

APPENDIX A
HAZARDOUS BUILDING MATERIALS ASSESSMENT

prepared by Pinchin Ltd.

dated October 4, 2018



REVISION #2

Hazardous Building Materials Assessment

St. James Civic Centre
2055 Ness Avenue
Winnipeg, Manitoba

Prepared for:

City of Winnipeg
185 King Street
Winnipeg, MB R3B 1J1

Attention: Kathy Roberts, C. Tech, PMP
Project Officer II

October 4, 2018

Pinchin File: 220300



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EXECUTIVE SUMMARY

City of Winnipeg (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of the St. James Civic Centre located at 2055 Ness Avenue, Winnipeg, Manitoba. Pinchin performed the assessment on May 30 and 31, 2018.

The objective of the assessment was to identify specified hazardous building materials in preparation for future building renovations. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

The assessed area consisted of the entire building.

SUMMARY OF FINDINGS

Asbestos: Asbestos-containing materials (ACM) are present as follows:

- Parging cement insulating pipe system fittings;
- Parging cement insulating hot water storage tanks within the pool room;
- Vermiculite within hollow core wall cavities around the arena;
- Exterior stucco;
- Black tar mastic on jacketing of duct insulation;
- Beige high pressure duct sealant on uninsulated ducting;
- 9" x 9", Beige and brown vinyl floor tiles in various locations;
- 12" x 12", Beige and grey vinyl floor tiles within the arena sound room;
- 12" x 12", Beige vinyl floor tiles within the pool corridor;
- 9" x 9", Green vinyl floor tiles within the main floor cloak room;
- 9" x 9", Beige and grey vinyl floor tiles within the auditorium;
- 12" x 12", Beige, brown, and white vinyl floor tiles within the main floor employee lunch room;
- 12" x 12", Vinyl floor tiles under carpeting within the mezzanine board room and storage room; and
- Tar present within the BUR over the arena.

Lead: Lead is present as follows:

- Interior and exterior paint finishes; and
- Batteries of emergency lights and fire alarm systems.



Silica: Crystalline silica is present in concrete, mortar, brick, masonry, ceramics, grout, plaster, stone, asphalt, etc.

Mercury: Mercury vapour is present in fluorescent lamps and liquid mercury is present in thermostat ampules.

Polychlorinated Biphenyls (PCBs): Based on the date of construction, PCBs may be present in light ballasts.

Mould and Water Damage: Visible mould/water staining was observed present on ceiling tiles within the main floor corridor, mezzanine woman's washroom, basement board room and mezzanine men's washroom.

Rodent/Bird Droppings: Mice activity present within the arena area of the building. Rodent/bird dropping were not observed.

Flammable/Toxic Materials: Appropriate controls in place including; Current MSDS sheets, appropriate storage and sensors.

SUMMARY OF RECOMMENDATIONS

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

1. Remove and dispose of asbestos-containing materials if disturbed by the planned renovation work;
2. Remove and properly dispose of PCB ballasts and mercury-containing items if disturbed by the planned renovation work;
3. Follow appropriate safe work procedures when handling or disturbing lead, silica, mould, and flammable and toxic materials; and
4. Remediate the materials as described in Section 4.2.

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.



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1.0 INTRODUCTION AND SCOPE

City of Winnipeg (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of the St. James Civic Centre located at 2055 Ness Avenue, Winnipeg, Manitoba.

Ken Brydges, C.E.T., LEED GA and Rodney Legault, C.E.T., EP performed the assessment on May 30 and 31, 2018. The surveyors were unaccompanied during the assessment. The building was occupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for future building renovations. This assessment is intended to be used for pre-construction purposes only, and may not provide sufficient detail for long term management of hazardous materials as required by Health and Safety regulations. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

1.1 Scope of Assessment

The assessment was performed to establish the location and type of specified hazardous building materials incorporated in the structure(s) and its finishes. The assessed area consisted of all parts of the building.

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

- Asbestos;
- Lead;
- Silica;
- Mercury;
- Polychlorinated Biphenyls (PCBs);
- Mould
- Rodent/Bird Droppings; and
- Flammable or Toxic Materials.



2.0 BACKGROUND INFORMATION

2.1 Building Description

Building Description Item	Details
Building Use	Recreational Use
Number of Floors/Levels	Single storey with Mezzanine and 1 level below grade
Structure	Structural steel, concrete
Exterior Cladding	Pre-cast concrete, metal, stucco, concrete
HVAC	Rooftop AC, Boiler and hot water heating to radiators
Roof	No Access
Flooring	Vinyl tile, vinyl sheet flooring, wood, carpet, ceramic tiles, asphalt plank
Interior Walls	Drywall, concrete block, plaster
Ceilings	Drywall, acoustic ceiling tiles

2.2 Existing Reports

No existing reports were provided for reference.

3.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the hazardous materials identified and their locations.

3.1 Asbestos

3.1.1 *Suspect Building Materials Not Found*

The following types of building materials may historically contain asbestos but were not observed in the building and are not discussed in the report findings:

- Texture finishes (acoustic/decorative); and
- Asbestos cement products (e.g. Transite).

3.1.2 *Spray-Applied Fireproofing and Thermal Insulation*

Non-asbestos beige/white fireproofing and overspray is present on the structure throughout the main entrance vestibule and pool (Samples 0032A-C).

3.1.3 Thermal Systems Insulation (TSI)

3.1.3.1 Pipe Insulation

Parging cement, containing chrysotile asbestos, is present on pipe fittings (elbows, valves, tees, hangers etc.) on the domestic (DW), hot water heating (HWH), steam, and rain water leader systems (Samples 0001A-C, 0002A-C, 0006A-C, 0017A-C, 0021A-C, and 0035A-C). Parging cement is a friable insulation, was jacketed with canvas and observed in good condition.

Straight sections of pipe systems were either non-insulated or insulated with non-asbestos fibreglass and jacketed with either canvas or foil face.

Pipe System, Type	Location Description, Location No.	Asbestos Type	Sample No.	Total Quantity (fittings)
HWH, Parging cement	Basement Boiler room, Loc.1	Chrysotile	0001A-C	23
DW, Parging cement	Basement Boiler room, Loc.1	Chrysotile	0002A-C	10
HWH, Parging cement	Basement Electrical room, Loc.4	Chrysotile	V0001	10
HWH, Parging cement	Basement Fan room, Loc.4	Chrysotile	V0001	31
HWH, Parging cement	South Crawlspace room, Loc.5	Chrysotile	S0006	8
HWH, Parging cement	Basement Storage room, Loc.6	Chrysotile	V0001	13
HWH, Parging cement	Basement Storage room, Loc.7	Chrysotile	V0001	8
HWH, Parging cement	Basement Washroom, Loc.11	Chrysotile	V0001	7
HWH, Parging cement	Basement to main stairwell, Loc.12	Chrysotile	V0001	5
HWH, Parging cement	Basement pool room, Loc.13	Chrysotile	0017A-C	14
DW, Parging cement	Basement pool room, Loc.13	Chrysotile	V0017	6



Pipe System, Type	Location Description, Location No.	Asbestos Type	Sample No.	Total Quantity (fittings)
HWH, Parging cement	Basement corridor, Loc.14	Chrysotile	V0001	20
HWH, Parging cement	Rink, Loc.15	Chrysotile	S0021	40
HWH, Parging cement	Rink maintenance room, Loc.17	Chrysotile	V0021	7
HWH, Parging cement	Rink Locker room 1, Loc.20	Chrysotile	V0021	3
HWH, Parging cement	Rink Referee room, Loc.22	Chrysotile	V0021	4
HWH, Parging cement	Rink Locker room 3, Loc.23	Chrysotile	V0021	1
HWH, Parging cement	Main floor corridor/vestibule, Loc.28	Chrysotile	V0001	21
HWH, Parging cement	Main floor Canteen Loc.31	Chrysotile	V0001	4
DW, Parging cement	Rink storage room, Loc.32	Chrysotile	V0002	6
DW, Parging cement	Basement storage room, Loc.33	Chrysotile	V0002	6
HWH, Parging cement	Basement storage room, Loc.33	Chrysotile	V0001	4
HWH, Parging cement	Men's Change room, Loc.40	Chrysotile	V0001	6
HWH, Parging cement	Main floor Women's Washroom, Loc.41	Chrysotile	V0001	3
Rain Water Leader, Parging cement	Main floor Women's Washroom, Loc.41	Chrysotile	0035A-C	1
HWH, Parging cement	Pool exit, Loc.46	Chrysotile	V0001	5

Pipe System, Type	Location Description, Location No.	Asbestos Type	Sample No.	Total Quantity (fittings)
HWH, Parging cement	Cloak room, Loc.47	Chrysotile	V0001	9
HWH, Parging cement	Main floor corridor, Loc.57	Chrysotile	V0001	4



Photograph No. 1: Asbestos-containing parging cement present on fittings, elbows, valves and tee's of the Domestic, hot water, steam system.



Photograph No. 2: Asbestos-containing parging cement on rain water leader fittings.

3.1.3.2 Duct Insulation

Ducting throughout the building is either insulated with fibreglass and jacketed with foil face or glued on paper or not insulated. Asbestos-containing mastics are present on duct insulation see section 3.1.10.

3.1.3.3 Mechanical Equipment Insulation

Parging cement, containing chrysotile asbestos, is present as insulation on the hot water tanks (2) within the pool room Loc.13 (Samples 0016A-C). There is approximately 400 square feet of asbestos-containing insulation. Parging cement is friable, was jacketed with canvas and observed in good condition.

Remaining mechanical equipment is either not insulated or insulated with non-asbestos fibreglass.



Photograph No. 3: Asbestos-containing parging cement present as insulation on the hot water holding tanks within the pool room Loc.13.

3.1.4 Vermiculite

Destructive testing was conducted at masonry walls. The masonry block walls were penetrated in various locations. Vermiculite, containing Libby amphibole asbestos, is present as insulation in perimeter masonry block walls around the arena (Sample 0026). Vermiculite is friable and is contained within the block walls.

3.1.5 Acoustic Ceiling Tiles

Asbestos-containing acoustic ceiling tiles are not present. Acoustic ceiling tiles present throughout the assessed areas were determined to be non-asbestos by analysis of Samples 0011A-C, 0013A-C, 0024A-C, 0027A-C, 0028A-C, 0041A-C, 0044A-C, 0045A-C, 0047A-C, 0048A-C, 0051A-C, 0052A-C, and 0054A-C or determined to be non-asbestos by the date code stamped on the back of the ceiling tiles (2007 date of production).

Ceiling tiles which were presumed to be non-asbestos based on the date of manufacture determined from the date stamp applied to the top of the tiles. The tiles were manufactured after asbestos was stopped being used in acoustic ceiling tiles.

3.1.6 Plaster

Plaster present on walls and bulk heads throughout the assessed area does not contain asbestos (Samples 0022A-C, 0029A-C, 0031A-C, 0037A-C, and 0040A-C).

Plaster, containing a small percentage of chrysotile asbestos (Samples 0031A-C) is present in the entrance/vestibule, Loc.35. This small concentration (<0.1%) is not considered an asbestos-containing material by provincial regulations.

3.1.7 Drywall Joint Compound

Drywall joint compound present on wall and ceiling finishes throughout the assessed area does not contain asbestos (Samples 0010A-C, 0014A-C, 0025A-C, 0036A-C, 0042A-C, and 0049A-C).

3.1.8 Vinyl Sheet Flooring and Skate Matting

6 Styles of non-asbestos vinyl sheet flooring and skate matting were observed present and determined to be non-asbestos by analysis of samples 0018, 0019, 0020, and 0030 or by the lack of paper backing.

Non-asbestos vinyl sheet flooring and skate matting are present as follows:

Pattern, Colour and Photograph No.	Paper Backing (Yes/No)	Locations	Sample No.	Asbestos Type
Skate Matting, Black, Photograph No. 4	No	Rink, Loc.15, Corridor Loc. 24	S0018A-C	Non-asbestos
Skate Matting, Black Rectangles, Photograph No. 5	No	Rink Loc.15, Locker rooms Loc.'s 20, 21, 23, and 24, Men's and Women's Washrooms Loc.s 26 and 27, Corridor Loc. 28	S0019A-C	Non-asbestos
Skate Matting, Black Squares, Photograph No. 6	No	Rink Loc.15, Referee Room Loc.22, Dressing room Loc.37	S0020A-C	Non-asbestos
Skate Matting, Blue, Photograph No. 7	No	Reception Loc.30, Gym Loc.42	S0030A-C	Non-asbestos
Black vinyl sheet, Photograph No. 8	No	Pool Entrance Loc.39	NA	Non-asbestos
Pebbled, Blue vinyl sheet, Photograph No. 9	No	Utility room Loc.53	NA	Non-asbestos

Asbestos if present within vinyl sheet flooring will be present in the paper backing layer only. Vinyl sheet flooring which was presumed to be non-asbestos was done so based on the lack of a paper backing layer (underpad).



Photograph No. 4: Non-asbestos skate matting within the rink Loc.15 (Samples 0018A-C).



Photograph No. 5: Non-asbestos skate matting within the rink Loc.15 (Samples 0019A-C).

Refer to additional photograph Nos. 6-9 in Appendix IV.

3.1.9 Vinyl Floor Tile and Mastic

Vinyl floor tiles are present as follows:

Size, Pattern, Colour and Photograph No.	Locations (Quantity)	Sample No.	Asbestos Type (tile)	Asbestos Type (mastic)
12" x 12", Beige and green, Photograph No. 10	Board Room Loc. 9	S0012A-C	Non-asbestos	Non-asbestos
9" x 9", Beige and brown, Photograph No. 11	Stairwell Loc.12 (15 SF), Storage Loc.29 (50 SF), Pool Corridor Loc.38 (300 SF), Corridor Loc.57 (140 SF), Stairs Loc.'s 60 and 65 (100 SF), Daycare Loc.61 (2,000 SF), Utility room Loc.63 (50 SF)	S0015A-C	Chrysotile	Non-asbestos
12" x 12", Beige and grey, Photograph No. 12	Sound room Loc. 19 (160SF)	S0023A-C	Chrysotile	Non-asbestos
12" x 12", Beige, Photograph No. 13	Pool Corridor Loc.38 (100SF), Office Loc. 43 (140 SF)	S0033A-C	Chrysotile	Non-asbestos
12" x 12", Beige, Photograph No. 14	Pool Corridor Loc.38 (100SF), Pool Entrance Loc. 39 (300 SF)	S0034A-C	Non-asbestos	Non-asbestos

Size, Pattern, Colour and Photograph No.	Locations (Quantity)	Sample No.	Asbestos Type (tile)	Asbestos Type (mastic)
9" x 9", Green, Photograph No. 15	Cloak Room Loc.47 (420 SF)	S0038A-C	Chrysotile	Non-asbestos
9" x 9", Beige and Grey, Photograph No. 16	Auditorium Loc.48 (4,800 SF), Women's and Men's Washrooms Loc.'s 49 and 50 (400 SF), Kitchen Loc.51 (165 SF), Storage room Loc.54 (165 SF), Storage room Loc.55 (320 SF), Storage room Loc.56 (165 SF)	S0039A—C	Chrysotile	Non-asbestos
12" x 12", Beige and brown, Photograph No. 17	Corridor Loc.52 (200 SF), Staff corridor Loc.58 (100 SF)	S0043A-C	Non-asbestos	Non-asbestos
12" x 12", Beige/brown/white, Photograph No. 18	Staff room Loc.59 (300 SF)	S0046A-C	Chrysotile	Non-asbestos
12" x 12", Beige and brown, Photograph No. 19	Women's and Men's Washrooms Loc.62 and 64 (400 SF), Offices Loc.'s 68 and 69 (250 SF)	S0050A-C	Non-asbestos	Non-asbestos
12" x 12", Under carpet, Photograph No. 20	Storage room and Board room Loc.'s 66 and 67 (1,200 SF)	S0053A-C	Chrysotile	Non-asbestos

The vinyl floor tiles and mastic are non-friable and are in good condition.



