyl chloride (PVC)	All Pipe	Not Insulated	B	Y										
Piping	Rain Water Leader	Steel	All Pipe	Not Insulated	B	Y										
Piping	Rain Water Leader	Polyvinyl chloride (PVC)	All Pipe	Not Insulated	C	Y										
Structure	All	Concrete (poured)	Surface	Paint	B	Y										
Wall	All	Concrete (poured)	Surface	Paint	B	Y										

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #5 : Pump Room **Floor: Basement Level 1** **Room #:** **Area (sqft): 170**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

PAINT

System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Ceiling	Concrete (poured)	150	20	SF	L0008	White	Pb: 0.0012 %	No
Wall	Concrete (poured)	500	200	SF	L0007	White over blue	Pb: 0.00086 %	No

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #6 : Exterior of Building **Floor: NA** **Room #:** **Area (sqft): 0**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Other		Caulking, White	ALL		A	Y		20			LF	S0003ABC	None Detected	N.D.	None	
Piping	Unidentified Pipe	Polyvinyl chloride (PVC)	Exterior	Steel	A	Y										
Structure	Exterior	Concrete (poured)	Base	Paint	A	Y										
Wall	All	Plaster	Exterior	Paint	A	Y		190			SF	S0002ABC	None Detected	N.D.	None	

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #6 : Exterior of Building **Floor: NA** **Room #:** **Area (sqft): 0**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Concrete (poured)	50	50		L0001	White	Pb: 0.0038 %	No
Other[1]	Metal	8	8	SF	L0002	Brown over grey	Pb: 0.18 %	Lead
Other	Metal	60		SF	V0002	Brown over grey	Pb: 0.18 %	Lead
Other[2]	Metal	20		SF	V0002	Brown over grey	Pb: 0.18 %	Lead

1 - Door and window
2 - Door and

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #6 : Exterior of Building **Floor: NA** **Room #:** **Area (sqft): 0**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Caulking	20	LF	P0001	White	0.2 mg/kg	No

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 69 : Conway Lift Station**
Location: #7 : Roof **Floor: Basement (0)** **Room #:** **Area (sqft): 170**
Survey Date: 2023-07-05 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Other		Roofing material	Surface		C	Y		170			SF	S0001ABC	None Detected	N.D.	None	

Legend:

Sample number	
S####	Asbestos sample collected
L####	Paint sample collected
P####	PCB sample collected
M####	Mould sample collected
V####	Material is visually identified to be identical to S####
V0000	Known non hazardous material
V9000	Material visually identified as a Hazardous Material
V9500	Material is presumed to be a hazardous material

Units	
SF	Square feet
LF	Linear feet
EA	Each
%	Percentage
LF	Linear feet

Other	
A	Access
V	Visible
AP	Air Plenum
F	Friable material
NF	Non Friable material
PF	Potentially Friable material
Pb	Lead
Hg	Mercury
As	Arsenic
Cr	Chromium

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material

Visible	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceilings tiles or access panels) to view and access. Includes rarely entered crawlspaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.

Air Plenum	
Yes or No	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.

Colour Coding	
	The material is known to contain regulated concentrations of asbestos; either by analytical results or visible identification (use of the V9000 code).
	The material is presumed to contain asbestos; based on visual appearances; typically a material known to historically contain asbestos; however, not sampled due to limited access or the destructive nature of the sampling.

Action					
(1)	Clean up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	(3)	ACM removal
(4)	Precautions for Work Which may Disturb ACM in Poor Condition	(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair
(7)	Management program and surveillance				

APPENDIX VII

Additional Photographs

S0001A (None), Roofing material, Roof (Location #: 7)

S0001B (None), Roofing material, Roof (Location #: 7)

S0001C (None), Roofing material, Roof (Location #: 7)

S0002A (None), Wall, All, Plaster, Exterior of Building (Location #: 6)

S0003A (None), Other, Caulking, Exterior of Building (Location #: 6)

Metal, Blue over silver, L0003(Lead-containing), Control Room (Location #: 1)

Concrete (poured), Red, L0004(Lead-containing), Control Room (Location #: 1)

Metal, Silver, L0005(Lead-containing), Control Room (Location #: 1)

Metal, Green over silver, L0006(Lead-containing), Control Room (Location #: 1)

Concrete (poured), White over blue, L0007(None), Pump Room (Location #: 5)

