



## **Hazardous Building Materials Assessment (Pre-construction)**

Windsor Park Lift Station and  
Generator Building  
945 Cottonwood Road,  
Winnipeg, Manitoba

Prepared for:

**MPE Engineering Ltd.**  
2211 McPhillips Street, Unit 22  
Winnipeg, Manitoba, R2V 3M5

June 6, 2024

Pinchin File: 338686



**Issued to:** MPE Engineering Ltd.  
**Issued on:** June 6, 2024  
**Pinchin File:** 338686  
**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 Windsor Park Lift Station and Generator Building located at 945 Cottonwood Road, Winnipeg, Manitoba. Pinchin performed the assessment on May 3, 2024.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities. The proposed work as identified by the Client includes renovations to lift station including the adjacent generator building (Location 3) for future upgrades.

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:

- Textile duct connectors within the Motor Room and Decommissioned Entrance Chamber (Locations 1 and 2) are presumed to contain asbestos, non-friable and maintained in good condition.

### Lead:

- Lead is present in paints and coatings.
- Batteries of emergency lights contain solid lead.
- Caulking on cast iron pipe joints (bell and spigot) contains lead.
- Other application such as solder, or presumed items.

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

Mercury: Mercury vapour is present in lamp tubes.

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. 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.
2. Prepare a scope of work or specifications and safe work procedures for the hazardous materials removal required for the planned work.
3. 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.
4. Remove and properly dispose of asbestos-containing materials prior to renovation activities.
5. Recycle mercury-containing lamp tubes when removed from service.
6. Follow appropriate safe work procedures when handling or disturbing asbestos, 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

1.0	INTRODUCTION AND SCOPE .....	1
1.1	Scope of Assessment .....	1
2.0	METHODOLOGY .....	1
3.0	BACKGROUND INFORMATION .....	2
3.1	Building Description .....	2
3.2	Existing Reports .....	2
4.0	FINDINGS .....	2
4.1	Asbestos .....	2
4.2	Lead .....	4
4.3	Silica .....	5
4.4	Mercury .....	5
4.5	Polychlorinated Biphenyls .....	5
4.6	Mould and Water Damage .....	6
5.0	RECOMMENDATIONS .....	6
5.1	General .....	6
5.2	Building Renovation Work .....	6
6.0	TERMS AND LIMITATIONS .....	8
7.0	REFERENCES .....	8

## APPENDICES

APPENDIX I	Drawings
APPENDIX II-A	Asbestos Analytical Certificates
APPENDIX II-B	Lead Analytical Certificates
APPENDIX II-C	PCB Analytical Certificates
APPENDIX III	Methodology
APPENDIX IV	Location Summary Report
APPENDIX V	Hazardous Materials Summary Report / Sample Log
APPENDIX VI	HMIS All Data Report
APPENDIX VII	Additional Photographs



## **1.0 INTRODUCTION AND SCOPE**

MPE Engineering Ltd. (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Windsor Park Lift Station and Generator Building located at 945 Cottonwood Road, Winnipeg, Manitoba.

Pinchin performed the assessment on May 3, 2024. The surveyor was accompanied by 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 activities for upcoming lift station upgrades including the adjacent Generator Building.

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, including the adjacent generator 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); and
- 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 limited demolition of wall and ceiling finishes (drywall or plaster) to view concealed conditions at representative areas as permitted by the current building use. Limited destructive testing of flooring was conducted where possible (under ceramic tiles, carpets, or multiple layers of flooring). Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural surrounds was not conducted.



Limited demolition of masonry block walls (core holes) was conducted to investigate for loose fill vermiculite insulation. Sampling of roofing materials was not conducted.

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

### **3.0 BACKGROUND INFORMATION**

#### **3.1 Building Description**

<b>Description Item</b>	<b>Details</b>
Use	Lift Station and Generator Building
Number of Floors	The Generator Building is 1 storey. Lift Station is 3 level(s) below grade.
Total Area	The assessed area is approximately 1,072 square feet.
Year of Construction	The building was constructed in 1955.
Structure	Concrete, steel
Exterior Cladding	Masonry
HVAC	Unit heaters
Roof	Flat, built-up
Flooring	Concrete
Interior Walls	Concrete, masonry
Ceilings	Not found

#### **3.2 Existing Reports**

No existing reports were provided for reference.

### **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 either uninsulated or insulated with non-asbestos fibreglass.



Pipes insulated with asbestos-containing insulations may be present in inaccessible spaces such as in chases, in column enclosures and within shafts.

#### 4.1.2 Duct Insulation and Mastic

Ducts are either uninsulated or insulated with non-asbestos fibreglass (canvas jacketing).

Grey duct mastic present at seams / joints on the exterior of ducts at the exterior of the Generator Building (Location 3) assessed area does not contain asbestos (samples S0001).

#### 4.1.3 Mechanical Equipment Insulation

Mechanical equipment (e.g. generator) is uninsulated.

#### 4.1.4 Vermiculite

Destructive testing was conducted of a representative selection of masonry block walls, including creating penetrations at two locations within the Generator Building (Location 3). The locations of destructive testing have been indicated on the drawings in Appendix I.

Loose fill vermiculite was not observed within the cavities.

#### 4.1.5 Caulking

The following is a summary of caulking sampled, for a complete list of locations, refer to Appendix V.

Material, Description and Application	Sample Location (Location #)	Sample Number	Asbestos
Caulking, white on windows	Generator Building (Location 3)	S0002A-C	None Detected

#### 4.1.6 Textile Products

Textile vibration dampers, presumed to contain asbestos, are present as duct connectors in the Motor Room and Decommissioned Entrance Chamber (Locations 1 and 2).

#### 4.1.7 Other Building Materials

Gaskets on pumps within the Pump Room (Location 4) do not contain asbestos (samples S0003A-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:

- Roofing felts and tar, mastics;
- Floor levelling compound;





- Electrical components;
- Mechanical packing, and ropes;
- Paper products;
- Ropes and gaskets in cast-iron bell and spigot joints; and
- Sealants on pipe threads.

## 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.

The following table summarizes the analytical results of paints sampled.

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)
L0001	White, concrete	Motor Room (Location 1)	0.095
L0002	Blue, metal	Motor Room (Location 1)	0.46
L0003	Yellow, metal	Motor Room (Location 1)	4.2
L0004	Silver, metal	Motor Room (Location 1)	0.008
L0005	Green, metal	Generator Building (Location 3)	0.002
L0006	Grey, metal	Generator Building (Location 3)	0.00083
L0007	Brown, wood	Generator Building (Location 3)	0.0011

Results above 0.009% (90 mg/kg) are considered lead-containing.

### 4.2.2 Lead Products and Applications

Lead-containing batteries are present in emergency lighting.

### 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; and
- 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; and
- Asphalt.

### 4.4 Mercury

#### 4.4.1 Lamps

Mercury vapour is present in fluorescent lamp tubes.

#### 4.4.2 Mercury-Containing Devices

Mercury-containing devices were not found during the assessment.

### 4.5 Polychlorinated Biphenyls

#### 4.5.1 Caulking and Sealants

Refer to the Hazardous Material Summary / Sample Log in Appendix V for details on caulking sampled and their locations.

The following table presents a summary of caulking sampled:

Material, Colour, Application	Sample Location (Location #)	Sample Number	PCB (mg/kg)
Caulking, white on windows	Generator Building (Location 3)	P0001	0.1

Caulking highlighted in the table above is considered a PCB solid based on the threshold (50 mg/kg).