Photograph No.10: Non-asbestos vinyl floor tiles in the basement yoga room Loc. 9 (Samples 0012A-C).



Photograph No.11: Asbestos-containing vinyl floor tiles Various Locations (Samples 0015A-C).

Refer to additional photographs 12-20 in Appendix IV.

3.1.10 Sealants, Caulking, and Putty

Red/brown mastic present on uninsulated ducting within the basement does not contain asbestos (Sample 0003A-C).

Grey mastic present on uninsulated ducting within the basement and main floor does not contain asbestos (Samples 0004A-C).

Black/grey mastic present on uninsulated ducting within the south crawlspace and basement does not contain asbestos (Samples 0005A-C).

Black tar mastic present on jacketing of duct insulation within South crawl space contains chrysotile asbestos (Samples 0007A-C and 0009A-C).

Beige mastic present on uninsulated ducting within the South crawlspace, basement board room Loc.9 contains chrysotile asbestos (Samples 0008A-C).



Photograph No. 21: Non-asbestos red/brown mastic on uninsulated ducting within the basement (Samples 0003A-C).



Photograph No. 22: Non-asbestos grey mastic on uninsulated ducting throughout the building.

Refer to additional photographs 23-26 in Appendix IV.

3.1.11 Roofing Products

Beige and black caulking materials present all sections of roof do not contain asbestos (Samples 0056A-F and 0057A-C).

Built up roof materials (BUR) are present as follows:

- BUR above kitchen – Does not contain asbestos (Sample 0058A);
- BUR above Entrance adjacent kitchen – Does not contain asbestos (Sample 0058B);
- BUR above Auditorium – Does not contain asbestos (Sample 0058C);
- **BUR above arena – Contains Chrysotile asbestos in the tar layer (Sample 0058D);**

- BUR above pool – Does not contain asbestos (Sample 0058E); and
- Remaining sections of roofing materials were determined to be non-asbestos by date of installation as described by client.

The asbestos-containing BUR present above the arena is non-friable and was observed in good condition.

3.1.12 Exterior Finishes

Stucco containing chrysotile asbestos is present as exterior finish on the lower 1' – 4' of the building (Samples 0055A-C).



Photograph No. 27: Asbestos-containing stucco on lower exterior walls (Samples 0055A-C).

3.1.13 Presumed Asbestos Materials

A number of materials which might contain asbestos were not sampled during this assessment due to limitations in scope and methodology. Where present, these materials are presumed to contain asbestos until otherwise proven by sampling and analysis.

Materials presumed to contain asbestos include:

- Concrete floor levelling compound;
- Electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring;
- Refractory materials and insulations in boilers;
- Insulation under metal clad boilers;
- Mechanical packing, ropes and gaskets;

- Fire resistant doors or metal clad finishes; and
- Vibration dampers on HVAC equipment.

3.2 Lead

3.2.1 Paints and Surface Coatings

The following table summarizes the analytical results for paints sampled and locations. Paints containing 90 PPM of lead or greater should be considered elevated levels of lead.

Sample No.	Colour, Substrate Description	Locations	Lead (PPM)
L0001	Beige paint on plaster and drywall	Throughout	310
L0002	Grey paint on concrete	Basement	2,300
L0003	Blue paint on concrete	Basement	1,100
L0004	Brown paint drywall walls	Cloak room Loc.47	<63
L0005	Light brown paint on doors and frames	Auditorium Loc.48	<61
L0006	Grey paint on doors and frames	Main floor	2,800
L0007	Beige paint on drywall walls	Main floor storage rooms Loc.'s 55 and 56	490
L0008	White paint on drywall walls	Main floor corridor Loc.58	<47
L0009	Blue paint on doors and frames	Main floor corridor Loc.58	8,100
L0010	Green paint on hollow core walls	Stairs Loc.60	130
L0011	Grey paint on doors and frames	Stairs Loc.60	1,900
L0012	Blue/grey paint on drywall walls	Daycare Loc.61	<63
L0013	Brown paint on drywall walls	Storage room Loc.66	62
L0014	Green paint on drywall walls	Board room Loc. 67	<43
L0015	Light green paint drywall walls	Pool corridor Loc.38	80
L0016	White paint on drywall and hollow core walls	Corridor Loc.28	<61
L0017	Grey paint concrete walls	Exterior	<69

Sample No.	Colour, Substrate Description	Locations	Lead (PPM)
L0018	Beige paint on hollow core walls	Exterior	<58
L0019	Dark grey pain on stucco	Exterior	220
L0020	Blue paint on doors and frames	Exterior	1,200
L0021	Pink/brown doors and frames	Exterior	7,100
L0022	Green paint metal cladding and doors and frames	Exterior	<37

3.2.2 Lead Products and Applications

Lead-containing batteries are present in emergency lighting and fire alarm control panels.

3.2.3 Presumed Lead Materials

Lead may be present in a number of materials which were not assessed and/or sampled. The following materials, where found, should be considered to contain lead:

- Electrical components, including wiring connectors, grounding conductors, and solder;
- Solder on pipe connections; and
- Glazing on ceramic tiles.

3.3 Silica

Crystalline silica is a presumed component of the following materials:

- Poured or pre-cast concrete;
- Masonry and mortar;
- Stone;
- Refractory or ceramic materials in high temperature mechanical or production equipment;
- Ceramic tiles, grout;
- Plaster; and
- Asphalt.

3.4 Mercury

3.4.1 Lamps

Mercury vapour is present in fluorescent lamps where present in the assessed area.

3.4.2 *Mercury-Containing Devices*

Mercury is present as a liquid in thermostats ampules.

3.5 **Polychlorinated Biphenyls**

3.5.1 *Lighting Ballasts*

The building has not been comprehensively re-lamped with new energy efficient light ballasts and lamps, and as such, a percentage of light ballasts may be manufactured prior to 1980 and may contain PCBs.

3.5.2 *Transformers*

Transformers were not found during the assessment.

3.5.3 *Presumed PCB Materials*

- Oil impregnated cables.
- Caulking.
- High voltage electrical terminals (potheads).
- Voltage regulators and capacitors.
- Hydraulic fluids.
- Paints.
- Lubricants.

3.6 **Mould**

Visible mould growth and water staining is present on acoustic ceiling tiles in the following locations and approximate quantity:

- 3 tiles within the basement board room Loc. 9;
- 15 tiles within the main floor corridor Loc. 28;
- 6 tiles within the pool corridor Loc. 38;
- 3 tiles within the main floor corridor Loc. 57;
- 4 tiles within the mezzanine washroom Loc. 62; and
- 4 tiles within the mezzanine washroom Loc. 64.



Photograph No. 28: Mouldy/water stained ceiling tiles in various locations.

3.7 Rodent/Bird Droppings

A visual inspection for the presence of rodent and bird droppings was completed. No rodent or bird droppings were observed present. As reported by maintenance personal an inspection is completed and traps are checked for rodent activity on a monthly basis by a contracted company. The pool and recreation sections of the building have not reported any recent activity however the arena staff have been trapping mice as part of their weekly routine. 7 mice have been trapped within the last 7 days. Efforts are ongoing.

3.8 Flammable and Toxic Materials

3.8.1 Flammable

Flammable materials are substances that can ignite easily and burn rapidly. They can be common materials that are present at most work sites in gas, liquid and solid forms. Some examples of flammable materials observed present within 2055 Ness include:

- Natural Gas (supplied to building equipment);
- Gasoline for mechanical edger (Stored in cage Outdoors);
- Propane for Zamboni (Stored in independent cage outdoors);
- Chlorine (Oxidizer stored in pool storage room); and
- Various cleaning chemicals stored in storage rooms throughout.

Controls and workplace procedures observed present included:

- Appropriate storage (Gasoline and propane stored outdoors in independent cages);
- Appropriate labeling on chemicals;

- Fire safety plans; and
- Fire extinguishers.

Various fire extinguisher inspection tags present throughout the building were not current (2016).

3.8.2 Toxic

Hazardous products are any materials that have the potential to cause harm to humans, animals, or the environment. They can be common materials that are present at most work sites. Some examples of hazardous products observed present within 2055 Ness include:

- Various pool additives;
- CO2 for pool water;
- Ammonia for arena ice;
- Paints;
- Cleaning products;
- Gasoline for mechanical edger; and
- Propane for Zamboni.

Controls and workplace procedures observed present included:

- Appropriate storage (Gasoline and propane stored outdoors in independent cages);
- Appropriate labeling on chemicals;
- Eye Wash Stations
- GHS training for staff
- Current SDS
- Fume hood for chlorine;
- Ammonia sensor; and
- Chlorine sensor.

The chlorine sensor does not have an inspection/testing schedule implemented. In addition the sensor is located on the main level in the pool storage room only. The mixing takes place in the Pool mechanical room within the basement.

4.0 RECOMMENDATIONS

4.1 General

1. Prepare plans and performance specifications for hazardous material removal required for any planned work. The specifications should include the scope of work, safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.
2. Current mice activity is present within the arena area of the building; as such an investigation should be conducted to determine potential areas of infiltration.
3. A chlorine sensor inspection schedule should be implemented and an additional sensor should be added within the basement pool mechanical room.
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, inspect and verify the successful removal of hazardous materials.
6. Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials.

4.2 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 and Condition	Location	Recommended Procedure
Mould-impacted Ceiling tiles, 5 square feet	Location Nos 28, 38, 57, 62, and 64. Photograph No. 28	Remove in accordance with CCA Level 1 mould abatement procedures

4.3 Renovation Work

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



4.3.1 *Asbestos*

Remove asbestos-containing materials (ACM) prior to renovation, alteration, or maintenance if ACM may be disturbed by the work. Remove all asbestos-containing materials (ACM) prior to demolition work.

If the identified ACM will not be removed prior to commencement of the work, disturbance of ACM must follow the appropriate asbestos precautions for the classification of work being performed.

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

4.3.2 *Lead*

Construction disturbance of lead in paint and coatings (or other materials) may result in over-exposure to lead dust or fumes. The need for work procedures, engineering controls and personal protective equipment will need to be assessed on a project-by-project basis and must comply with provincial standards or guidelines. Performing an exposure assessment during work that disturbs lead in paints and coatings may be able to alleviate the use of some of the precautions specified by these standards or 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.

Dispose of painted non-metallic materials exceeding the criteria for leachable lead as hazardous waste. Well adhered paints containing elevated levels of lead on metal substrates do not require leachable lead analysis as the materials can be recycled with the paint intact.

Lead acid batteries should be recycled when taken out of service or prior to building demolition.

4.3.3 *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 provincial standards or guidelines.

4.3.4 *Mercury*

Do not break lamps or separate liquid mercury from components. Recycle and reclaim mercury from fluorescent lamps when taken out of service. Liquid mercury is classified as a hazardous waste and must be disposed of in accordance with local regulations.



4.3.5 PCBs

When light fixtures are removed, examine light ballasts for PCB content. If ballasts are not clearly labelled as “non-PCB”, or are suspected to contain PCBs; package and ship ballasts for destruction at a federally permitted facility.

Remove PCB caulking prior to building demolition or if affected by the renovation work. PCB caulking is a hazardous waste; package and ship for destruction at a federally permitted facility.

4.3.6 Mould

Mould growth was noted in areas affected by the planned work. Use appropriate precautions and protect workers during removal using methods that comply with provincial guidelines.

5.0 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.

6.0 REFERENCES

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

1. General Regulation – Workplace Safety and Health Act W210;
2. Workplace Health Hazard Regulation (Manitoba Regulation 217/2006 Workplace Safety and Health Regulation), under the Workplace Safety and Health Act;
3. Canadian Environmental Protection Act – SOR/92-507;
4. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act;
5. Manitoba Regulation MR 474/88, Manitoba PCB Regulation made under The Dangerous Goods Act;
6. Guide for Asbestos Management – Safe Work Manitoba, May 2017;

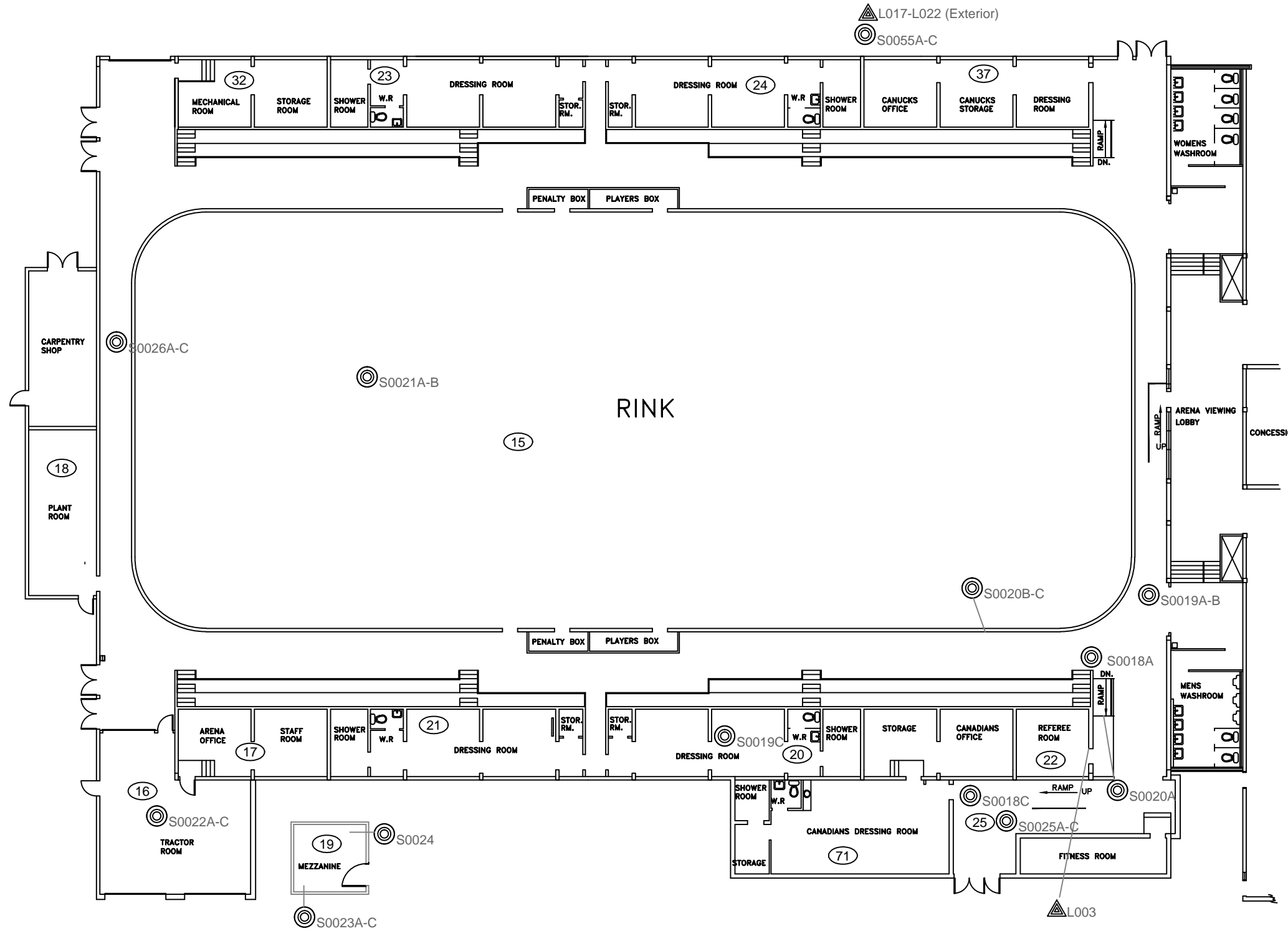
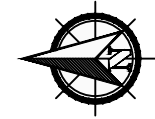