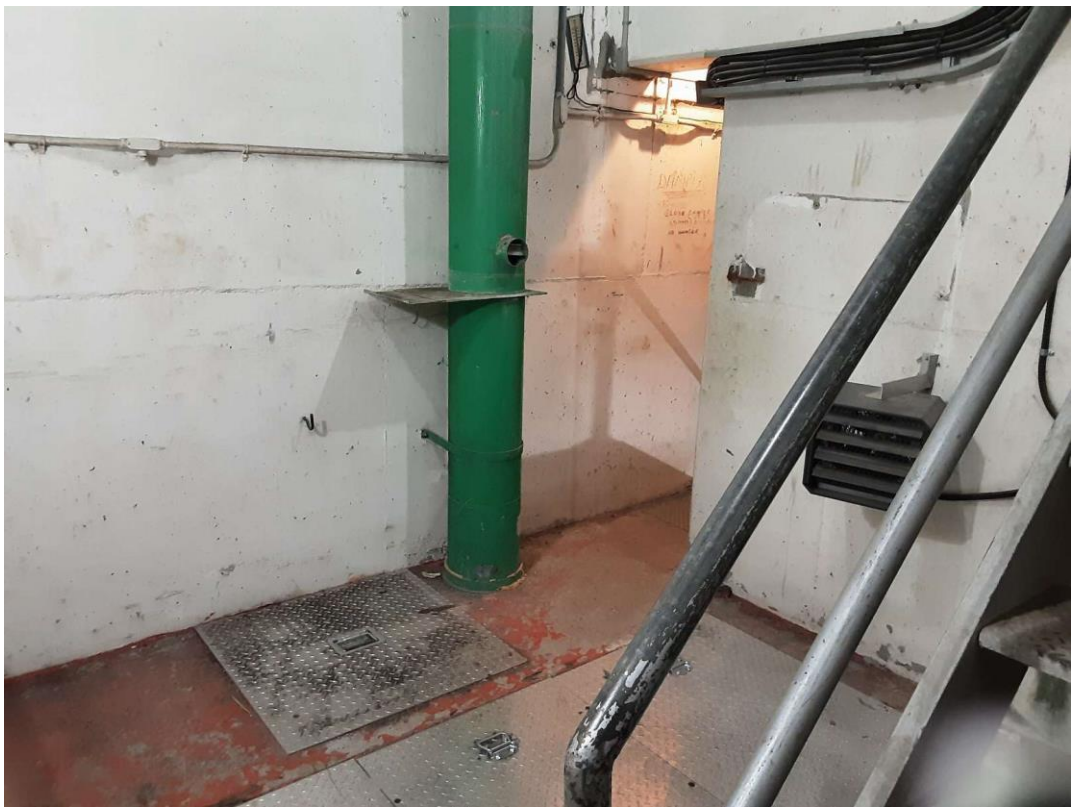
Concrete (poured), White, L0008 (None), Pump Room (Location #: 5)

Concrete (poured), White, L0001(None), Exterior of Building (Location #: 6)

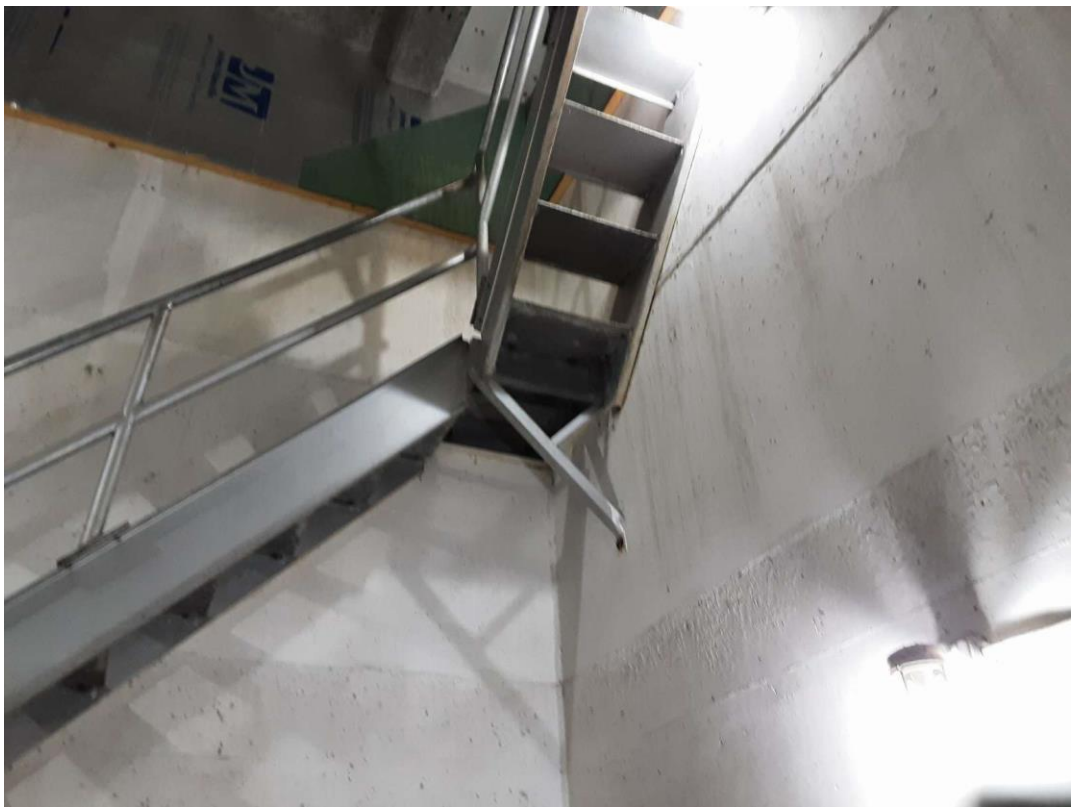
Metal, Brown over grey, L0002(Lead-containing), Exterior of Building (Location #: 6)

Metal, Brown over grey, V0002(Lead-containing), Exterior of Building (Location #: 6)

PCB (Non-PCB), Exterior of Building (Location #: 6)



Comminuter Room (Location #: 2)



Comminuter Room (Location #: 2)

Motor Room (Location #: 4)