#### 4.5.2 Lighting Ballasts

Based on information from the Client and confirmed by visual observations (e.g., evidence of T-5 or T-8 fixtures with electronic ballasts) the fixtures will not contain PCB ballasts.

#### 4.5.3 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.



#### 4.5.4 *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;
- Voltage regulators and capacitors; and
- Lubricants.

#### **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 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 Building Renovation Work**

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



### 5.2.1 *Asbestos*

Remove asbestos-containing materials (ACM) prior to renovation, alteration, or maintenance if ACM may be disturbed by the work. If the identified ACM will not be removed prior to commencement of the work, any potential disturbance of ACM must follow asbestos precautions appropriate for the type of work being performed.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.

### 5.2.2 *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.

Lead-containing items should be recycled when taken out of service.

### 5.2.3 *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.

### 5.2.4 *Mercury*

Do not break lamps. Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable regulations.



## 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:

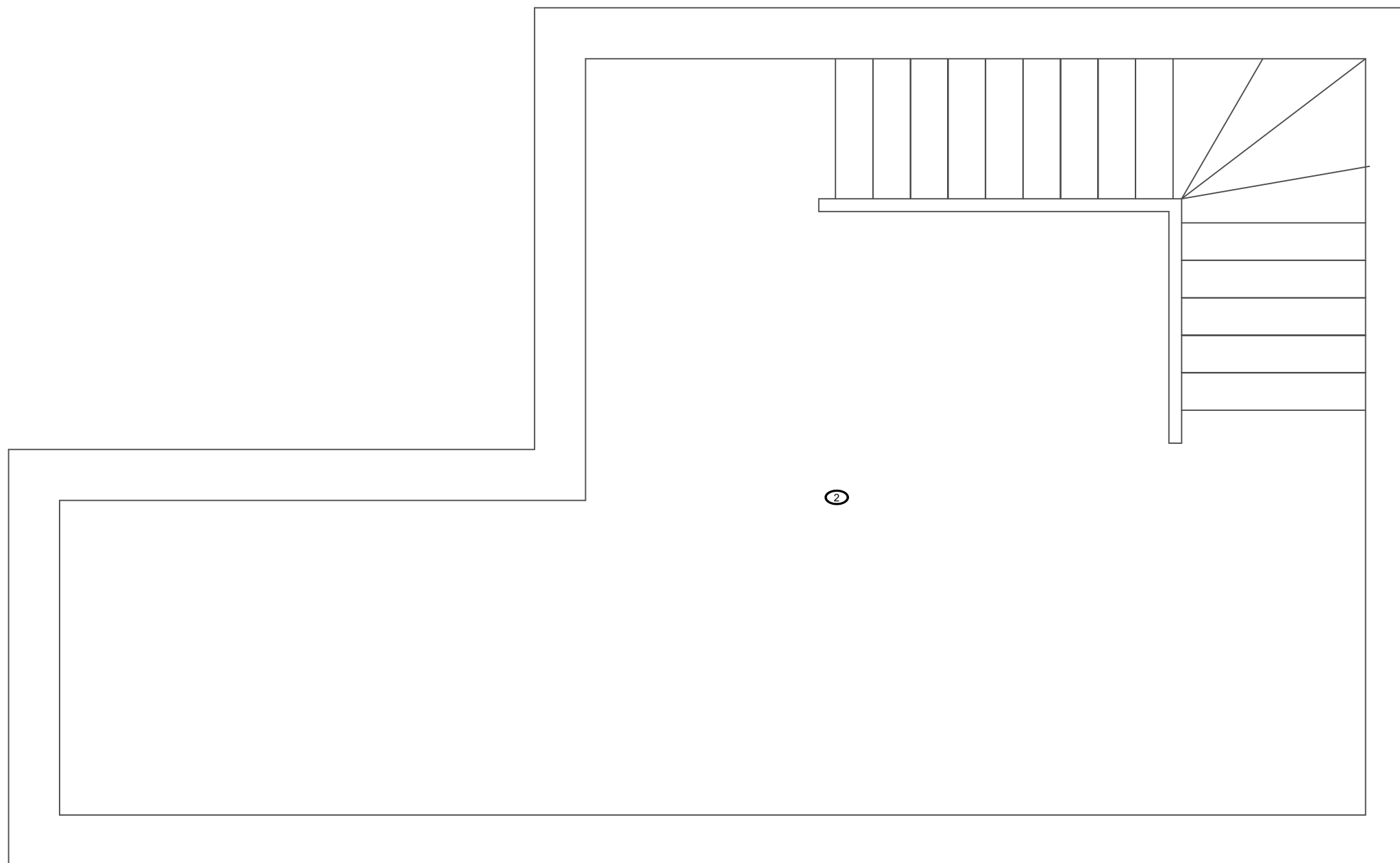
1. Workplace Safety and Health Hazard Regulation (Manitoba Regulation 217/2006), under the Workplace Safety and Health Act.
2. Manitoba Regulation MR 474/88, Manitoba PCB Storage Site Regulation made under The Dangerous Goods Handling and Transportation Act.
3. Guide for Asbestos Management – Safe Work 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**



**LEGEND**

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



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.



PROJECT NAME:  
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:  
MPE ENGINEERING

PROJECT LOCATION:  
WINDSOR PARK LIFT STATION  
945 COTTONWOOD ROAD  
WINNIPEG, MANITOBA

FIGURE NAME:  
SEWAGE LIFT STATION  
SECOND FLOOR


PROJECT NUMBER: 338686.000      SCALE: NOT TO SCALE

DRAWN BY: EK      REVIEWED BY: DWS

DATE: MAY 07/24      FIGURE NUMBER: 1 OF 4



**LEGEND**

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

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.