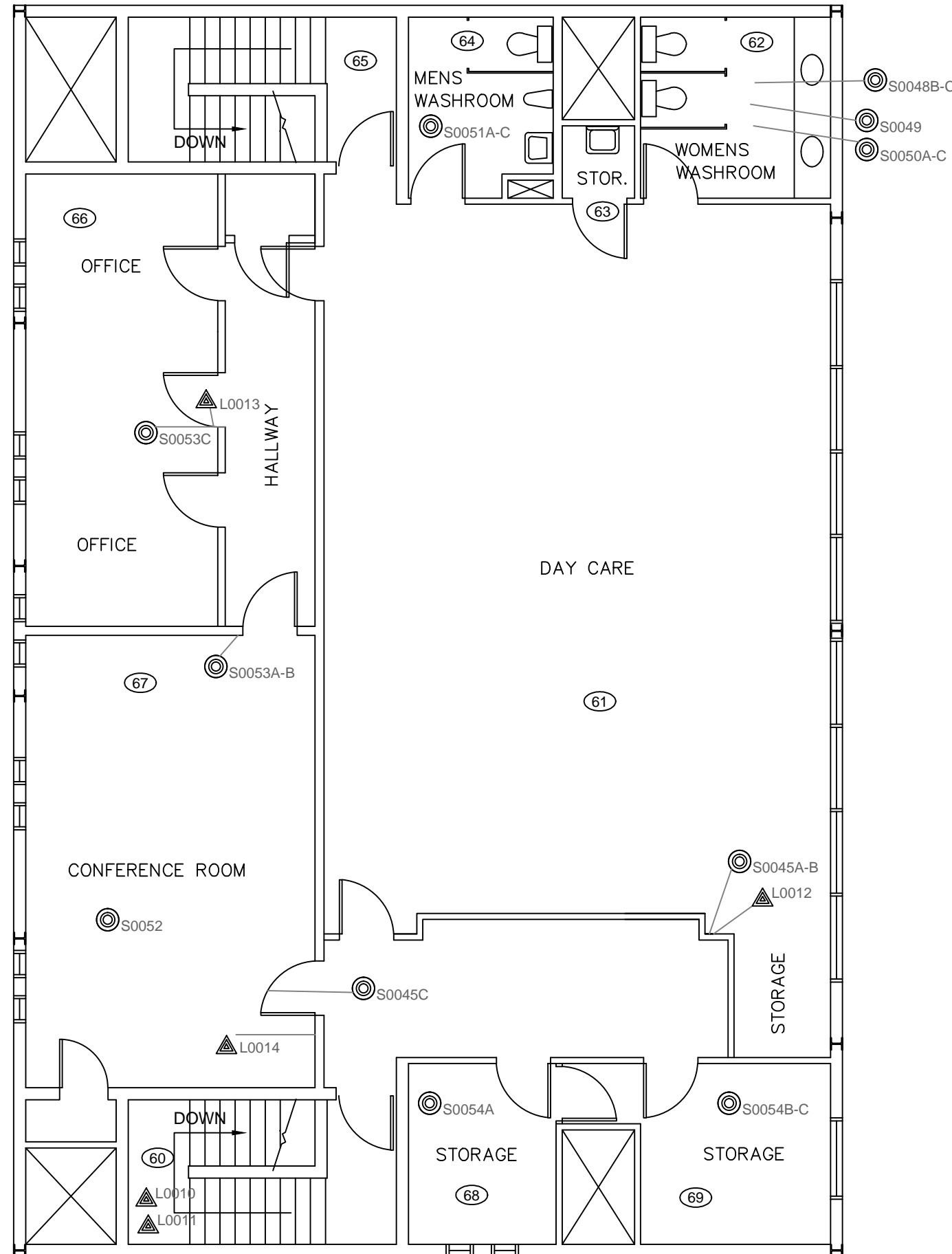
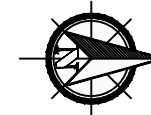
7. A Guideline for Working with Lead – Workplace Safety and Health Branch – Manitoba labour and Immigration (2002); and
8. Guidelines for the Investigation, Assessment, and Remediation of Mould In Workplaces, Workplace Safety and Health Division, Manitoba Labour, 2001.

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Template: Master Report for Hazardous Materials Assessment Report (Pre-Construction), Haz, March 20, 2018

APPENDIX I
Drawings





LEGEND:

- (X) PINCHIN LOCATION NUMBER
- (◎) ASBESTOS BULK SAMPLE
- (▲) LEAD BULK SAMPLE

CLIENT:

CITY OF WINNIPEG

LOCATION:

2055 NESS AVENUE
WINNIPEG, MANITOBA

TITLE:

ST. JAMES CIVIC CENTRE

MEZZANINE

DATE:

2018/06/15

PROJECT #:

220300

DRAWN BY:

REL

DRAWING:

2 OF 5

CHECKED BY:

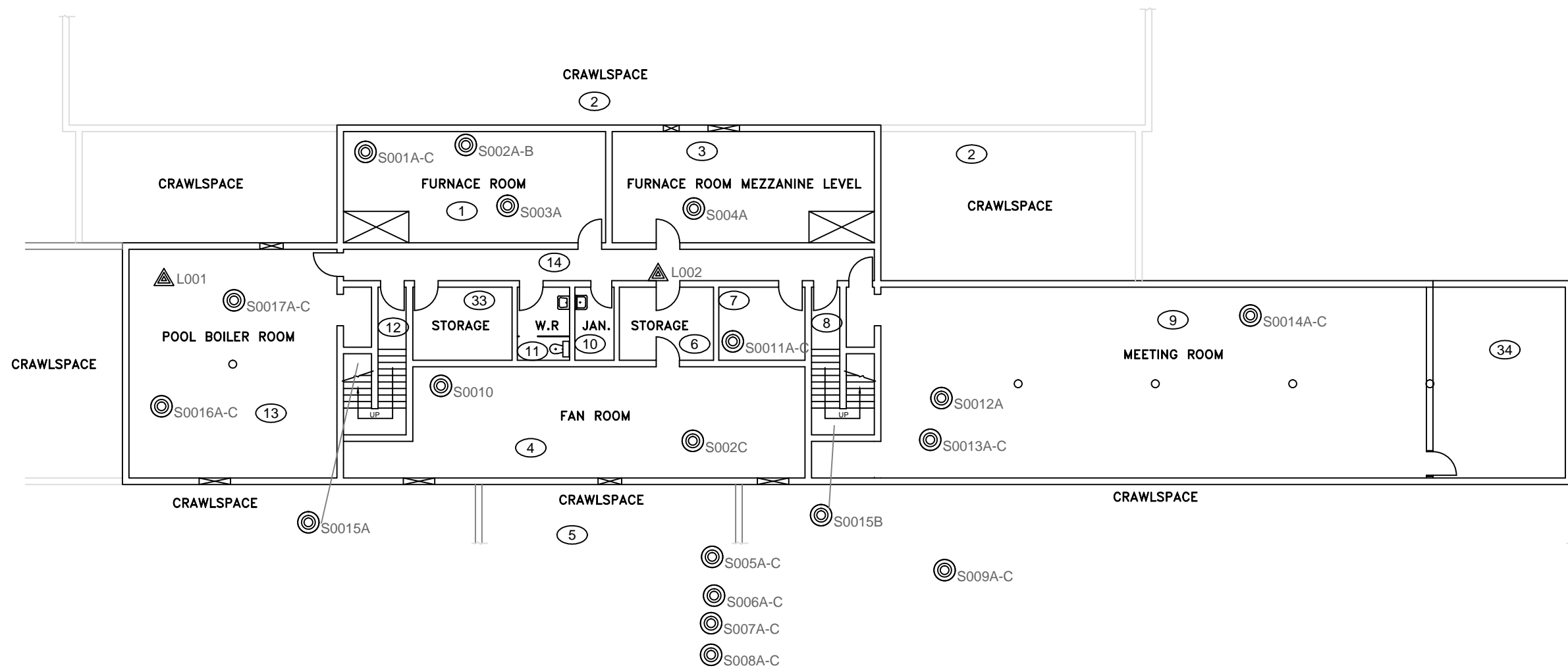
SCALE:

NTS



LEGEND:

- (X) PINCHIN LOCATION NUMBER
- (◎) ASBESTOS BULK SAMPLE
- (▲) LEAD BULK SAMPLE



CLIENT:

CITY OF WINNPEG

LOCATION:

2055 NESS AVENUE
WINNIPEG, MANITOBA

TITLE:

ST. JAMES CIVIC CENTRE

BASEMENT

DATE:

2018/06/15

PROJECT # :

220300

DRAWN BY:

REL

DRAWING:

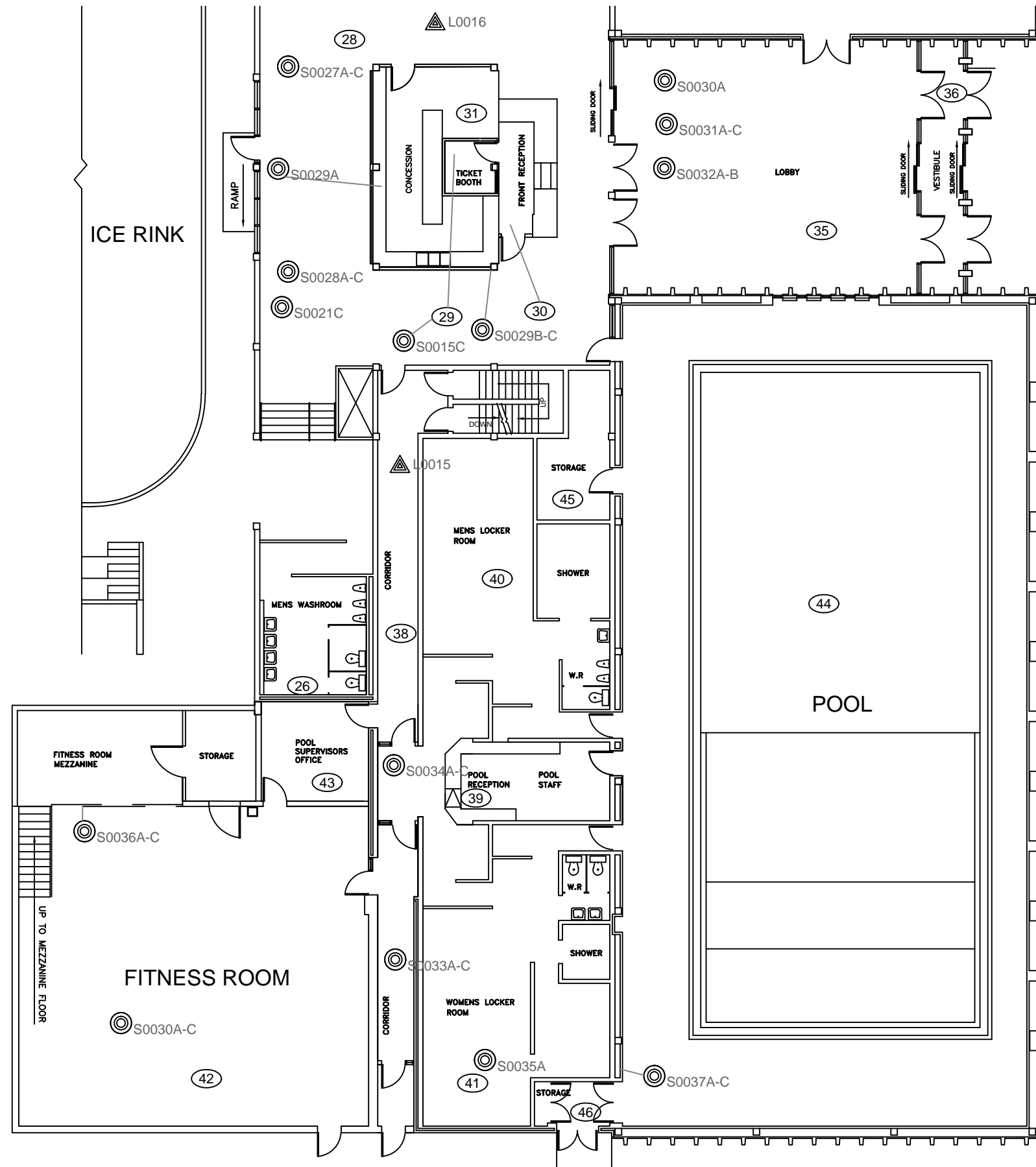
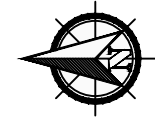
CHECKED BY:

CHECKED BY

3 OF 5

SCALE:

NTS



LEGEND:

- (X) PINCHIN LOCATION NUMBER
- (◎) ASBESTOS BULK SAMPLE
- (▲) LEAD BULK SAMPLE

CLIENT:

CITY OF WINNIPEG

LOCATION:

2055 NESS AVENUE
WINNIPEG, MANITOBA

TITLE:

ST. JAMES CIVIC CENTRE

POOL

DATE:

2018/06/15

PROJECT #:

220300

DRAWN BY:

REL

DRAWING:

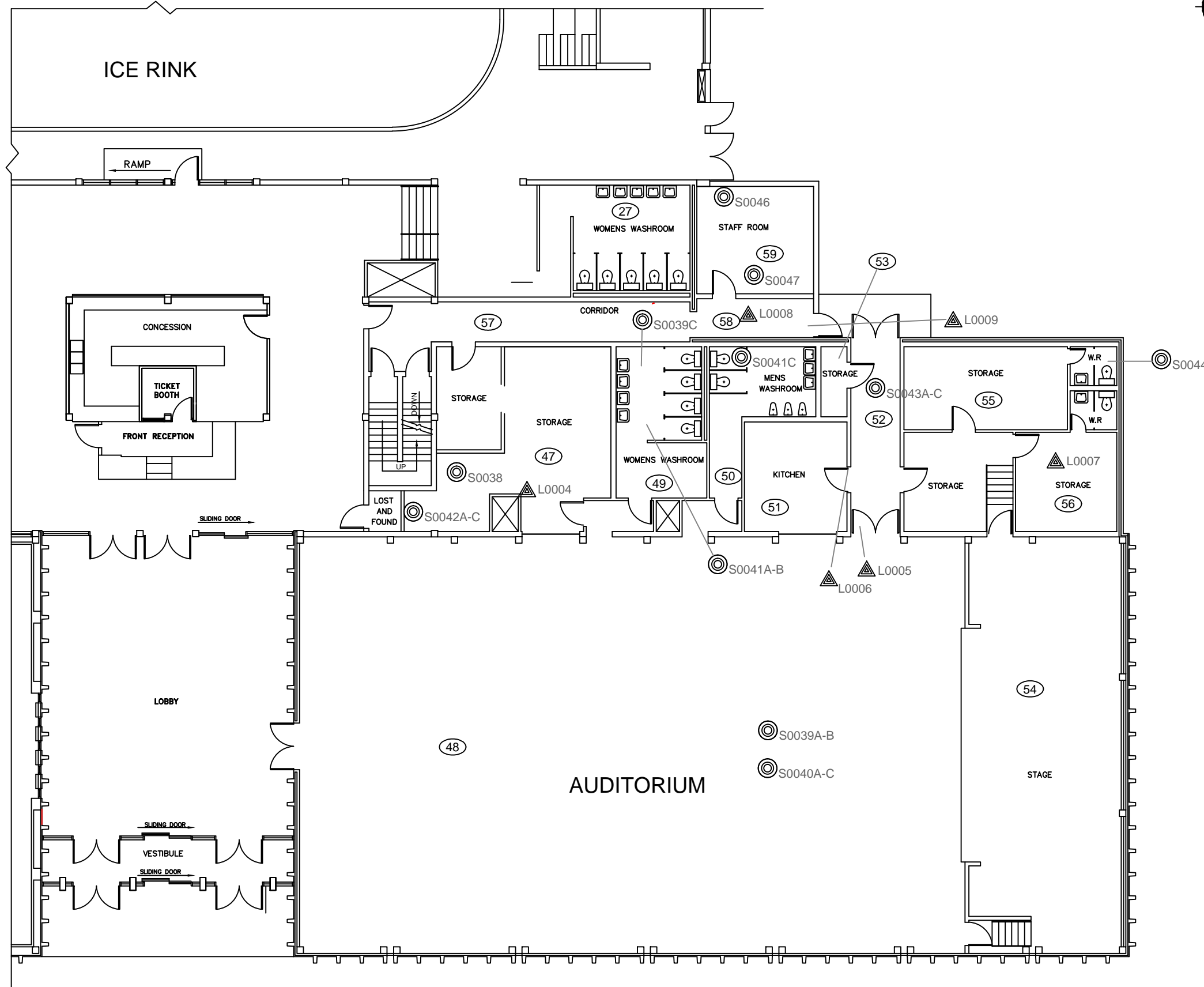
4 OF 5

CHECKED BY:

CHECKED BY

SCALE:

NTS



LEGEND:

- (X) PINCHIN LOCATION NUMBER
- (◎) ASBESTOS BULK SAMPLE
- (▲) LEAD BULK SAMPLE

CLIENT:		CITY OF WINNIPEG	
LOCATION:		2055 NESS WINNIPEG, MANITOBA	
TITLE:		ST. JAMES CIVIC CENTRE AUDITORIUM	
DATE:	2018/06/15	PROJECT #:	220300
DRAWN BY:	REL	DRAWING:	5 OF 5
CHECKED BY:			
SCALE:	NTS		

APPENDIX II-An
Asbestos Analytical Certificates



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Ken Brydges
Rodney Legault

Lab Order ID: 51813732
Analysis ID: 51813732_PLM
Date Received: 6/4/2018
Date Reported: 6/8/2018
Date Amended: 6/12/2018

Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0001A	Parging cement - Ftg - HWH - Blr Room - Loc.1	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_1					Teased, Crushed
0001B	Parging cement - Ftg - HWH - Blr Room - Loc.1	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_2					Teased, Crushed
0001C	Parging cement - Ftg - HWH - Blr Room - Loc.1	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_3					Teased, Crushed
0002A	Parging cement - Ftg - DW - Blr Room - Loc.1	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_4					Teased, Crushed
0002B	Parging cement - Ftg - DW - Blr Room - Loc.1	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_5					Teased, Crushed
0002C	Parging cement - Ftg - DW - Fan Room - Loc.4	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_6					Teased, Crushed
0003A	Red/brown Mastic - Blr Breeching - Blr Room Loc.1	None Detected		100% Other	Red Non Fibrous Homogeneous
51813732PLM_7					Ashed
0003B	Red/brown Mastic - Blr Breeching - Blr Room Loc.1	None Detected		100% Other	Red Non Fibrous Homogeneous
51813732PLM_8					Ashed

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Bethany Nichols (206)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



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Date Amended: 6/12/2018

Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0003C	Red/brown Mastic - Blr Breeching - Blr Room Loc.1	None Detected		100% Other	Red Non Fibrous Homogeneous
51813732PLM_9					Ashed
0004A	Grey Mastic - Ducting - electrical room Loc.3	None Detected	2% Synthetic Fibers	98% Other	Gray Non Fibrous Homogeneous
51813732PLM_10					Dissolved
0004B	Grey Mastic - Ducting - electrical room Loc.3	None Detected	2% Synthetic Fibers	98% Other	Gray Non Fibrous Homogeneous
51813732PLM_11					Dissolved
0004C	Grey Mastic - Ducting - electrical room Loc.3	None Detected	2% Synthetic Fibers	98% Other	Gray Non Fibrous Homogeneous
51813732PLM_12					Dissolved
0005A	Black/Grey Mastic - Ducting - South Crawlspace Loc.5	None Detected		100% Other	Gray, Black Non Fibrous Heterogeneous
51813732PLM_13					Dissolved, Ashed
0005B	Black/Grey Mastic - Ducting - South Crawlspace Loc.5	None Detected		100% Other	Gray, Black Non Fibrous Heterogeneous
51813732PLM_14					Dissolved, Ashed
0005C	Black/Grey Mastic - Ducting - South Crawlspace Loc.5	None Detected		100% Other	Gray, Black Non Fibrous Heterogeneous
51813732PLM_15					Dissolved, Ashed
0006A	Parging cement - ftg - HWH - South Crawlspace - Loc.5	3% Chrysotile	40% Fiber Glass	57% Other	Gray Fibrous Homogeneous
51813732PLM_16					Teased, Crushed

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Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0006B	Parging cement - ftg - HWH - South Crawlspace - Loc.5	3% Chrysotile	40% Fiber Glass	57% Other	Gray Fibrous Homogeneous
51813732PLM_17					Teased, Crushed
0006C	Parging cement - ftg - HWH - South Crawlspace - Loc.5	3% Chrysotile	40% Fiber Glass	57% Other	Gray Fibrous Homogeneous
51813732PLM_18					Teased, Crushed
0007A	Black tar mastic over paper and 028 - Ducting - South crawlspace Loc.5	10% Chrysotile		90% Other	Black Non Fibrous Homogeneous
51813732PLM_19					Dissolved
0007B	Black tar mastic over paper and 028 - Ducting - South crawlspace Loc.5	10% Chrysotile		90% Other	Black Non Fibrous Homogeneous
51813732PLM_20					Dissolved
0007C	Black tar mastic over paper and 028 - Ducting - South crawlspace Loc.5	10% Chrysotile		90% Other	Black Non Fibrous Homogeneous
51813732PLM_21					Dissolved
0008A	Beige mastic - Ducting - South crawlspace - Loc.5	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_22					Dissolved
0008B	Beige mastic - Ducting - South crawlspace - Loc.5	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_23					Dissolved
0008C - A	Beige mastic - Ducting - South crawlspace - Loc.5	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_24	beige layer				Dissolved

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Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Ken Brydges
Rodney Legault

Lab Order ID: 51813732
Analysis ID: 51813732_PLM
Date Received: 6/4/2018
Date Reported: 6/8/2018
Date Amended: 6/12/2018

Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0008C - B	Beige mastic - Ducting - South crawlspc - Loc.5	10% Chrysotile		90% Other	Black Non Fibrous Homogeneous
51813732PLM_163	black layer				Dissolved
0009A	Black tar mastic over foil - ducting - South Crawlspc - Loc.5	7% Chrysotile		93% Other	Black Non Fibrous Homogeneous
51813732PLM_25					Dissolved
0009B	Black tar mastic over foil - ducting - South Crawlspc - Loc.5	7% Chrysotile		93% Other	Black Non Fibrous Homogeneous
51813732PLM_26					Dissolved
0009C	Black tar mastic over foil - ducting - South Crawlspc - Loc.5	7% Chrysotile		93% Other	Black Non Fibrous Homogeneous
51813732PLM_27					Dissolved
0010A	Drywall joint compound - Fan Room Loc.4	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_28					Crushed
0010B	Drywall joint compound - Fan Room Loc.4	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_29					Crushed
0010C	Drywall joint compound - Fan Room Loc.4	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_30					Crushed
0011A	Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes - Storage room base	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_31					Ashed, Teased

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

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Bulk Asbestos Analysis

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54 Terracon Place
Winnipeg, MB R2J 4G7

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Analysis ID: 51813732_PLM
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Date Amended: 6/12/2018

Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0011B	Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes - Storage room base	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_32					Ashed, Teased
0011C	Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes - Storage room base	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_33					Ashed, Teased
0012A	Vinyl floor tiles - 12" x 12", beige and green - Basement Board room - Loc.9	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_34					Dissolved
0012B	Vinyl floor tiles - 12" x 12", beige and green - Basement Board room - Loc.9	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_35					Dissolved
0012C	Vinyl floor tiles - 12" x 12", beige and green - Basement Board room - Loc.9	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_36					Ashed
0013A	Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes Board room baseme	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_37					Ashed, Teased
0013B	Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes Board room baseme	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_38					Ashed, Teased
0013C	Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes Board room baseme	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_39					Ashed, Teased

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Bethany Nichols (206)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Ken Brydges
Rodney Legault

Lab Order ID: 51813732
Analysis ID: 51813732_PLM
Date Received: 6/4/2018
Date Reported: 6/8/2018
Date Amended: 6/12/2018

Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0014A	Drywall joint compound - wall - Basement Board room - Loc.9	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_40					Crushed
0014B	Drywall joint compound - wall - Basement Board room - Loc.9	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_41					Crushed
0014C	Drywall joint compound - wall - Basement Board room - Loc.9	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_42					Crushed
0015A - A	Vinyl floor tiles - 9" x 9", Beige and brown - Stairs M-B - Loc.12	3% Chrysotile		97% Other	Beige Non Fibrous Homogeneous
51813732PLM_43	tile				Dissolved
0015A - B	Vinyl floor tiles - 9" x 9", Beige and brown - Stairs M-B - Loc.12	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_164	mastic - small sample				Dissolved
0015B	Vinyl floor tiles - 9" x 9", Beige and brown - Stairs M-B - Loc.8	3% Chrysotile		97% Other	Beige Non Fibrous Homogeneous
51813732PLM_44	tile only				Dissolved
0015C - A	Vinyl floor tiles - 9" x 9", Beige and brown - Storage room behind reception - Loc.2	3% Chrysotile		97% Other	Beige Non Fibrous Homogeneous
51813732PLM_45	tile				Dissolved
0015C - B	Vinyl floor tiles - 9" x 9", Beige and brown - Storage room behind reception - Loc.2	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_165	mastic				Dissolved

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Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0016A	Parging cement - Hot water storage tank 1 - Pool Room - Loc.13	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_46					Teased, Crushed
0016B	Parging cement - Hot water storage tank 1 - Pool Room - Loc.13	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_47					Teased, Crushed
0016C	Parging cement - Hot water storage tank 2 - Pool Room - Loc.13	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_48					Teased, Crushed
0017A	Parging cement - HWH - Pool Room - Loc.13	10% Chrysotile	35% Fiber Glass	55% Other	Gray Fibrous Homogeneous
51813732PLM_49					Teased, Crushed
0017B	Parging cement - HWH - Pool Room - Loc.13	10% Chrysotile	35% Fiber Glass	55% Other	Gray Fibrous Homogeneous
51813732PLM_50					Teased, Crushed
0017C	Parging cement - HWH - Basement Corridor - Loc.13	10% Chrysotile	35% Fiber Glass	55% Other	Gray Fibrous Homogeneous
51813732PLM_51					Teased, Crushed
0018A	Black Matting - Solid Black no pattern - Arena - Loc.15	None Detected		100% Other	Tan, Gray Non Fibrous Heterogeneous
51813732PLM_52					Dissolved, Ashed
0018B	Black Matting - Solid Black no pattern - Arena - Loc.15	None Detected		100% Other	Tan, Gray Non Fibrous Heterogeneous
51813732PLM_53					Dissolved, Ashed

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Analysis ID: 51813732_PLM
Date Received: 6/4/2018
Date Reported: 6/8/2018
Date Amended: 6/12/2018

Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0018C	Black Matting - Solid Black no pattern - Arena - Loc.15	None Detected	30% Synthetic Fibers	70% Other	Black Fibrous Heterogeneous
51813732PLM_54					Dissolved, Teased
0019A	Black Matting - Rectangles - Arena - Loc.15	None Detected	10% Cellulose	90% Other	Black Non Fibrous Homogeneous
51813732PLM_55					Dissolved
0019B	Black Matting - Rectangles - Arena - Loc.15	None Detected	10% Cellulose	90% Other	Black Non Fibrous Homogeneous
51813732PLM_56					Dissolved
0019C	Black Matting - Rectangles - Locker Room - Loc.20	None Detected	10% Cellulose	90% Other	Black Non Fibrous Homogeneous
51813732PLM_57					Dissolved
0020A	Black Matting - Squares - Arena - Loc.15	None Detected	20% Synthetic Fibers	80% Other	Black Non Fibrous Homogeneous
51813732PLM_58					Ashed
0020B	Black Matting - Squares - Arena - Loc.15	None Detected	5% Synthetic Fibers 5% Cellulose	90% Other	Black Non Fibrous Homogeneous
51813732PLM_59					Ashed
0020C	Black Matting - Squares - Referee Room - Loc.22	None Detected	5% Synthetic Fibers 5% Cellulose	90% Other	Black Non Fibrous Homogeneous
51813732PLM_60					Ashed
0021A	Parging cement - Ftg - HWH - Arena - Loc.15	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_61					Teased, Crushed