PROJECT NAME:  
**HAZARDOUS BUILDING MATERIALS ASSESSMENT**

CLIENT NAME:  
**MPE ENGINEERING**

PROJECT LOCATION:  
**WINDSOR PARK LIFT STATION  
945 COTTONWOOD ROAD  
WINNIPEG, MANITOBA**

FIGURE NAME:  
**SEWAGE LIFT STAITON  
MAIN FLOOR**

PROJECT NUMBER:  
**338686.000**

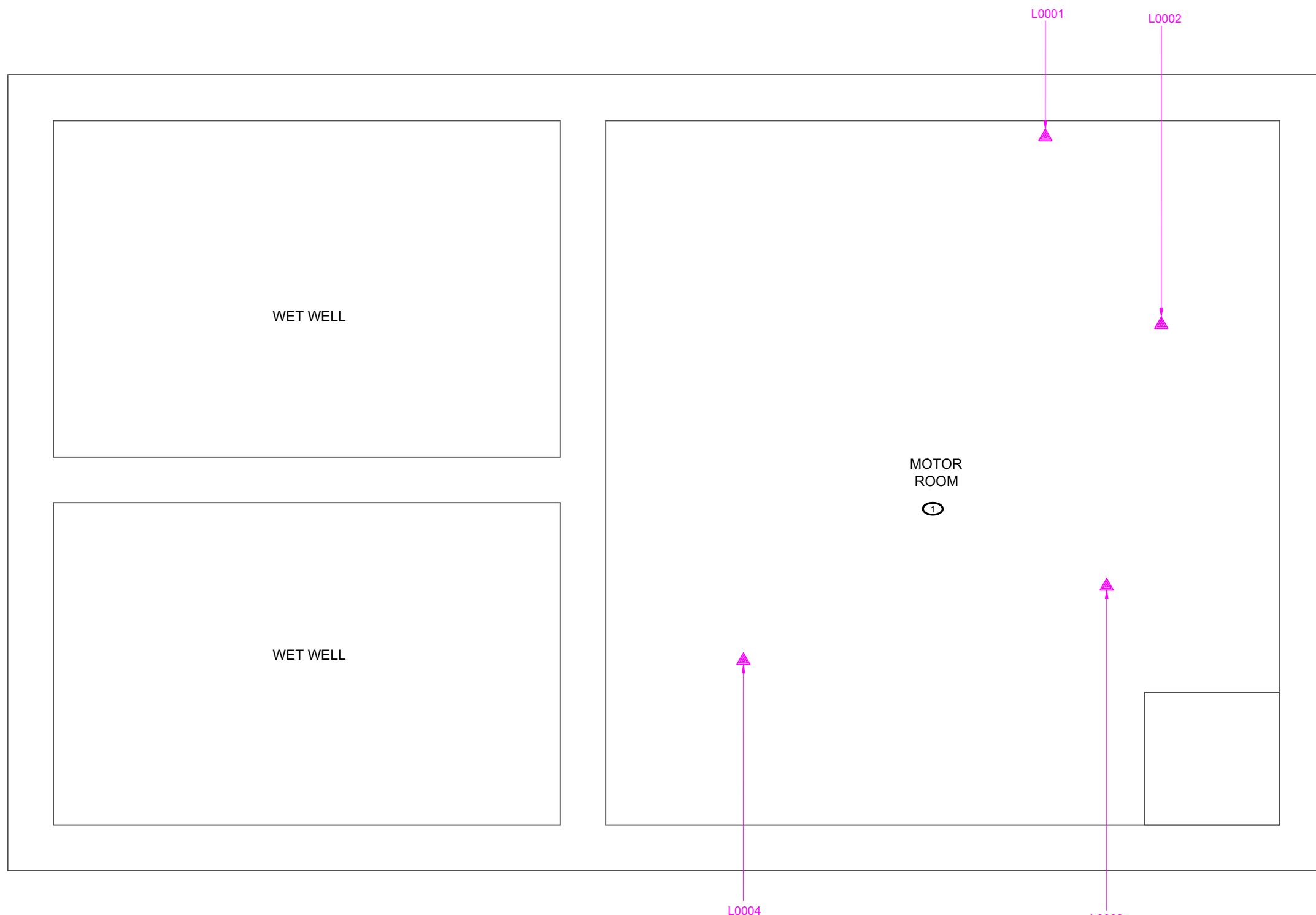
SCALE:  
**NOT TO SCALE**

DRAWN BY:  
**EK**

REVIEWED BY:  
**DWS**

DATE:  
**MAY 07/24**

FIGURE NUMBER:  
**2 OF 4**







**LEGEND**

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

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.



PROJECT NAME:  
**HAZARDOUS BUILDING MATERIALS ASSESSMENT**

CLIENT NAME:  
**MPE ENGINEERING**

PROJECT LOCATION:  
**WINDSOR PARK LIFT STATION  
945 COTTONWOOD ROAD  
WINNIPEG, MANITOBA**

FIGURE NAME:  
**GENERATOR BUILDING**

PROJECT NUMBER:  
**338686.000**

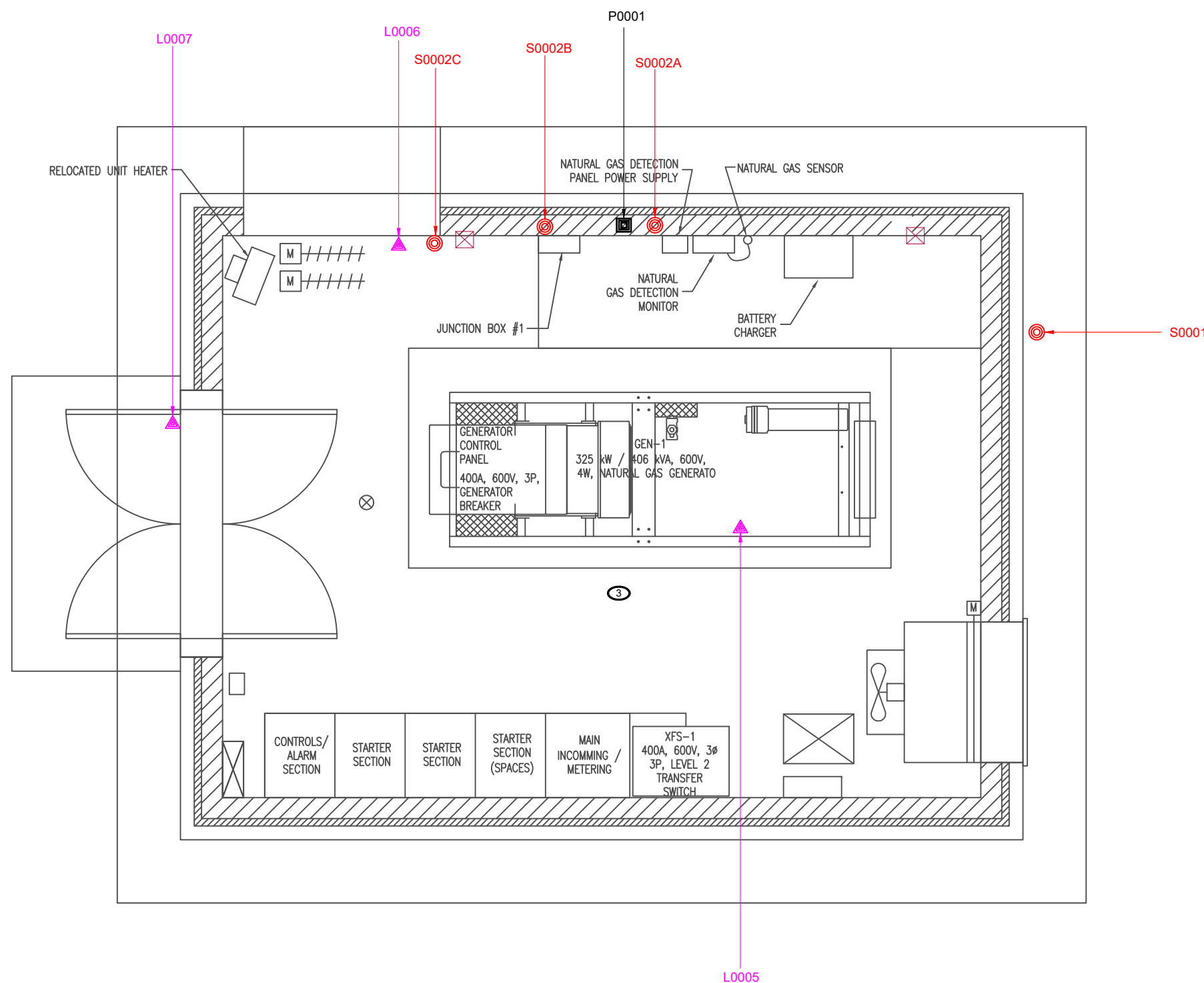
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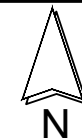
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**EK**

REVIEWED BY:  
**DWS**



DATE:  
**MAY 07/24**

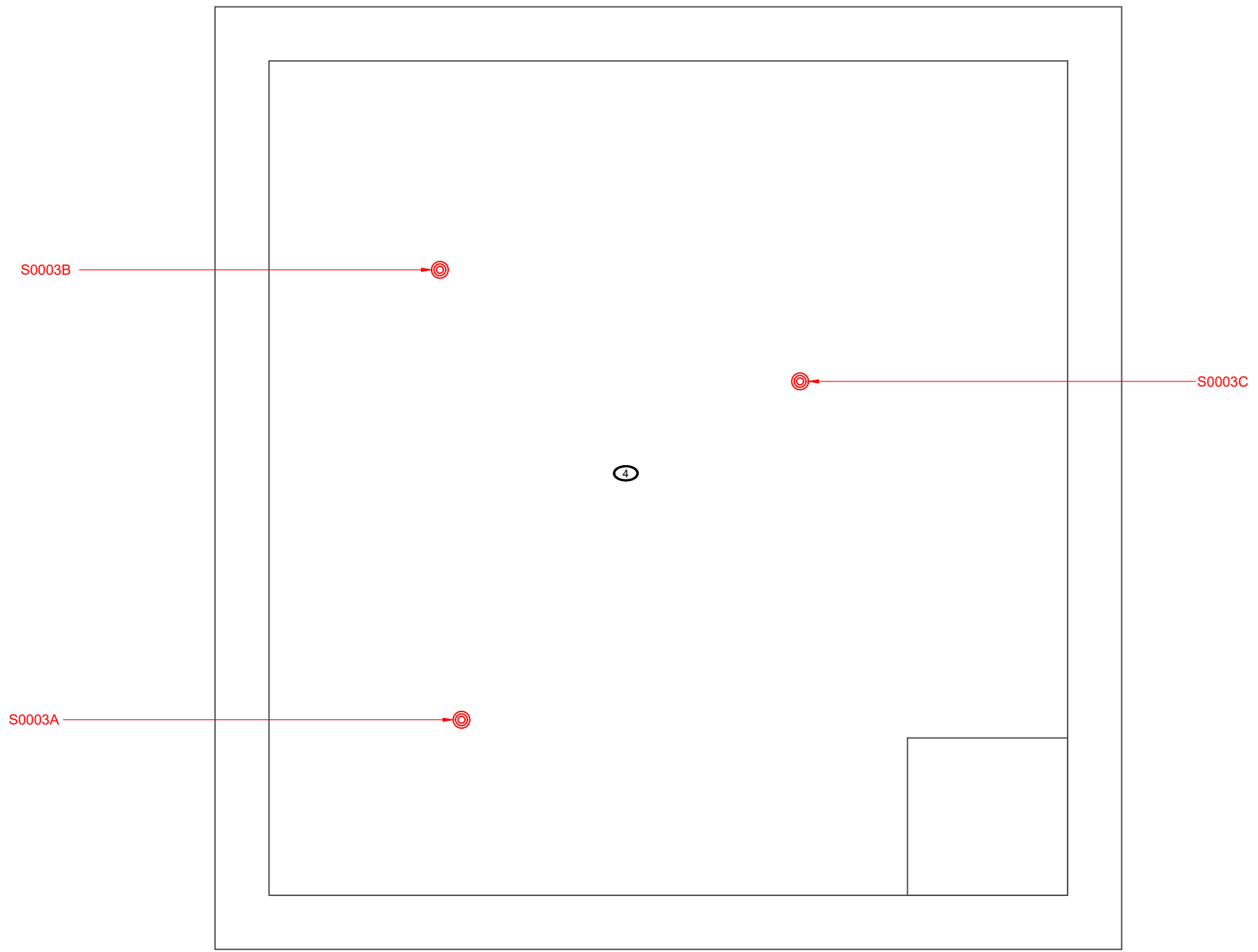
FIGURE NUMBER:  
**3 OF 4**





**LEGEND**

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



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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PROJECT NAME:  
**HAZARDOUS BUILDING MATERIALS ASSESSMENT**

CLIENT NAME:  
**MPE ENGINEERING**

PROJECT LOCATION:  
**WINDSOR PARK LIFT STATION  
945 COTTONWOOD ROAD  
WINNIPEG, MANITOBA**

FIGURE NAME:  
**PUMP ROOM**

PROJECT NUMBER: <b>338686.000</b>	SCALE: <b>NOT TO SCALE</b>
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DRAWN BY: <b>EK</b>	REVIEWED BY: <b>DWS</b>
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DATE: <b>MAY 07/24</b>	FIGURE NUMBER: <b>4 OF 4</b>
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**APPENDIX II-A**  
**Asbestos Analytical Certificates**



## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

**Project No.:** 0338686.000  
**Prepared For:** D. Shewchuk

**Lab Reference No.:** b313056  
**Analyst(s):** A. Kaur / K. Cockburn

**Date Received:** May 6, 2024      **Samples Submitted:** 4  
**Date Analyzed:** May 10, 2024      **Phases Analyzed:** 4

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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 for all bulk materials. Please be advised that bulk materials do not include debris, dust, and tape-lift samples, and the analysis and reporting of these materials does not conform with Pinchin Ltd.'s NVLAP accreditation.

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.

*This report relates only to the items tested and is valid only when signed with a protected, authorized, electronic signature. This report may not be reproduced, except in full, without the written approval of Pinchin Ltd. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. Internal verification studies, quality assurance / control data and laboratory documentation on measurement uncertainty are available upon request.*



## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project No.: 0338686.000  
Prepared For: D. Shewchuk  
Lab Reference No.: b313056  
Date Analyzed: May 10, 2024

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0001 Duct,Mastic, Grey,Loc:3, Generator Building	Homogeneous, grey, mastic material.	None Detected	Synthetic Fibres 0.1-1% Non-Fibrous Material > 75%
S0002A Window,Caulking,Loc:3, Generator Building	Homogeneous, white, caulking material.	None Detected	Man-Made Vitreous Fibres 0.1-1% Non-Fibrous Material > 75%
S0002B Window,Caulking,Loc:3, Generator Building	Homogeneous, white, caulking material.	None Detected	Man-Made Vitreous Fibres 0.1-1% Non-Fibrous Material > 75%
S0002C Window,Caulking,Loc:3, Generator Building	Homogeneous, white, caulking material.	None Detected	Man-Made Vitreous Fibres 0.1-1% Non-Fibrous Material > 75%

Reviewed by:

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by Pinchin Ltd.  
Date: 2024.05.13  
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Page 2 of 2

Reporting Analyst:

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by Pinchin Ltd.  
Date: 2024.05.13  
08:55:44-04'00'

Analyzed by: A. Kaur  
 Reviewed by: [Signature]  
 Report Sent by: \_\_\_\_\_

**Pinchin Ltd. - Asbestos Laboratory  
 Internal Asbestos Bulk Sample Chain of Custody**

<b>Client Name:</b>		<b>Project Address:</b> MB	
<b>Portfolio/Building No:</b>		<b>Pinchin File:</b> 0338686.000	
<b>Submitted by:</b>	Dana Shewchuk	<b>Email:</b>	<u>dshevwchuk@pinchin.com</u>
<b>CC Results to:</b>	Selin Aniscikli	<b>CC Email:</b>	<u>saniscikli@pinchin.com</u>
<b>Date Submitted:</b>	May 03 2024	<b>Required by:</b>	May 10 2024
<b># of Samples:</b>	4	<b>Priority:</b>	5 Day Turnaround
<b>Year of Building Construction (Mandatory, Years ONLY):</b>		1955	
<b>Do NOT Stop on Positive (Sample Numbers):</b>			
<b>Pinchin Group Company (Mandatory Field):</b>		Pinchin	
<b>HMIS2 Building Reference #:</b>		133324/202433059606012	
<b>To be Completed by Lab Personnel Only:</b>			
<b>Lab Reference #:</b>	MAY 06 2024 6313056	<b>Time:</b>	24 hour clock
<b>Received by:</b>		<b>Date:</b>	Month Day Year
<b>Name(s) of Analyst(s):</b>	A. Kaur		May 10 2024
Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001		Duct,Mastic, Grey,Loc:3,Generator Building <b>ND</b>
S	0002	A	Window,Caulking,Loc:3,Generator Building <b>ND</b>
S	0002	B	Window,Caulking,Loc:3,Generator Building <b>ND</b>
S	0002	C	Window,Caulking,Loc:3,Generator Building <b>ND</b>