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Bethany Nichols (206)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Ken Brydges
Rodney Legault

Lab Order ID: 51813732
Analysis ID: 51813732_PLM
Date Received: 6/4/2018
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Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0021B	Parging cement - Ftg - HWH - Arena - Loc.15	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_62					Teased, Crushed
0021C	Parging cement - Ftg - HWH - Corridor - Loc.28	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_63					Teased, Crushed
0022A	Plaster - Wall finish - Zambonie Room - Loc. 16	None Detected		100% Other	Gray Non Fibrous Homogeneous
51813732PLM_64					Crushed
0022B	Plaster - Wall finish - Zambonie Room - Loc. 16	None Detected		100% Other	Gray Non Fibrous Homogeneous
51813732PLM_65					Crushed
0022C	Plaster - Ceiling finish - Zambonie Room - Loc. 16	None Detected		100% Other	Gray Non Fibrous Homogeneous
51813732PLM_66					Crushed
0023A - A	Vinyl floor tiles - 12" x 12", Beige and grey - DJ room - Loc.19	2% Chrysotile		98% Other	Beige Non Fibrous Homogeneous
51813732PLM_67	tile				Dissolved
0023A - B	Vinyl floor tiles - 12" x 12", Beige and grey - DJ room - Loc.19	None Detected		100% Other	Brown, Yellow Non Fibrous Heterogeneous
51813732PLM_166	mixed mastics				Dissolved
0023B - A	Vinyl floor tiles - 12" x 12", Beige and grey - DJ room - Loc.19	2% Chrysotile		98% Other	Beige Non Fibrous Homogeneous
51813732PLM_68	tile				Dissolved

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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0023B - B	Vinyl floor tiles - 12" x 12", Beige and grey - DJ room - Loc.19	None Detected		100% Other	Yellow Non Fibrous Homogeneous
51813732PLM_167	mastic				Dissolved
0023C - A	Vinyl floor tiles - 12" x 12", Beige and grey - DJ room - Loc.19	2% Chrysotile		98% Other	Beige Non Fibrous Homogeneous
51813732PLM_69	tile				Dissolved
0023C - B	Vinyl floor tiles - 12" x 12", Beige and grey - DJ room - Loc.19	None Detected		100% Other	Yellow Non Fibrous Homogeneous
51813732PLM_168	mastic - very small sample				Dissolved
0024A	Acoustic ceiling tiles - 12" x 12" - wood - DJ Room - Loc.19	None Detected	90% Cellulose	10% Other	White, Brown Fibrous Heterogeneous
51813732PLM_70					Dissolved, Teased
0024B	Acoustic ceiling tiles - 12" x 12" - wood - DJ Room - Loc.19	None Detected	90% Cellulose	10% Other	White, Brown Fibrous Heterogeneous
51813732PLM_71					Dissolved, Teased
0024C	Acoustic ceiling tiles - 12" x 12" - wood - DJ Room - Loc.19	None Detected	90% Cellulose	10% Other	White, Brown Fibrous Heterogeneous
51813732PLM_72					Dissolved, Teased
0025A	Drywall joint compound - Ceiling - Corridor - Loc.25	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_73					Crushed
0025B	Drywall joint compound - Ceiling - Corridor - Loc.25	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_74					Crushed

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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0025C	Drywall joint compound - Ceiling - Corridor - Loc.25	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_75					Crushed
0027A	Acoustic ceiling tiles - 2'x2', Long fissures and pin holes - Corridor Loc.28	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_76					Ashed, Teased
0027B	Acoustic ceiling tiles - 2'x2', Long fissures and pin holes - Corridor Loc.28	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_77					Ashed, Teased
0027C	Acoustic ceiling tiles - 2'x2', Short fissures and pin holes - Corridor Loc.57	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_78					Ashed, Teased
0028A	Acoustic ceiling tiles - 2'x2', Short fissures and pin holes - Corridor Loc.28	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_79					Ashed, Teased
0028B	Acoustic ceiling tiles - 2'x2', Short fissures and pin holes - Corridor Loc.28	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_80					Ashed, Teased
0028C	Acoustic ceiling tiles - 2'x2', Short fissures and pin holes - Corridor Loc.57	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_81					Ashed, Teased
0029A	Plaster - Bulk Head - Corridor - Loc.28	None Detected		80% Other 20% Quartz	Tan Non Fibrous Homogeneous
51813732PLM_82	single layer plaster				Crushed

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Bulk Asbestos Analysis

By Polarized Light Microscopy
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Customer: Pinchin Ltd.
54 Terracon Place
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Rodney Legault

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Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0029B - A	Plaster - Bulk Head - Corridor - Loc.28	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_83	finish				Crushed
0029B - B	Plaster - Bulk Head - Corridor - Loc.28	None Detected		80% Other 20% Quartz	Tan Non Fibrous Homogeneous
51813732PLM_169	base				Crushed
0029C - A	Plaster - Bulk Head - Corridor - Loc.28	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_84	finish				Crushed
0029C - B	Plaster - Bulk Head - Corridor - Loc.28	None Detected		80% Other 20% Quartz	Tan Non Fibrous Homogeneous
51813732PLM_170	base				Crushed
0030A	Blue Matting - Reception - Loc.30	None Detected		100% Other	Blue, Gray Non Fibrous Homogeneous
51813732PLM_85					Ashed
0030B	Blue Matting - Gym - Loc.42	None Detected		100% Other	Blue, Gray Non Fibrous Homogeneous
51813732PLM_86					Ashed
0030C	Blue Matting - Gym - Loc.42	None Detected		100% Other	Blue, Gray Non Fibrous Homogeneous
51813732PLM_87					Ashed
0031A - A	Plaster - Over concrete - Entrance - Loc.35	< 0.1% Chrysotile		100% Other	Yellow Non Fibrous Homogeneous
51813732PLM_88	coating				Dissolved

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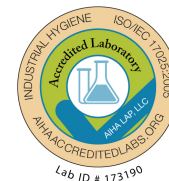
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Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0031A - B	Plaster - Over concrete - Entrance - Loc.35	None Detected		100% Other	Gray Non Fibrous Homogeneous
51813732PLM_171	single layer plaster				Crushed
0031B - A	Plaster - Over concrete - Entrance - Loc.35	< 0.1% Chrysotile		100% Other	Yellow Non Fibrous Homogeneous
51813732PLM_89	coating				Dissolved
0031B - B	Plaster - Over concrete - Entrance - Loc.35	None Detected		100% Other	Gray Non Fibrous Homogeneous
51813732PLM_172	single layer plaster				Crushed
0031C - A	Plaster - Over concrete - Entrance - Loc.35	< 0.1% Chrysotile		100% Other	Yellow Non Fibrous Homogeneous
51813732PLM_90	coating				Dissolved
0031C - B	Plaster - Over concrete - Entrance - Loc.35	None Detected		100% Other	Gray Non Fibrous Homogeneous
51813732PLM_173	single layer plaster				Crushed
0032A	Sound Proofing - Entrance - Loc.35	None Detected	95% Cellulose	5% Other	White Fibrous Homogeneous
51813732PLM_91					Ashed, Teased
0032B	Sound Proofing - Entrance - Loc.35	None Detected	95% Cellulose	5% Other	White Fibrous Homogeneous
51813732PLM_92					Ashed, Teased
0032C	Sound Proofing - Pool - Loc. 44	None Detected	95% Cellulose	5% Other	White Fibrous Homogeneous
51813732PLM_93					Ashed, Teased

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Bulk Asbestos Analysis

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Customer: Pinchin Ltd.
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Rodney Legault

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Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0033A - A	Vinyl floor tiles - 12" x 12", Beige - Corrdior - Loc.38	2% Chrysotile		98% Other	Beige Non Fibrous Homogeneous
51813732PLM_94	tile				Dissolved
0033A - B	Vinyl floor tiles - 12" x 12", Beige - Corrdior - Loc.38	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_174	mastic				Dissolved
0033B - A	Vinyl floor tiles - 12" x 12", Beige - Corrdior - Loc.38	2% Chrysotile		98% Other	Beige Non Fibrous Homogeneous
51813732PLM_95	tile				Dissolved
0033B - B	Vinyl floor tiles - 12" x 12", Beige - Corrdior - Loc.38	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_175	mastic - very small sample				Dissolved
0033C - A	Vinyl floor tiles - 12" x 12", Beige - Corrdior - Loc.38	2% Chrysotile		98% Other	Beige Non Fibrous Homogeneous
51813732PLM_96	tile				Dissolved
0033C - B	Vinyl floor tiles - 12" x 12", Beige - Corrdior - Loc.38	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_176	mastic - very small sample				Dissolved
0034A - A	Vinyl floor tiles - 12" x 12", Beige and Brown - Corridor - Loc.38	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_97	tile				Dissolved
0034A - B	Vinyl floor tiles - 12" x 12", Beige and Brown - Corridor - Loc.38	None Detected		100% Other	Black, Orange Non Fibrous Heterogeneous
51813732PLM_177	mixed mastics - very small sample				Dissolved

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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0034B - A	Vinyl floor tiles - 12" x 12", Beige and Brown - Corridor - Loc.38	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_98	tile				Dissolved
0034B - B	Vinyl floor tiles - 12" x 12", Beige and Brown - Corridor - Loc.38	None Detected		100% Other	Black, Orange, Gray Non Fibrous
51813732PLM_178	mixed mastics/leveling				Crushed, Dissolved
0034C - A	Vinyl floor tiles - 12" x 12", Beige and Brown - Pool Entrance - Loc.39	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_99	tile - ashed				Ashed
0034C - B	Vinyl floor tiles - 12" x 12", Beige and Brown - Pool Entrance - Loc.39	None Detected		100% Other	Black, Orange Non Fibrous Heterogeneous
51813732PLM_179	mixed mastics/leveling				Dissolved
0035A	Parging cement - RWL - Change Room - Loc.41	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_100					Teased, Crushed
0035B	Parging cement - RWL - Change Room - Loc.41	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_101					Teased, Crushed
0035C	Parging cement - RWL - Change Room - Loc.41	5% Chrysotile	35% Fiber Glass	60% Other	Gray Fibrous Homogeneous
51813732PLM_102					Teased, Crushed
0036A	Drywall Joint compound - Wall - Gym - Mez - Loc.42	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_103					Crushed

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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0036B	Drywall Joint compound - Wall - Gym - Mez - Loc.42	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_104					Crushed
0036C	Drywall Joint compound - Wall - Gym - Mez - Loc.42	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_105					Crushed
0037A - A	Plaster - Wall - Pool - Loc.44	None Detected	5% Synthetic Fibers	95% Other	Gray Non Fibrous Homogeneous
51813732PLM_106	coating				Dissolved
0037A - B	Plaster - Wall - Pool - Loc.44	None Detected	5% Cellulose	95% Other	Gray Non Fibrous Homogeneous
51813732PLM_180	gypsum				Crushed
0037B - A	Plaster - Wall - Pool - Loc.44	None Detected	5% Synthetic Fibers	95% Other	Gray Non Fibrous Homogeneous
51813732PLM_107	coating				Dissolved
0037B - B	Plaster - Wall - Pool - Loc.44	None Detected	5% Cellulose	95% Other	Gray Non Fibrous Homogeneous
51813732PLM_181	gypsum				Crushed
0037C - A	Plaster - Wall - Pool - Loc.44	None Detected	5% Synthetic Fibers	95% Other	Gray Non Fibrous Homogeneous
51813732PLM_108	coating				Dissolved
0037C - B	Plaster - Wall - Pool - Loc.44	None Detected	5% Cellulose	95% Other	Gray Non Fibrous Homogeneous
51813732PLM_182	gypsum				Crushed

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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0038A - A	Vinyl floor tiles - 9" x 9", Green - Cloak Room - Loc.47	3% Chrysotile		97% Other	Green Non Fibrous Homogeneous
51813732PLM_109	tile				Dissolved
0038A - B	Vinyl floor tiles - 9" x 9", Green - Cloak Room - Loc.47	None Detected		100% Other	Black, Gray Non Fibrous Heterogeneous
51813732PLM_183	mastic/leveling				Crushed, Dissolved
0038B - A	Vinyl floor tiles - 9" x 9", Green - Cloak Room - Loc.47	3% Chrysotile		97% Other	Green Non Fibrous Homogeneous
51813732PLM_110	tile				Dissolved
0038B - B	Vinyl floor tiles - 9" x 9", Green - Cloak Room - Loc.47	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_184	mastic/leveling				Dissolved
0038C - A	Vinyl floor tiles - 9" x 9", Green - Cloak Room - Loc.47	3% Chrysotile		97% Other	Green Non Fibrous Homogeneous
51813732PLM_111	tile				Dissolved
0038C - B	Vinyl floor tiles - 9" x 9", Green - Cloak Room - Loc.47	None Detected		100% Other	Black, Gray Non Fibrous Heterogeneous
51813732PLM_185	mastic/leveling				Crushed, Dissolved
0039A - A	Vinyl floor tiles - 9" x 9", Beige and grey - Auditorium - Loc.48	3% Chrysotile		97% Other	Gray Non Fibrous Homogeneous
51813732PLM_112	tile				Dissolved
0039A - B	Vinyl floor tiles - 9" x 9", Beige and grey - Auditorium - Loc.48	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_186	mastic				Dissolved

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Bethany Nichols (206)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Ken Brydges
Rodney Legault

Lab Order ID: 51813732
Analysis ID: 51813732_PLM
Date Received: 6/4/2018
Date Reported: 6/8/2018
Date Amended: 6/12/2018

Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0039B - A	Vinyl floor tiles - 9" x 9", Beige and grey - Womens Washroom - Loc.49	3% Chrysotile		97% Other	Gray Non Fibrous Homogeneous
51813732PLM_113	tile				Dissolved
0039B - B	Vinyl floor tiles - 9" x 9", Beige and grey - Womens Washroom - Loc.49	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_187	mastic - very small sample				Dissolved
0039C - A	Vinyl floor tiles - 9" x 9", Beige and grey - Auditorium - Loc.48	3% Chrysotile		97% Other	Gray Non Fibrous Homogeneous
51813732PLM_114	tile				Dissolved
0039C - B	Vinyl floor tiles - 9" x 9", Beige and grey - Auditorium - Loc.48	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_188	mastic				Dissolved
0040A - A	Plaster - Wall - Auditorium - Loc.48	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_115	finish				Crushed
0040A - B	Plaster - Wall - Auditorium - Loc.48	None Detected		80% Other 20% Quartz	Tan Non Fibrous Homogeneous
51813732PLM_189	base				Crushed
0040B - A	Plaster - Wall - Auditorium - Loc.48	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_116	finish				Crushed
0040B - B	Plaster - Wall - Auditorium - Loc.48	None Detected		80% Other 20% Quartz	Tan Non Fibrous Homogeneous
51813732PLM_190	base				Crushed

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Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0040C - A	Plaster - Wall - Auditorium - Loc.48	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_117	finish				Crushed
0040C - B	Plaster - Wall - Auditorium - Loc.48	None Detected		80% Other 20% Quartz	Tan Non Fibrous Homogeneous
51813732PLM_191	base				Crushed
0041A	Acoustic Ceiling tiles - Short fissures and pin holes 2'x2' - Womens Washroom Loc.49	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_118					Ashed, Teased
0041B	Acoustic Ceiling tiles - Short fissures and pin holes 2'x2' - Womens Washroom Loc.49	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_119					Ashed, Teased
0041C	Acoustic Ceiling tiles - Short fissures and pin holes 2'x2' - mens Washroom Loc.50	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_120					Ashed, Teased
0042A	Drywall joint compound - Wall - Cloak Room - Loc.47	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_121					Crushed
0042B	Drywall joint compound - Wall - Cloak Room - Loc.47	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_122					Crushed
0042C	Drywall joint compound - Wall - Cloak Room - Loc.47	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_123					Crushed

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Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



Customer: Pinchin Ltd.
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Rodney Legault

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Analysis ID: 51813732_PLM
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Date Amended: 6/12/2018

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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0043A - A	Vinyl floor tiles - 12" x 12", Beige - Corridor - Loc.52	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_124	tile				Dissolved
0043A - B	Vinyl floor tiles - 12" x 12", Beige - Corridor - Loc.52	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_192	mastic				Dissolved
0043B - A	Vinyl floor tiles - 12" x 12", Beige - Corridor - Loc.52	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_125	tile				Dissolved
0043B - B	Vinyl floor tiles - 12" x 12", Beige - Corridor - Loc.52	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_193	mastic				Dissolved
0043C - A	Vinyl floor tiles - 12" x 12", Beige - Staff Corridor - Loc.57	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_126	tile - ashed				Ashed
0043C - B	Vinyl floor tiles - 12" x 12", Beige - Staff Corridor - Loc.57	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_194	mastic				Dissolved
0044A	Acoustic Ceiling tiles - Long fissures and pinholes - Storage room - Loc.55	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_127					Ashed, Teased
0044B	Acoustic Ceiling tiles - Long fissures and pinholes - Storage room - Loc.55	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_128					Ashed, Teased

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Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Ken Brydges
Rodney Legault

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Date Amended: 6/12/2018

Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0044C	Acoustic Ceiling tiles - Long fissures and pinholes - Storage room - Loc.55	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_129					Ashed, Teased
0045A	Acoustic Ceiling Tiles - 12" x 12", wood cellulose - Staff Corridor - Loc.58	None Detected	90% Cellulose	10% Other	White, Brown Fibrous Heterogeneous
51813732PLM_130					Dissolved, Teased
0045B	Acoustic Ceiling Tiles - 12" x 12", wood cellulose - Staff Corridor - Loc.58	None Detected	90% Cellulose	10% Other	White, Brown Fibrous Heterogeneous
51813732PLM_131					Dissolved, Teased
0045C	Acoustic Ceiling Tiles - 12" x 12", wood cellulose - Staff Corridor - Loc.58	None Detected	90% Cellulose	10% Other	White, Brown Fibrous Heterogeneous
51813732PLM_132					Dissolved, Teased
0046A - A	Vinyl floor tiles - 12" Beige, Brown, White - Staff Room - Loc.59	5% Chrysotile		95% Other	Beige Non Fibrous Homogeneous
51813732PLM_133	tile				Dissolved
0046A - B	Vinyl floor tiles - 12" Beige, Brown, White - Staff Room - Loc.59	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_195	mastic - small sample				Dissolved
0046B - A	Vinyl floor tiles - 12" Beige, Brown, White - Staff Room - Loc.59	5% Chrysotile		95% Other	Beige Non Fibrous Homogeneous
51813732PLM_134	tile				Dissolved
0046B - B	Vinyl floor tiles - 12" Beige, Brown, White - Staff Room - Loc.59	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_196	mastic - small sample				Dissolved

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Bethany Nichols (206)

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Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Ken Brydges
Rodney Legault

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Analysis ID: 51813732_PLM
Date Received: 6/4/2018
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Date Amended: 6/12/2018

Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0046C - A	Vinyl floor tiles - 12" Beige, Brown, White - Staff Room - Loc.59	5% Chrysotile		95% Other	Beige Non Fibrous Homogeneous
51813732PLM_135	tile				Dissolved
0046C - B	Vinyl floor tiles - 12" Beige, Brown, White - Staff Room - Loc.59	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_197	mastic				Dissolved
0047A	Acoustic Ceiling tiles - 2'x4' - Pinholes - Staff Room - Loc. 59	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_136					Ashed, Teased
0047B	Acoustic Ceiling tiles - 2'x4' - Pinholes - Staff Room - Loc. 59	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_137					Ashed, Teased
0047C	Acoustic Ceiling tiles - 2'x4' - Pinholes - Staff Room - Loc. 59	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_138					Ashed, Teased
0048A	Acoustic Ceiling tiles - 2'x2', Fissures and pinholes - Stairs - Loc.60	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_139					Ashed, Teased
0048B	Acoustic Ceiling tiles - 2'x2', Fissures and pinholes - Womens Washroom - Loc.62	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_140					Ashed, Teased
0048C	Acoustic Ceiling tiles - 2'x2', Fissures and pinholes - Mens Washroom - Loc. 64	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_141					Ashed, Teased

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Bethany Nichols (206)

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Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Ken Brydges
Rodney Legault

Lab Order ID: 51813732
Analysis ID: 51813732_PLM
Date Received: 6/4/2018
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Project: 220300,2055 Ness Winnipeg MB, City of Winnipeg, St. James Civic Centre

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0049A	Drywall joint Compound - Wall - Mez - Daycare - Loc.61	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_142					Crushed
0049B	Drywall joint Compound - Wall - Mez - Daycare - Loc.61	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_143					Crushed
0049C	Drywall joint Compound - Wall - Mez - Board Room - Loc.67	None Detected		100% Other	White Non Fibrous Homogeneous
51813732PLM_144					Crushed
0050A - A	Vinyl floor tiles - 12" x 12", Beige and brown - Womens Washroom - Loc.62	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_145	tile				Dissolved
0050A - B	Vinyl floor tiles - 12" x 12", Beige and brown - Womens Washroom - Loc.62	None Detected		100% Other	Black, Yellow Non Fibrous Heterogeneous
51813732PLM_198	mixed mastics				Dissolved
0050B - A	Vinyl floor tiles - 12" x 12", Beige and brown - Womens Washroom - Loc.62	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_146	tile				Dissolved
0050B - B	Vinyl floor tiles - 12" x 12", Beige and brown - Womens Washroom - Loc.62	None Detected		100% Other	Black, Yellow Non Fibrous Heterogeneous
51813732PLM_199	mixed mastics				Dissolved
0050C - A	Vinyl floor tiles - 12" x 12", Beige and brown - Mens Washroom - Loc.64	None Detected		100% Other	Beige Non Fibrous Homogeneous
51813732PLM_147	tile - ashed				Ashed

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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0050C - B	Vinyl floor tiles - 12" x 12", Beige and brown - Mens Washroom - Loc.64	None Detected		100% Other	Black, Yellow Non Fibrous Heterogeneous
51813732PLM_200	mixed mastics				Dissolved
0051A	Acoustic Ceiling Tiles - 2x2 - Long Fissures and Pinholes - Mens Washroom Loc.64	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_148					Ashed, Teased
0051B	Acoustic Ceiling Tiles - 2x2 - Long Fissures and Pinholes - Mens Washroom Loc.64	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_149					Ashed, Teased
0051C	Acoustic Ceiling Tiles - 2x2 - Long Fissures and Pinholes - Mens Washroom Loc.64	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_150					Ashed, Teased
0052A	Acoustic Ceiling Tiles - 2x2 - Textured - Board Room - Loc.67	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_151					Ashed, Teased
0052B	Acoustic Ceiling Tiles - 2x2 - Textured - Board Room - Loc.67	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_152					Ashed, Teased
0052C	Acoustic Ceiling Tiles - 2x2 - Textured - Board Room - Loc.67	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_153					Ashed, Teased
0053A - A	Vinyl floor tiles - under Carpet - Board Room - Loc.67	None Detected		100% Other	Yellow Non Fibrous Homogeneous
51813732PLM_154	mastic 1				Dissolved

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Bulk Asbestos Analysis

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Rodney Legault

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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0053A - B	Vinyl floor tiles - under Carpet - Board Room - Loc.67	3% Chrysotile		97% Other	Beige Non Fibrous Homogeneous
51813732PLM_201	tile				Dissolved
0053A - C	Vinyl floor tiles - under Carpet - Board Room - Loc.67	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_202	mastic 2				Dissolved
0053B - A	Vinyl floor tiles - under Carpet - Board Room - Loc.67	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_155	mastic 1				Dissolved
0053B - B	Vinyl floor tiles - under Carpet - Board Room - Loc.67	3% Chrysotile		97% Other	Beige Non Fibrous Homogeneous
51813732PLM_203	tile				Dissolved
0053B - C	Vinyl floor tiles - under Carpet - Board Room - Loc.67	None Detected		100% Other	Yellow Non Fibrous Homogeneous
51813732PLM_204	mastic 2				Dissolved
0053C - A	Vinyl floor tiles - under Carpet - Storage Room - Loc.66	None Detected		100% Other	Yellow, Gray Non Fibrous Heterogeneous
51813732PLM_156	mastic 1/leveling				Crushed, Dissolved
0053C - B	Vinyl floor tiles - under Carpet - Storage Room - Loc.66	3% Chrysotile		97% Other	Beige Non Fibrous Homogeneous
51813732PLM_205	tile				Dissolved
0053C - C	Vinyl floor tiles - under Carpet - Storage Room - Loc.66	None Detected		100% Other	Black Non Fibrous Homogeneous
51813732PLM_206	mastic 2				Dissolved

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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0054A	Acoustic Ceiling tiles - 2x2 - Fissures and pinholes - Office 2 - Loc.68	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_157					Ashed, Teased
0054B	Acoustic Ceiling tiles - 2x2 - Fissures and pinholes - Office 1 - Loc.69	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_158					Ashed, Teased
0054C	Acoustic Ceiling tiles - 2x2 - Fissures and pinholes - Office 1 - Loc.69	None Detected	40% Cellulose 40% Fiber Glass	10% Perlite 10% Other	White, Gray Fibrous Homogeneous
51813732PLM_159					Ashed, Teased
0055A	Parging/Stucco - Exterior - East	0.5% Chrysotile		99.5% Other	Gray, Black Non Fibrous Heterogeneous
51813732PLM_160	stucco only				Crushed, Dissolved
0055B	Parging/Stucco - Exterior - Back	0.5% Chrysotile		99.5% Other	Gray, Black Non Fibrous Heterogeneous
51813732PLM_161	stucco only				Crushed, Dissolved
0055C	Parging/Stucco - Exterior - West+B183:1184	0.5% Chrysotile		99.5% Other	Gray, Black Non Fibrous Heterogeneous
51813732PLM_162	stucco only				Crushed, Dissolved

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.


Bethany Nichols (206)

Analyst

Approved Signatory

51813732

Version 1-15-2012

Client:	Pinchin Ltd.	<p>*Instructions: Use Column "B" for your contact info</p> <p>To See an Example Click the bottom Example Tab.</p> <p>Enter samples between "<<" and ">>"</p> <p>Begin Samples with a "<<" above the first sample and end with a ">>" below the last sample.</p> <p>Only Enter your data on the first sheet "Sheet1"</p> <p>Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included</p> <p>In the electronic data returned to you to facilitate your reintegration of the report data.</p>	Invoice to:
Contact:	Ken Brydges		Contact name here
Address:	54 Terracon Place, Winnipeg, MB		Email address here
Phone:	R2J 4G7		
Fax:	204 452-0983		
Email:	kbrydges@pinchin.com rlegault@pinchin.com		<p>Scientific Analytical Institute</p> <p>4604 Dundas Dr. Greensboro, NC 27407 Phone: 336.292.3888</p> <p>Fax: 336.292.3313 Email: lab@sailab.com</p>
Project:	220300, 2055 Ness Winnipeg MB, City Of Winnipeg, St. James Civic Centre		
Client Notes:	Special Instructions: Do Not Stop Positive		
P.O. #:	220300		
Date Submitted:	June 1, 2018		
Analysis:	PLM - Stop Positive EXCEPT Do not stop positive on all samples Analyze to 0.1%		
TurnAroundTime:	4days		

Sample Number	Data 1 (Lab use only)	Sample Description	Data 2 (Lab use only)
---------------	-----------------------	--------------------	-----------------------

<<			
0001A		Parging cement - Ftg - HWH - Blr Room - Loc.1	
0001B		Parging cement - Ftg - HWH - Blr Room - Loc.1	
0001C		Parging cement - Ftg - HWH - Blr Room - Loc.1	
0002A		Parging cement - Ftg - DW - Blr Room - Loc.1	
0002B		Parging cement - Ftg - DW - Blr Room - Loc.1	
0002C		Parging cement - Ftg - DW - Fan Room - Loc.4	
0003A		Red/brown Mastic - Blr Breaching - Blr Room Loc.1	
0003B		Red/brown Mastic - Blr Breaching - Blr Room Loc.1	
0003C		Red/brown Mastic - Blr Breaching - Blr Room Loc.1	
0004A		Grey Mastic - Ducting - electrical room Loc.3	
0004B		Grey Mastic - Ducting - electrical room Loc.3	
0004C		Grey Mastic - Ducting - electrical room Loc.3	
0005A		Black/Grey Mastic - Ducting - South Crawlspace Loc.5	
0005B		Black/Grey Mastic - Ducting - South Crawlspace Loc.5	
0005C		Black/Grey Mastic - Ducting - South Crawlspace Loc.5	