④



## Pinchin Ltd. Asbestos Laboratory *Certificate of Analysis*

**Project No.:** 0338686.000  
**Prepared For:** D. Shewchuk

**Lab Reference No.:** b314489  
**Analyst(s):** K. Cockburn

**Date Received:** May 24, 2024      **Samples Submitted:** 3  
**Date Analyzed:** May 31, 2024      **Phases Analyzed:** 3

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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 for all bulk materials. Please be advised that bulk materials do not include debris, dust, and tape-lift samples, and the analysis and reporting of these materials does not conform with Pinchin Ltd.'s NVLAP accreditation.

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.

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**Pinchin Ltd. Asbestos Laboratory  
Certificate of Analysis**

**Project No.:** 0338686.000  
**Prepared For:** D. Shewchuk

**Lab Reference No.:** b314489  
**Date Analyzed:** May 31, 2024

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0003A Mechanical Equipment, Pump,Gasket,Loc:4,Pump Room	Homogeneous, black, gasket material with embedded fibres.	None Detected	Cellulose 0.1-1% Synthetic Fibres 5-10% Non-Fibrous Material > 75%
S0003B Mechanical Equipment, Pump,Gasket,Loc:4,Pump Room	Homogeneous, dark brown, compressed, fibrous, gasket material.	None Detected	Cellulose 50-75% Non-Fibrous Material 25-50%
S0003C Mechanical Equipment, Pump,Gasket,Loc:4,Pump Room	Homogeneous, black, gasket material with embedded fibres.	None Detected	Cellulose 0.1-1% Synthetic Fibres 5-10% Non-Fibrous Material > 75%

**Reviewed by:**



Digitally signed  
by Pinchin Ltd.  
Date: 2024.05.31  
11:47:18-04'00'

**Reporting Analyst:**



Digitally signed  
by Pinchin Ltd.  
Date: 2024.05.31  
11:47:30-04'00'



**Pinchin Ltd. - Asbestos Laboratory**  
**Internal Asbestos Bulk Sample Chain of Custody**

*Handwritten initials/signature in blue ink.*

<b>Client Name:</b>		<b>Project Address:</b> MB		<i>Report Sent by:</i>
<b>Portfolio/Building No:</b>		<b>Pinchin File:</b> 0338686.000		
<b>Submitted by:</b>	Dana Shewchuk	<b>Email:</b>	<a href="mailto:dshewchuk@pinchin.com">dshewchuk@pinchin.com</a>	
<b>CC Results to:</b>	Dana Shewchuk, Selin Aniscikli	<b>CC Email:</b>	<a href="mailto:saniscikli@pinchin.com">saniscikli@pinchin.com</a>	
<b>Date Submitted:</b>	May 23 2024	<b>Required by:</b>	May 30 2024	
<b># of Samples:</b>	3	<b>Priority:</b>	5 Day Turnaround	
<b>Year of Building Construction (Mandatory, Years ONLY):</b>		1955		
<b>Do NOT Stop on Positive (Sample Numbers):</b>				
<b>Pinchin Group Company (Mandatory Field):</b>		Pinchin		
<b>HMS2 Building Reference #:</b>		134305/202442252617213		
<b>To be Completed by Lab Personnel Only:</b>				
<b>Lab Reference #:</b>	6314489 a		<b>Time:</b>	24 hour clock
<b>Received by:</b>		<b>Date:</b>	Month	Day
<b>Name(s) of Analyst(s):</b>	MAY 26 2024	<i>Handwritten signature</i>	2024	05 31
Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)	
S	0003	A	Mechanical Equipment,Pump,Gasket,Loc:4,Pump Room <i>ND</i>	
S	0003	B	Mechanical Equipment,Pump,Gasket,Loc:4,Pump Room <i>ND</i>	
S	0003	C	Mechanical Equipment,Pump,Gasket,Loc:4,Pump Room <i>ND</i>	

**APPENDIX II-B**  
**Lead Analytical Certificates**



Your Project #: 0338686.000  
Your C.O.C. #: N/A

**Attention: Selin Aniscikli**

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

**Report Date: 2024/05/10**  
Report #: R8144112  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C4D4300**

**Received: 2024/05/06, 09:46**

Sample Matrix: Solid  
# Samples Received: 7

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Metals in Paint	1	2024/05/07	2024/05/07	CAM SOP-00408	EPA 6010D m
Metals in Paint	1	2024/05/08	2024/05/08	CAM SOP-00408	EPA 6010D m
Metals in Paint	5	2024/05/09	2024/05/09	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, EPA, APHA or the Quebec Ministry of Environment.

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.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

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 #: 0338686.000  
Your C.O.C. #: N/A

**Attention: Selin Aniscikli**

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

**Report Date: 2024/05/10**  
Report #: R8144112  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C4D4300**

**Received: 2024/05/06, 09:46**

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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For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.



**ELEMENTS BY ATOMIC SPECTROSCOPY (SOLID)**

<b>Bureau Veritas ID</b>		ZBX082			ZBX083		
<b>Sampling Date</b>		2024/05/03 09:45			2024/05/03 09:45		
<b>COC Number</b>		N/A			N/A		
	<b>UNITS</b>	<b>L0001,WHITE,LOC:1,MOTOR ROOM</b>	<b>RDL</b>	<b>QC Batch</b>	<b>L0002,BLUE.LOC:1,MOTOR ROOM</b>	<b>RDL</b>	<b>QC Batch</b>
<b>Metals</b>							
Lead (Pb)	%	0.095	0.00010	9382454	0.46	0.010	9382413
RDL = Reportable Detection Limit QC Batch = Quality Control Batch							

<b>Bureau Veritas ID</b>		ZBX084			ZBX085		
<b>Sampling Date</b>		2024/05/03 09:45			2024/05/03 09:45		
<b>COC Number</b>		N/A			N/A		
	<b>UNITS</b>	<b>L0003,YELLOW,LOC:1,MOTOR ROOM</b>	<b>RDL</b>	<b>QC Batch</b>	<b>L0004,SILVER,LOC:1,MOTOR ROOM</b>	<b>RDL</b>	<b>QC Batch</b>
<b>Metals</b>							
Lead (Pb)	%	4.2	0.010	9379682	0.0080	0.00010	9382454
RDL = Reportable Detection Limit QC Batch = Quality Control Batch							

<b>Bureau Veritas ID</b>		ZBX086			ZBX087		
<b>Sampling Date</b>		2024/05/03 10:15			2024/05/03 10:15		
<b>COC Number</b>		N/A			N/A		
	<b>UNITS</b>	<b>L0005,GREEN,LOC:3,GENERATOR BUILDING</b>	<b>RDL</b>	<b>QC Batch</b>	<b>L0006,GREY,LOC:3,GENERATOR BUILDING</b>	<b>RDL</b>	<b>QC Batch</b>
<b>Metals</b>							
Lead (Pb)	%	0.0020	0.00026	9382454	0.00083	0.00010	9377090
RDL = Reportable Detection Limit QC Batch = Quality Control Batch							

<b>Bureau Veritas ID</b>		ZBX088				
<b>Sampling Date</b>		2024/05/03 10:15				
<b>COC Number</b>		N/A				
	<b>UNITS</b>	<b>L0007,BROWN,LOC:3,GENERATOR BUILDING</b>	<b>RDL</b>	<b>QC Batch</b>		
<b>Metals</b>						
Lead (Pb)	%	0.0011	0.00012	9382454		
RDL = Reportable Detection Limit QC Batch = Quality Control Batch						



### GENERAL COMMENTS

Sample ZBX083 [L0002,BLUE,LOC:1,MOTOR ROOM] : Metal Analysis: Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly.

Sample ZBX084 [L0003,YELLOW,LOC:1,MOTOR ROOM] : Metal analysis: Due to high concentrations of the target analytes, sample required dilution. Detection limits were adjusted accordingly.

Sample ZBX086 [L0005,GREEN,LOC:3,GENERATOR BUILDING] : 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 ZBX088 [L0007,BROWN,LOC:3,GENERATOR BUILDING] : 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.**



BUREAU  
VERITAS

Bureau Veritas Job #: C4D4300  
Report Date: 2024/05/10

Pinchin Ltd  
Client Project #: 0338686.000  
Sampler Initials: DS

### QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
9377090	MEN	Matrix Spike [ZBX087-01]	Lead (Pb)	2024/05/07		94	%	75 - 125
9377090	MEN	Method Blank	Lead (Pb)	2024/05/07	<0.00010		%	
9377090	MEN	RPD [ZBX087-01]	Lead (Pb)	2024/05/07	17		%	35
9379682	MEN	Matrix Spike	Lead (Pb)	2024/05/08		87	%	75 - 125
9379682	MEN	QC Standard	Lead (Pb)	2024/05/08		103	%	75 - 125
9379682	MEN	Method Blank	Lead (Pb)	2024/05/08	<0.00010		%	
9379682	MEN	RPD	Lead (Pb)	2024/05/08	1.0		%	35
9382413	MEN	Matrix Spike [ZBX083-01]	Lead (Pb)	2024/05/09		NC	%	75 - 125
9382413	MEN	QC Standard	Lead (Pb)	2024/05/09		100	%	75 - 125
9382413	MEN	Method Blank	Lead (Pb)	2024/05/09	<0.00010		%	
9382413	MEN	RPD [ZBX083-01]	Lead (Pb)	2024/05/09	21		%	35
9382454	MEN	Matrix Spike	Lead (Pb)	2024/05/09		84	%	75 - 125
9382454	MEN	QC Standard	Lead (Pb)	2024/05/09		100	%	75 - 125
9382454	MEN	Method Blank	Lead (Pb)	2024/05/09	<0.00010		%	
9382454	MEN	RPD	Lead (Pb)	2024/05/09	3.6		%	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.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)



BUREAU  
VERITAS

Bureau Veritas Job #: C4D4300

Report Date: 2024/05/10

Pinchin Ltd

Client Project #: 0338686.000

Sampler Initials: DS

## VALIDATION SIGNATURE PAGE

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

---

Cristina Carriere, Senior Scientific Specialist

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**APPENDIX II-C**  
**PCB Analytical Certificates**



Your Project #: 0338686.000  
Your C.O.C. #: N/A

**Attention: Selin Aniscikli**

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

**Report Date: 2024/05/13**  
Report #: R8147374  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C4D4309**

**Received: 2024/05/06, 09:46**

Sample Matrix: Solid  
# Samples Received: 1

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Polychlorinated Biphenyl in Solids (1)	1	2024/05/07	2024/05/08	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, EPA, APHA or the Quebec Ministry of Environment.

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.

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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.



Your Project #: 0338686.000  
Your C.O.C. #: N/A

**Attention: Selin Aniscikli**

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

**Report Date: 2024/05/13**  
Report #: R8147374  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C4D4309**

**Received: 2024/05/06, 09:46**

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 (SOLID)**

<b>Bureau Veritas ID</b>		ZBX141		
<b>Sampling Date</b>		2024/05/03 10:30		
<b>COC Number</b>		N/A		
	<b>UNITS</b>	<b>P0001,WHITE,LOC:3,G ENERATOR BUILDING</b>	<b>RDL</b>	<b>QC Batch</b>
<b>PCBs</b>				
Aroclor 1262	ug/g	<0.1	0.1	9378390
Aroclor 1016	ug/g	<0.1	0.1	9378390
Aroclor 1221	ug/g	<0.1	0.1	9378390
Aroclor 1232	ug/g	<0.1	0.1	9378390
Aroclor 1242	ug/g	<0.1	0.1	9378390
Aroclor 1248	ug/g	<0.1	0.1	9378390
Aroclor 1254	ug/g	0.1	0.1	9378390
Aroclor 1260	ug/g	<0.1	0.1	9378390
Aroclor 1268	ug/g	<0.1	0.1	9378390
Total PCB	ug/g	0.1	0.1	9378390
<b>Surrogate Recovery (%)</b>				
Decachlorobiphenyl	%	84		9378390
RDL = Reportable Detection Limit QC Batch = Quality Control Batch				



**BUREAU  
VERITAS**

Bureau Veritas Job #: C4D4309  
Report Date: 2024/05/13

Pinchin Ltd  
Client Project #: 0338686.000  
Sampler Initials: DS

### GENERAL COMMENTS

Sample ZBX141 [P0001,WHITE,LOC:3,GENERATOR BUILDING] : PCB analysis: Values were calculated on a wet weight basis.

**Results relate only to the items tested.**



QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
9378390	SVS	Matrix Spike	Decachlorobiphenyl	2024/05/08		116	%	30 - 130
			Aroclor 1260	2024/05/08		101	%	30 - 130
			Total PCB	2024/05/08		101	%	30 - 130
9378390	SVS	Spiked Blank	Decachlorobiphenyl	2024/05/08		116	%	30 - 130
			Aroclor 1260	2024/05/08		106	%	30 - 130
			Total PCB	2024/05/08		106	%	30 - 130
9378390	SVS	RPD	Aroclor 1260	2024/05/08	2.0		%	50
			Total PCB	2024/05/08	2.0		%	50
9378390	SVS	Method Blank	Aroclor 1262	2024/05/08	<0.1		ug/g	
			Decachlorobiphenyl	2024/05/08		117	%	30 - 130
			Aroclor 1016	2024/05/08	<0.1		ug/g	
			Aroclor 1221	2024/05/08	<0.1		ug/g	
			Aroclor 1232	2024/05/08	<0.1		ug/g	
			Aroclor 1242	2024/05/08	<0.1		ug/g	
			Aroclor 1248	2024/05/08	<0.1		ug/g	
			Aroclor 1254	2024/05/08	<0.1		ug/g	
			Aroclor 1260	2024/05/08	<0.1		ug/g	
			Aroclor 1268	2024/05/08	<0.1		ug/g	
Total PCB	2024/05/08	<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.