Accepted

Rejected

J. Jimenez 6/4 10:30 AM

5/31/24

- 0006A Parging cement - ftg - HWH - South Crawlspace - Loc.5
- 0006B Parging cement - ftg - HWH - South Crawlspace - Loc.5
- 0006C Parging cement - ftg - HWH - South Crawlspace - Loc.5
- 0007A Black tar mastic over paper and 028 - Ducting - South crawlspace Loc.5
- 0007B Black tar mastic over paper and 028 - Ducting - South crawlspace Loc.5
- 0007C Black tar mastic over paper and 028 - Ducting - South crawlspace Loc.5
- 0008A Beige mastic - Ducting - South crawlspace - Loc.5
- 0008B Beige mastic - Ducting - South crawlspace - Loc.5
- 0008C Beige mastic - Ducting - South crawlspace - Loc.5
- 0009A Black tar mastic over foil - ducting - South Crawlspace - Loc.5
- 0009B Black tar mastic over foil - ducting - South Crawlspace - Loc.5
- 0009C Black tar mastic over foil - ducting - South Crawlspace - Loc.5
- 0010A Drywall joint compound - Fan Room Loc.4
- 0010B Drywall joint compound - Fan Room Loc.4
- 0010C Drywall joint compound - Fan Room Loc.4
- 0011A Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes - Storage room basement - L
- 0011B Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes - Storage room basement - L
- 0011C Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes - Storage room basement - L
- 0012A Vinyl floor tiles - 12" x 12", beige and green - Basement Board room - Loc.9
- 0012B Vinyl floor tiles - 12" x 12", beige and green - Basement Board room - Loc.9
- 0012C Vinyl floor tiles - 12" x 12", beige and green - Basement Board room - Loc.9
- 0013A Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes Board room basement - Loc.
- 0013B Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes Board room basement - Loc.
- 0013C Acoustic ceiling tiles - 2'x4', Lay in - Short fissures and pinholes Board room basement - Loc.
- 0014A Drywall joint compound - wall - Basement Board room - Loc.9
- 0014B Drywall joint compound - wall - Basement Board room - Loc.9
- 0014C Drywall joint compound - wall - Basement Board room - Loc.9
- 0015A Vinyl floor tiles - 9" x 9", Beige and brown - Stairs M-B - Loc.12
- 0015B Vinyl floor tiles - 9" x 9", Beige and brown - Stairs M-B - Loc.8
- 0015C Vinyl floor tiles - 9" x 9", Beige and brown - Storage room behind reception - Loc.29
- 0016A Parging cement - Hot water storage tank 1 - Pool Room - Loc.13
- 0016B Parging cement - Hot water storage tank 1 - Pool Room - Loc.13
- 0016C Parging cement - Hot water storage tank 2 - Pool Room - Loc.13
- 0017A Parging cement - HWH - Pool Room - Loc.13
- 0017B Parging cement - HWH - Pool Room - Loc.13
- 0017C Parging cement - HWH - Pool Room - Loc.13
- 0018A Black Matting - Solid Black no pattern - Arena - Loc.15
- 0018B Black Matting - Solid Black no pattern - Arena - Loc.15
- 0018C Black Matting - Solid Black no pattern - Arena - Loc.15
- 0019A Black Matting - Rectangles - Arena - Loc.15
- 0019B Black Matting - Rectangles - Arena - Loc.15
- 0019C Black Matting - Rectangles - Locker Room - Loc.20

0020A	Black Matting - Squares - Arena - Loc.15
0020B	Black Matting - Squares - Arena - Loc.15
0020C	Black Matting - Squares - Referee Room - Loc.22
0021A	Parging cement - Ftg - HWH - Arena - Loc.15
0021B	Parging cement - Ftg - HWH - Arena - Loc.15
0021C	Parging cement - Ftg - HWH - Corridor - Loc.28
0022A	Plaster - Wall finish - Zambonie Room - Loc. 16
0022B	Plaster - Wall finish - Zambonie Room - Loc. 16
0022C	Plaster - Ceiling finish - Zambonie Room - Loc. 16
0023A	Vinyl floor tiles - 12" x 12", Beige and grey - DJ room - Loc.19
0023B	Vinyl floor tiles - 12" x 12", Beige and grey - DJ room - Loc.19
0023C	Vinyl floor tiles - 12" x 12", Beige and grey - DJ room - Loc.19
0024A	Acoustic ceiling tiles - 12" x 12" - wood - DJ Room - Loc.19
0024B	Acoustic ceiling tiles - 12" x 12" - wood - DJ Room - Loc.19
0024C	Acoustic ceiling tiles - 12" x 12" - wood - DJ Room - Loc.19
0025A	Drywall joint compound - Ceiling - Corridor - Loc.25
0025B	Drywall joint compound - Ceiling - Corridor - Loc.25
0025C	Drywall joint compound - Ceiling - Corridor - Loc.25
0027A	Acoustic ceiling tiles - 2'x2', Long fissures and pin holes - Corridor Loc.28
0027B	Acoustic ceiling tiles - 2'x2', Long fissures and pin holes - Corridor Loc.28
0027C	Acoustic ceiling tiles - 2'x2', Short fissures and pin holes - Corridor Loc.57
0028A	Acoustic ceiling tiles - 2'x2', Short fissures and pin holes - Corridor Loc.28
0028B	Acoustic ceiling tiles - 2'x2', Short fissures and pin holes - Corridor Loc.28
0028C	Acoustic ceiling tiles - 2'x2', Short fissures and pin holes - Corridor Loc.57
0029A	Plaster - Bulk Head - Corridor - Loc.28
0029B	Plaster - Bulk Head - Corridor - Loc.28
0029C	Plaster - Bulk Head - Corridor - Loc.28
0030A	Blue Matting - Reception - Loc.30
0030B	Blue Matting - Gym - Loc.42
0030C	Blue Matting - Gym - Loc.42
0031A	Plaster - Over concrete - Entrance - Loc.35
0031B	Plaster - Over concrete - Entrance - Loc.35
0031C	Plaster - Over concrete - Entrance - Loc.35
0032A	Sound Proofing - Entrance - Loc.35
0032B	Sound Proofing - Entrance - Loc.35
0032C	Sound Proofing - Pool - Loc. 44
0033A	Vinyl floor tiles - 12" x 12", Beige - Corrdior - Loc.38
0033B	Vinyl floor tiles - 12" x 12", Beige - Corrdior - Loc.38
0033C	Vinyl floor tiles - 12" x 12", Beige - Corrdior - Loc.38
0034A	Vinyl floor tiles - 12" x 12", Beige and Brown - Corridor - Loc.38
0034B	Vinyl floor tiles - 12" x 12", Beige and Brown - Corridor - Loc.38
0034C	Vinyl floor tiles - 12" x 12", Beige and Brown - Pool Entrance - Loc.38

3/11/21

0035A	Parging cement - RWL - Change Room - Loc.41
0035B	Parging cement - RWL - Change Room - Loc.41
0035C	Parging cement - RWL - Change Room - Loc.41
0036A	Drywall Joint compound - Wall - Gym - Mez - Loc.42
0036B	Drywall Joint compound - Wall - Gym - Mez - Loc.42
0036C	Drywall Joint compound - Wall - Gym - Mez - Loc.42
0037A	Plaster - Wall - Pool - Loc.44
0037B	Plaster - Wall - Pool - Loc.44
0037C	Plaster - Wall - Pool - Loc.44
0038A	Vinyl floor tiles - 9" x 9", Green - Cloak Room - Loc.47
0038B	Vinyl floor tiles - 9" x 9", Green - Cloak Room - Loc.47
0038C	Vinyl floor tiles - 9" x 9", Green - Cloak Room - Loc.47
0039A	Vinyl floor tiles - 9" x 9", Beige and grey - Auditorium - Loc.48
0039B	Vinyl floor tiles - 9" x 9", Beige and grey - Womens Washroom - Loc.49
0039C	Vinyl floor tiles - 9" x 9", Beige and grey - Auditorium - Loc.48
0040A	Plaster - Wall - Auditorium - Loc.48
0040B	Plaster - Wall - Auditorium - Loc.48
0040C	Plaster - Wall - Auditorium - Loc.48
0041A	Acoustic Ceiling tiles - Short fissures and pin holes 2'x2' - Womens Washroom Loc.49
0041B	Acoustic Ceiling tiles - Short fissures and pin holes 2'x2' - Womens Washroom Loc.49
0041C	Acoustic Ceiling tiles - Short fissures and pin holes 2'x2' - mens Washroom Loc.50
0042A	Drywall joint compound - Wall - Cloak Room - Loc.47

0042B
0042C
0043A
0043B
0043C
0044A
0044B
0044C
0045A
0045B
0045C
0046A
0046B
0046C
0047A
0047B
0047C
0048A
0048B
0048C
0049A
0049B
0049C
0050A
0050B
0050C
0051A
0051B
0051C
0052A
0052B
0052C
0053A
0053B
0053C
0054A
0054B
0054C
0055A
0055B
0055C

Drywall joint compound - Wall - Cloak Room - Loc.47
Drywall joint compound - Wall - Cloak Room - Loc.47
Vinyl floor tiles - 12" x 12", Beige - Corridor - Loc.52
Vinyl floor tiles - 12" x 12", Beige - Corridor - Loc.52
Vinyl floor tiles - 12" x 12", Beige - Staff Corridor - Loc.57
Acoustic Ceiling tiles - Long fissures and pinholes - Storage room - Loc.55
Acoustic Ceiling tiles - Long fissures and pinholes - Storage room - Loc.55
Acoustic Ceiling tiles - Long fissures and pinholes - Storage room - Loc.55
Acoustic Ceiling Tiles - 12" x 12", wood cellulose - Staff Corridor - Loc.58
Acoustic Ceiling Tiles - 12" x 12", wood cellulose - Staff Corridor - Loc.58
Acoustic Ceiling Tiles - 12" x 12", wood cellulose - Staff Corridor - Loc.58
Vinyl floor tiles - 12" Beige, Brown, White - Staff Room - Loc.59
Vinyl floor tiles - 12" Beige, Brown, White - Staff Room - Loc.59
Vinyl floor tiles - 12" Beige, Brown, White - Staff Room - Loc.59
Acoustic Ceiling tiles - 2'x4' - Pinholes - Staff Room - Loc. 59
Acoustic Ceiling tiles - 2'x4' - Pinholes - Staff Room - Loc. 59
Acoustic Ceiling tiles - 2'x4' - Pinholes - Staff Room - Loc. 59
Acoustic Ceiling tiles - 2'x2', Fissures and pinholes - Stairs - Loc.60
Acoustic Ceiling tiles - 2'x2', Fissures and pinholes - Womens Washroom - Loc.62
Acoustic Ceiling tiles - 2'x2', Fissures and pinholes - Mens Washroom - Loc. 64
Drywall joint Compound - Wall - Mez - Daycare - Loc.61
Drywall joint Compound - Wall - Mez - Daycare - Loc.61
Drywall joint Compound - Wall - Mez - Board Room - Loc.67
Vinyl floor tiles - 12" x 12", Beige and brown - Womens Washroom - Loc.62
Vinyl floor tiles - 12" x 12", Beige and brown - Womens Washroom - Loc.62
Vinyl floor tiles - 12" x 12", Beige and brown - Mens Washroom - Loc.64
Acoustic Ceiling Tiles - 2x2 - Long Fissures and Pinholes - Mens Washroom Loc.64
Acoustic Ceiling Tiles - 2x2 - Long Fissures and Pinholes - Mens Washroom Loc.64
Acoustic Ceiling Tiles - 2x2 - Long Fissures and Pinholes - Mens Washroom Loc.64
Acoustic Ceiling Tiles - 2x2 - Textured - Board Room - Loc.67
Acoustic Ceiling Tiles - 2x2 - Textured - Board Room - Loc.67
Acoustic Ceiling Tiles - 2x2 - Textured - Board Room - Loc.67
Vinyl floor tiles - under Carpet - Board Room - Loc.67
Vinyl floor tiles - under Carpet - Board Room - Loc.67
Vinyl floor tiles - under Carpet - Storage Room - Loc.66
Acoustic Ceiling tiles - 2x2 - Fissures and pinholes - Office 2 - Loc.68
Acoustic Ceiling tiles - 2x2 - Fissures and pinholes - Office 1 - Loc.69
Acoustic Ceiling tiles - 2x2 - Fissures and pinholes - Office 1 - Loc.69
Parging/Stucco - Exterior - East
Parging/Stucco - Exterior - Back
Parging/Stucco - Exterior - West B1B3:1184



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name: City Of Winnipeg, St. James Civic Centre, 2055 Ness, Winnipeg, MB
Project No.: 0220300.000
Prepared For: K. Brydges / R. Legault
Lab Reference No.: b190574
Analyst(s): J. Raisch-Berkoff
Date Received: June 1, 2018 **# Samples submitted:** 1
Date Analyzed: June 7, 2018 **# Phases analyzed:** 1

Method of Analysis:

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

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

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	Manitoba	0.1% friable 1% non-friable
Quebec	0.1%	Saskatchewan	0.5% friable 1% non-friable
Alberta, NWT, Yukon, Nunavut	1%	Newfoundland and Labrador, PEI and New Brunswick	1%

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

Pinchin Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for 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 17025:2005.

This report relates only to the items tested.

NOTE: *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*



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

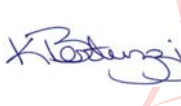
Project Name: City Of Winnipeg, St. James Civic Centre, 2055 Ness, Winnipeg, MB
Project No.: 220300
Prepared For: K. Brydges / R. Legault

Lab Reference No.: b190574
Date Analyzed: June 7, 2018

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0026A Vermiculite - Mechanical room - Loc.18	Homogeneous, grey, beige, and brown, loose particulate, micaceous material.	Libby Amphibole Asbestos	Confirmed Vermiculite > 75%
Comments:	This sample originated from Libby Montana (a mine known to be contaminated with amphibole asbestos and is sold under the brand name Zonolite) and was confirmed in our laboratory to contain asbestos fibres. The laboratory does not report a percentage due to the variable asbestos content of the vermiculite from bag to bag or even between sampling locations in the same installation. The overall percentage of asbestos in Libby Vermiculite has been shown to range up to 6% (Atkinson et al. 1982; Amandus et al. 1987). Pinchin recommends that once the material is confirmed to be Libby Zonolite, it be treated as an asbestos containing material (>0.1% asbestos).		

Reviewed by:


 Digitally signed
 by Eileen
 Luong
 Date:
 2018.06.08
 09:26:10 -04'00'

Reporting Analyst:


 Digitally signed
 by Eileen Luong
 Date:
 2018.06.08
 09:26:27 -04'00'

SPIH # sent to STLL.