BUREAU  
VERITAS

Bureau Veritas Job #: C4D4309  
Report Date: 2024/05/13

Pinchin Ltd  
Client Project #: 0338686.000  
Sampler Initials: DS

### 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 III**  
**Methodology**



## **1.0 GENERAL**

An investigation 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 investigation 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, or a material that has already become crushed, pulverized, or powdered.

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 of select materials 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% <sup>1</sup>	1%

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.

Asbestos materials were evaluated in order to make recommendations regarding any remedial work. The priority for remedial action was based on several factors:

- Friability (friable or non-friable);
- Condition (good, fair, poor, debris);
- Accessibility (ranking from accessible to all building users to inaccessible);
- Visibility (whether the material is obscured by other building components); and
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition).

## 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 were 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. SW-846-6010D, inductively coupled plasma – mass spectrometry.

Analytical results were compared to the following criteria.

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

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 were identified by visual inspection only. Dismantling of equipment 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**

**Client:**MPE

**Site:** 945 Cottonwood Road, Winnipeg, MB

**Building Name:** Windsor Park Lift Station

**Survey Date:** 2024-05-24

**Last Re-Assessment:**

**Building Phases:** A: 1955

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
1	Motor Room	256	B2	A	
2	Decommissioned Entrance Chamber	300	B1	A	
3	Generator Building	250	M	A	
4	Pump Room	256	B3	A	

**APPENDIX V**

**Hazardous Materials Summary Report / Sample Log**

Client:MPE

Site: 945 Cottonwood Road, Winnipeg, MB

Building Name: Windsor Park Lift Station

Survey Date: 2024-05-24

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001	Duct     Mastic, Grey	3	A	0	2	0	0	None Detected	No	
Asbestos	S0002 ABC	Other   Window   Caulking	3	A	72	0	0	0	None Detected	No	
Asbestos	S0003 ABC	Mechanical Equipment   Pump   Gasket	4	A	0	0	28	0	None Detected	No	
Asbestos	V9500	Duct   Duct Connector   Textile	1,2	A	0	0	2	0	Presumed Asbestos	Yes	NF
Paint	L0001	Wall   Concrete (poured)   White	1,2,4	A	0	3072	0	0	Lead	Yes	-
Paint	L0002	Mechanical Equipment   Metal   Blue	1,2,4	A	0	190	0	0	Lead	Yes	-
Paint	L0003	Piping   Metal   Yellow	1,2	A	0	240	0	0	Lead	Yes	-
Paint	L0004	Floor   Metal   Silver	1	A	0	80	0	0		No	-
Paint	L0005	Mechanical Equipment   Metal   Green	3	A	0	200	0	0		No	-
Paint	L0006	Duct   Metal   Grey	3	A	0	100	0	0		No	-
Paint	L0007	Wall   Wood   Brown	3	A	0	100	0	0		No	-
Lead Product	V9000	Batteries In Emer. Lights	3	A	0	0	1	0	Lead Product	Yes	-
Lead Product	V9000	Bell And Spigot Fittings	1,2	A	0	0	2	0	Lead Product	Yes	-
PCB	P0001	Caulking	3	A	72	0	0	0	-	No	-
PCB	V0000	Light Ballasts	3	A	0	0	3	0	-	No	-
PCB	V0000	Transformer	3	A	0	0	1	0	-	No	-
Hg	V9000	Light Fixture	3	A	0	0	6	0	Hg	Yes	-
Hg	V0000	Thermostat	3	A	0	0	1	0	-	No	-

## Legend:

Sample number		Units		
S####	Asbestos sample collected	SF	Square feet	NF Non Friable material.
L####	Paint sample collected	LF	Linear feet	F Friable material
P####	PCB sample collected	EA	Each	PF Potentially Friable material
M####	Mould sample collected	%	Percentage	
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			



**APPENDIX VI**  
**HMIS All Data Report**

**Client: MPE**  
**Location: #1 : Motor Room**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: B2**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 256**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found				C	Y		256			SF					
Duct	All	Not Insulated														
Duct	Duct Connector	Textile			B	Y		1			EA	V9500	Presumed Asbestos		Presumed Asbestos	NF
Floor	All	Concrete (poured)			A	Y		256			SF					
Mechanical Equipment	All	Not Insulated														
Piping	All	Not Insulated														
Structure	All	Concrete (poured)			C	N		256			SF					
Wall	All	Concrete (poured)	Surface	Paint	A	Y										

**Client: MPE**  
**Location: #1 : Motor Room**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: B2**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 256**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall								No	
Wall <sup>1</sup>	Concrete (poured)	1024		SF	L0001	White	Pb: 0.095 %	Lead	
Piping <sup>2</sup>	Metal	180		SF	L0003	Yellow	Pb: 4.2 %	Lead	
Mechanical Equipment <sup>3</sup>	Metal	80		SF	L0002	Blue	Pb: 0.46 %	Lead	
Floor <sup>4</sup>	Metal	80		SF	L0004	Silver	Pb: 0.008 %	No	

- 1 - White
- 2 - Yellow
- 3 - Blue
- 4 - Silver, stairs

**Client: MPE**  
**Location: #1 : Motor Room**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: B2**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 256**

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Bell And Spigot Fittings	1	EA	V9000	Yes

**Client: MPE**  
**Location: #2 : Decommissioned Entrance Chamber**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: B1**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 300**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found				C	Y		300			SF					
Duct	All	Not Insulated														
Duct	Duct Connector	Textile			D	Y		1			EA	V9500	Presumed Asbestos		Presumed Asbestos	NF
Floor	All	Concrete (poured)			A	Y		300			SF					
Mechanical Equipment	All	Not Insulated														
Piping	All	Not Insulated														
Structure	All	Concrete (poured)			C	N		300			SF					
Wall	All	Concrete (poured)	Surface	Paint	A	Y										

**Client: MPE**  
**Location: #2 : Decommissioned Entrance Chamber**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: B1**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 300**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall								No
Wall <sup>1</sup>	Concrete (poured)	1024		SF	V0001	White	Pb: 0.095 %	Lead
Mechanical Equipment <sup>2</sup>	Metal	60		SF	V0003	Yellow	Pb: 4.2 %	Lead
Duct <sup>3</sup>	Metal	30		SF	V0002	Blue	Pb: 0.46 %	Lead

- 1 - White
- 2 - Yellow
- 3 - Blue

**Client: MPE**  
**Location: #2 : Decommissioned Entrance Chamber**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: B1**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 300**

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Bell And Spigot Fittings	1	EA	V9000	Yes

**Client: MPE**  
**Location: #3 : Generator Building**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: M**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 250**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found				C	Y		250			SF					
Duct		Mastic, Grey						2			SF	S0001	None Detected	N.D.	None	
Duct	Exhaust	Fibreglass	ALL	Canvas												
Duct	Exhaust	Not Insulated														
Floor	All	Concrete (poured)			A	Y		250			SF					
Mechanical Equipment	Motor Generator	Not Insulated														
Mechanical Equipment	Unit Heater	Not Insulated														
Other	Window	Caulking			C	Y		72			LF	S0002ABC	None Detected	N.D.	None	
Piping	All	Fibreglass	ALL	Polyvinyl chloride (PVC)												
Structure	All	Steel			C	N		250			SF					
Wall	Interior	Masonry			A	Y										

**Client: MPE**  
**Location: #3 : Generator Building**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: M**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 250**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall								No	
Wall <sup>1</sup>	Wood	100		SF	L0007	Brown	Pb: 0.0011 %	No	
Mechanical Equipment <sup>2</sup>	Metal	200		SF	L0005	Green	Pb: 0.002 %	No	
Duct <sup>3</sup>	Metal	100		SF	L0006	Grey	Pb: 0.00083 %	No	

- 1 - Brown, exterior
- 2 - Green
- 3 - Grey

**Client: MPE**  
**Location: #3 : Generator Building**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: M**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 250**

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Batteries In Emer. Lights	1	EA	V9000	Yes

**Client: MPE**  
**Location: #3 : Generator Building**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: M**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 250**

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture	6	EA	V9000	Yes
Thermostat	1	EA	V0000	

**Client:** MPE  
**Location:** #3 : Generator Building  
**Survey Date:** 2024-05-24

**Site:** 945 Cottonwood Road, Winnipeg, MB  
**Floor:** M

**Building Name:** Windsor Park Lift Station  
**Room #:**  
**Last Re-Assessment:** 0000-00-00

**Area (sqft):** 250

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	3	EA	V0000			No
Transformer	1	EA	V0000			No
Caulking <sup>1</sup>	72	LF	P0001		0.1 mg/kg	No

1 - White, on windows

**Client: MPE**  
**Location: #4 : Pump Room**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: B3**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 256**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found				C	Y		256			SF					
Duct	All	Not Insulated														
Floor	All	Concrete (poured)			A	Y		256			SF					
Mechanical Equipment	All	Not Insulated														
Mechanical Equipment	Pump	Gasket			D	Y		28			EA	S0003ABC	None Detected	N.D.	None	
Piping	All	Not Insulated														
Structure	All	Concrete (poured)			C	N		256			SF					
Wall	All	Concrete (poured)	Surface	Paint	A	Y										

**Client: MPE**  
**Location: #4 : Pump Room**  
**Survey Date: 2024-05-24**

**Site: 945 Cottonwood Road, Winnipeg, MB**  
**Floor: B3**

**Building Name: Windsor Park Lift Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 256**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall <sup>1</sup>	Concrete (poured)	1024		SF	V0001	White	Pb: 0.095 %	Lead	
Mechanical Equipment <sup>2</sup>	Metal	80		SF	V0002	Blue	Pb: 0.46 %	Lead	

1 - White  
2 - Blue

## Legend:



Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
L####	Paint sample collected	LF	Linear feet	V	Visible
P####	PCB sample collected	EA	Each	AP	Air Plenum
M####	Mould sample collected	%	Percentage	F	Friable material
V####	Material is visually identified to be identical to S####	LF	Linear feet	NF	Non Friable material
V0000	Known non hazardous material			PF	Potentially Friable material
V9000	Material visually identified as a Hazardous Material			Pb	Lead
V9500	Material is presumed to be a hazardous material			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.
L	The material is partially visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceiling system or access panels) to view completely and access. Includes partially viewed access points to crawlspaces, attic spaces, etc. without entering. Observations are 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 a hazardous material, either by analytical results or by visible identification.
	The material is presumed to be a hazardous material, based on visual appearance, and was not sampled due to limited access or the non-destructive nature of sampling.

**APPENDIX VII**  
**Additional Photographs**





S0001 (None), Duct, Mastic, Grey, Generator Building (Location #: 3)



S0003A (None), Mechanical Equipment, Pump, Gasket, Pump Room (Location #: 4)



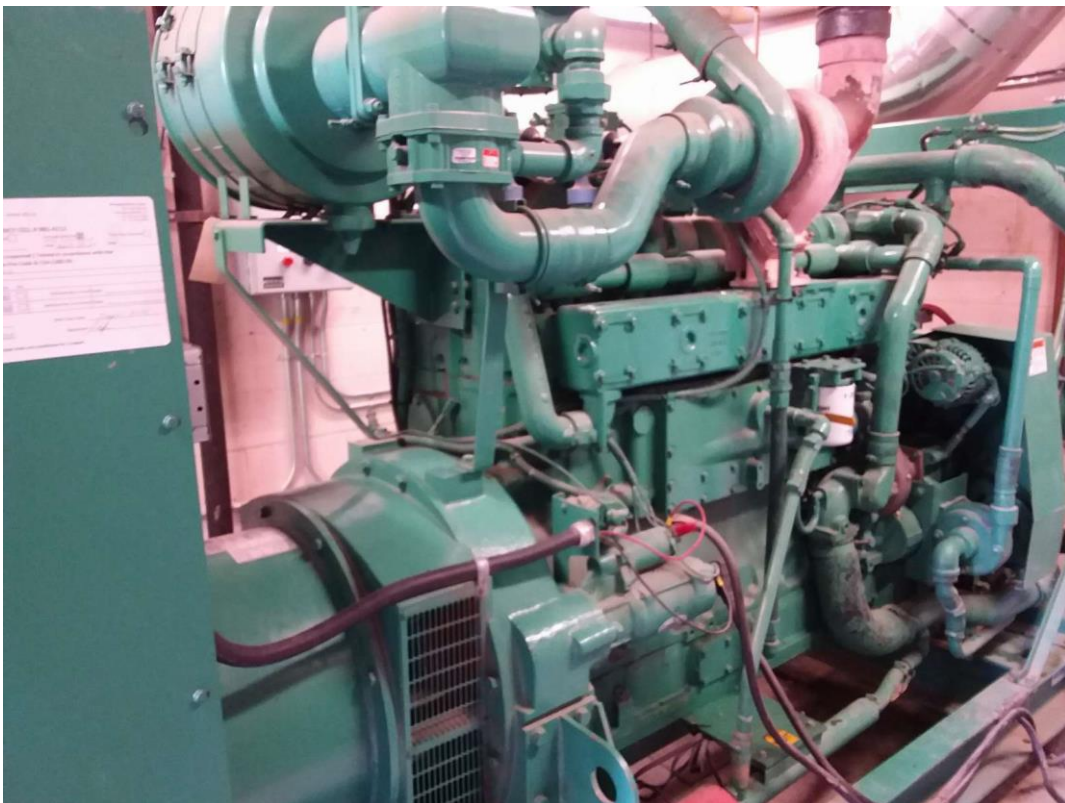
V9500 (Presumed Asbestos), Duct, Duct Connector, Textile, Motor Room (Location #: 1)



V9500 (Presumed Asbestos), Duct, Duct Connector, Textile, Decommissioned Entrance Chamber (Location #: 2)



Piping, All, Not Insulated, Motor Room (Location #: 1)



Mechanical Equipment, Motor Generator, Not Insulated, Generator Building (Location #: 3)



Duct, Exhaust, Not Insulated, Generator Building (Location #: 3)



Mechanical Equipment, Unit Heater, Not Insulated, Generator Building (Location #: 3)



L0002(Lead, Yes), Blue, Mechanical Equipment, Motor Room (Location #: 1)  
Blue



L0003(Lead, Yes), Yellow, Piping, Motor Room (Location #: 1)  
Yellow



L0004(Lead, None), Silver, Floor, Motor Room (Location #: 1)  
Silver, stairs



L0006(Lead, None), Grey, Duct, Generator Building (Location #: 3)  
Grey



Pb Products, V9000(Yes), BELL AND SPIGOT FITTINGS, Motor Room (Location #: 1)



Pb Products, V9000(Yes), BATTERIES IN EMER. LIGHTS, Generator Building (Location #: 3)



PCB, V0000(No), TRANSFORMER, Generator Building (Location #: 3)



Generator Building (Location #: 3)





Pump Room (Location #: 4)