Analyzed by: JRB

Reviewed by: KB

Report Sent by: EL

Special Instructions:

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

Client Name:	City Of Winnipeg	Project Address:	2055 Ness Winnipeg MB
Portfolio/Building No:	St. James Civic Centre	Pinchin File:	220300
Submitted by:	Ken Brydges	Email:	kbrydges@pinchin.com
CC Results to:	Rodney Legault	CC Email:	rlegault@pinchin.com
Invoice to:		Invoice Email:	
Date Submitted:	May 31 2018	Required by:	June 8 2018
# of Samples:		Priority:	5 Day Turnaround
Year of Building Construction (Mandatory Field):			
Do NOT Stop on Positive (Sample Numbers):	Do not stop positive on all samples		
Pinchin Group Company (Mandatory Field):	Pinchin		

To be Completed by Lab Personnel Only:			
Lab Reference #:	b190 574	Time:	24 hour clock
Received by:	JUN 01 2018 JL	Date:	Month Day Year
Name(s) of Analyst(s):	JRB's June 7/18		
Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
	0026	A	Vermiculite - Mechanical room - Loc.18 Libby confirmed



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name:	COW, St James Civic Centre, 2055 Ness Avenue, Winnipeg, MB		
Project No.:	0220300.000		
Prepared For:	K. Brydges/ R. Legault	Date Received:	September 24, 2018
Lab Reference No.:	b197491	Date Analyzed:	September 28, 2018
Analyst(s):	T. Ly	# Samples submitted:	9
		# Phases analyzed:	11

Method of Analysis:

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

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

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	Alberta	Undefined
Quebec	0.1%	Saskatchewan	0.5% friable 1% non-friable
PEI, NWT, Yukon, Nunavut, Newfoundland and Labrador, and New Brunswick	1%	Manitoba	0.1% friable 1% non-friable

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

Pinchin Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for 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 17025:2005.

This report relates only to the items tested.

NOTE: *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name: COW, St James Civic Centre, 2055 Ness Avenue, Winnipeg, MB
Project No.: 0220300.000
Prepared For: K. Brydges/ R. Legault
Lab Reference No.: b197491
Date Analyzed: September 28, 2018

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0056A Caulking on Roof Flashing Above Kitchen	Homogeneous, beige, caulking material.	None Detected	Cellulose 5-10% Non-Fibrous Material > 75%
0056B Caulking on Roof Flashing Above Entrance adjacent kitchen	Homogeneous, beige, caulking material.	None Detected	Cellulose 5-10% Non-Fibrous Material > 75%
0056C Caulking on Roof Flashing Above Auditorium	Homogeneous, beige, caulking material.	None Detected	Cellulose 5-10% Non-Fibrous Material > 75%
0056D Caulking on Roof Flashing Above Auditorium	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%
0056E Caulking on Roof Flashing Above Pool	Homogeneous, off-white, caulking material.	None Detected	Non-Fibrous Material > 75%
0056F Caulking on Roof Flashing Above Pool	Homogeneous, light grey, caulking material.	None Detected	Non-Fibrous Material > 75%
0057A Black tar/mastic - on venting - Above Pool	2 Phases: a) Homogeneous, black, tar material. b) Homogeneous, tar impregnated, compressed fibrous material.	None Detected None Detected	Tar and other non-fibrous > 75% Cellulose 50-75% Tar and other non-fibrous 25-50%
0057B Black tar/mastic - on venting - Above Auditorium	Homogeneous, black, tar material.	None Detected	Tar and other non-fibrous > 75%
0057C Black tar/mastic - on venting - Above entrance	2 Phases: a) Homogeneous, black, tar material. b) Homogeneous, tar impregnated, compressed fibrous material.	None Detected None Detected	Tar and other non-fibrous > 75% Cellulose 50-75% Tar and other non-fibrous 25-50%

Reviewed by:

Digitally signed by
Eileen Luong
Date: 2018.10.01
08:44:40 -04'00'

Page 2 of 2

Reporting Analyst:

Digitally signed by
Eileen Luong
Date: 2018.10.01
08:44:58 -04'00'



Analyzed by: RB
 Reviewed by: KB
 Report Sent by: AL

Special Instructions:

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

Client Name:	COW	Project Address:	2055 Ness Avenue Winnipeg MB
Portfolio/Building No:	St James Civic Centre	Pinchin File:	220300
Submitted by:	Ken Brydges	Email:	kbrydges@pinchin.com
CC Results to:	Rodney legault	CC Email:	rlegault@pinchin.com
Invoice to:		Invoice Email:	
Date Submitted:	September 21 2018	Required by:	October 1 2018
# of Samples:	10	Priority:	5 Day Turnaround
Year of Building Construction (Mandatory Field):			
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):		Pinchin	

To be Completed by Lab Personnel Only:

Lab Reference #:	0197-491	Time:	24 hour clock		
Received by:	SEP 24 2018	Date:	Month	Day	Year
Name(s) of Analyst(s):	TZ		9	28	18

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
	0056	A	Caulking on Roof Flashing - Above Kitchen ND
	0056	B	Caulking on Roof Flashing - Above Entrance adjacent kitchen ND
	0056	C	Caulking on Roof Flashing - Above Auditorium ND
	0056	D	Caulking on Roof Flashing - Above Auditorium ND
	0056	E	Caulking on Roof Flashing - Above Pool ND
	0056	F	Caulking on Roof Flashing - Above Pool ND

bts = 11

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
	0057	A	Black tar/mastic - on venting - Above Pool a)ND b)ND
	0057	B	Black tar/mastic - on venting - Above Auditorium ND
	0057	C	Black tar/mastic - on venting - Above entrance a)ND b)ND
	0058	A	BUR - Above Kitchen
	0058	B	BUR - Above Entrnace adj Kitchen
	0058	C	BUR - Above Auditorium
	0058	D	BUR - Above Arena
	0058	E	BUR - Above Pool

9

5



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name:	COW, St James Civic Centre, 2055 Ness Avenue Winnipeg MB		
Project No.:	0220300.000		
Prepared For:	K. Brydges / R. Legault	Date Received:	September 24, 2018
Lab Reference No.:	b197492	Date Analyzed:	October 1, 2018
Analyst(s):	A. Wells	# Samples submitted:	5
		# Phases analyzed:	18

Method of Analysis:

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

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

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	Alberta	Undefined
Quebec	0.1%	Saskatchewan	0.5% friable 1% non-friable
PEI, NWT, Yukon, Nunavut, Newfoundland and Labrador, and New Brunswick	1%	Manitoba	0.1% friable 1% non-friable

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

Pinchin Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for 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 17025:2005.

This report relates only to the items tested.

NOTE: *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name: COW, St James Civic Centre, 2055 Ness Avenue Winnipeg MB
Project No.: 0220300.000
Prepared For: K. Brydges / R. Legault

Lab Reference No.: b197492
Date Analyzed: October 1, 2018

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0058A BUR - Above Kitchen	4 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% Tar and other non-fibrous 25-50%
	c) Homogeneous, black, tar material on foam.	None Detected	Tar and other non-fibrous > 75%
	d) Homogeneous, black, thick tar material with rocks.	None Detected	Tar and other non-fibrous > 75%
Comments:	Cellulose, drywall and foam are present on the surface of this sample.		
0058B BUR - Above Entrnace adj Kitchen	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% Tar and other non-fibrous 25-50%
	c) Homogeneous, black, tar material on foam.	None Detected	Tar and other non-fibrous > 75%
Comments:	Cellulose, drywall and foam are present on the surface of this sample.		



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name: COW, St James Civic Centre, 2055 Ness Avenue Winnipeg MB
Project No.: 0220300.000
Prepared For: K. Brydges / R. Legault

Lab Reference No.: b197492
Date Analyzed: October 1, 2018

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0058C BUR - Above Auditorium	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% Tar and other non-fibrous 25-50%
	c) Homogeneous, black, tar material on foam.	None Detected	Tar and other non-fibrous > 75%
Comments:	Cellulose, drywall and foam are present on the surface of this sample.		
0058D BUR - Above Arena	a) Homogeneous, black, tar material and paper.	None Detected	Tar and other non-fibrous > 75%
	b) Non-homogeneous, beige and black layered paper and tar material.	None Detected	Cellulose 50-75% Tar and other non-fibrous 25-50%
	c) Homogeneous, black, layered tar material.	None Detected	Tar and other non-fibrous > 75%
	d) Homogeneous, black, layered, tar impregnated, compressed fibrous material.	None Detected	Cellulose 50-75% Tar and other non-fibrous 25-50%
	e) Homogeneous, black, tar material with rocks.	Chrysotile 1-5%	Tar and other non-fibrous > 75%
Comments:	Cellulose is present on the surface of this sample.		



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

Project Name: COW, St James Civic Centre, 2055 Ness Avenue Winnipeg MB
Project No.: 0220300.000
Prepared For: K. Brydges / R. Legault

Lab Reference No.: b197492
Date Analyzed: October 1, 2018

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0058E BUR - Above Pool	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% Tar and other non-fibrous 25-50%
	c) Homogeneous, black, tar material on foam.	None Detected	Tar and other non-fibrous > 75%
Comments:	Cellulose is present on the surface of this sample.		

Reviewed by:

Reporting Analyst:

 Digitally signed by Julieth Oran
Date: 2018.10.01 16:35:02 -04'00'

 Digitally signed by Julieth Oran
Date: 2018.10.01 16:34:49 -04'00'



Analyzed by: AW
 Reviewed by: [Signature]
 Report Sent by: [Signature]

Special Instructions:

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

Client Name:	COW	Project Address:	2055 Ness Avenue Winnipeg MB
Portfolio/Building No:	St James Civic Centre	Pinchin File:	220300
Submitted by:	Ken Brydges	Email:	kbrydges@pinchin.com
CC Results to:	Rodney legault	CC Email:	rlegault@pinchin.com
Invoice to:		Invoice Email:	
Date Submitted:	September 21 2018	Required by:	October 1 2018
# of Samples:		Priority:	5 Day Turnaround
Year of Building Construction (Mandatory Field):			
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):	Pinchin		

To be Completed by Lab Personnel Only:

Lab Reference #:	b197492	Time:	24 hour clock
Received by:	sept 24, 2018 JR	Date:	Month Day Year
Name(s) of Analyst(s):	AW 18-1001		

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
	0058	A	BUR - Above Kitchen <i>AW 18-1001</i>
<i>bag labeled 59B</i>	0058	B	BUR - Above Entrnace adj Kitchen <i>AW 18-1001</i>
<i>bag labeled 59C</i>	0058	C	BUR - Above Auditorium <i>AW 18-1001</i>
	0058	D	BUR - Above Arena <i>AW 18-1001</i>
	0058	E	BUR - Above Pool <i>AW 18-1001</i>

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APPENDIX II-B
Lead Analytical Certificates



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7000B



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Ken Brydges

Lab Order ID: 51813621
Analysis ID: 51813621_PBP
Date Received: 6/1/2018
Date Reported: 6/8/2018

Project: 2055 Ness Winnipeg MB Hazardous Material Assessment

Sample ID	Description	Mass	Concentration	Concentration
Lab Sample ID	Lab Notes	(g)	(ppm)	(% by weight)
L-0001	Paint Chip - Beige Paint - Wall - Location 13	0.0795	310	0.031%
51813621PBP_1				
L-0002	Paint Chip - Grey Paint - Basement - Location 14	0.0794	2300	0.23%
51813621PBP_2				
L-0003	Paint Chip - Blue - Basement Corridor - Loc.14	0.0572	1100	0.11%
51813621PBP_3				
L-0004	Paint Chip - Brown Paint - Cloak Room - Loc.47	0.0638	< 63	< 0.0063%
51813621PBP_4				
L-0005	Paint Chip - Light Brown - Auditorium - Loc.48	0.0654	< 61	< 0.0061%
51813621PBP_5				
L-0006	Paint Chip - Grey paint - Kitchen - Loc.48	0.0682	2800	0.28%
51813621PBP_6				
L-0007	Paint Chip - Beige paint - Wall - Location 56	0.0545	490	0.049%
51813621PBP_7				
L-0008	Paint Chip - White paint - Staff Corridor - Loc.58	0.0852	< 47	< 0.0047%
51813621PBP_8				
L-0009	Paint Chip - Blue - Main floor - Staff room - Loc.59	0.0939	8100	0.81%
51813621PBP_9				
L-0010	Paint Chip - Green - Hollow core - Stairs - Loc.60	0.0571	130	0.013%
51813621PBP_10				

Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

Melissa Ferrell (22)

Analyst

Laboratory Director



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7000B



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Ken Brydges

Lab Order ID: 51813621
Analysis ID: 51813621_PBP
Date Received: 6/1/2018
Date Reported: 6/8/2018

Project: 2055 Ness Winnipeg MB Hazardous Material Assessment

Sample ID	Description	Mass	Concentration	Concentration
Lab Sample ID	Lab Notes	(g)	(ppm)	(% by weight)
L-0011	Paint Chip - Grey -- Stairs - Loc.60	0.0308	1900	0.19%
51813621PBP_11				
L-0012	Paint Chip - Blue - Daycare - Loc. 61	0.0637	< 63	< 0.0063%
51813621PBP_12				
L-0013	Paint Chip - Brown Paint - Storage room - Loc.66	0.0819	62	0.0062%
51813621PBP_13				
L-0014	Paint Chip - Green - Board room - Loc.67	0.0374	< 43	< 0.0043%
51813621PBP_14				
L-0015	Paint Chip - Light Green - Pool Corridor	0.0364	80.	0.0080%
51813621PBP_15				
L-0016	Paint Chip - White - Corridor - Loc.28	0.0263	< 61	< 0.0061%
51813621PBP_16				
L-0017	Paint Chip Grey - Concrete	0.0578	< 69	< 0.0069%
51813621PBP_17				
L-0018	Paint Chip - Beige - Hollow core	0.0691	< 58	< 0.0058%
51813621PBP_18				
L-0019	Paint Chip - Dark Grey - exterior parging	0.0540	220	0.022%
51813621PBP_19				
L-0020	Paint Chip - Blue Paint Exterior Door	0.0765	1200	0.12%
51813621PBP_20				

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Melissa Ferrell (22)

Analyst

Laboratory Director



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7000B



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Ken Brydges

Lab Order ID: 51813621
Analysis ID: 51813621_PBP
Date Received: 6/1/2018
Date Reported: 6/8/2018

Project: 2055 Ness Winnipeg MB Hazardous Material Assessment

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
L-0021	Paint Chip - Pink/Brown Paint - Exterior Door	0.0542	7100	0.71%
51813621PBP_21				
L-0022	Paint Chip - Green Paint - Exterior metal cladding	0.0437	< 37	< 0.0037%
51813621PBP_22				

Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

Melissa Ferrell (22)

Analyst

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Laboratory Director

5813621

Contact: Ken Brydges
Address: 54 Terracon Place Winnipeg MB
Phone: 204-792-6580
Fax: 204-453-0788
Email: kbrydges@pinchin.com

Project: 2055 Ness Winnipeg MB
 Hazardous Material Assessment

Client Notes:

P.O. #: 220300
Date Submitted:

Analysis: LEAD
TurnAroundTime: Regular

Use Column "B" for your contact info

To See an Example Click the bottom Example Tab.

Enter samples between "<<" and ">>"
Begin Samples with a "<<" above the first sample and end with a ">>" below the last sample.
 Only Enter your data on the first sheet "Sheet1"

Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.

Scientific Analytical Institute



**302-L Pomona Dr.
 Greensboro, NC 27407
 Phone: 336.292.3888
 Fax: 336.292.3313
 Email: lab@sailab.com**

Sample Number	Data 1	Sample Description	Data 2
<<			
L-0001	Wall Finish	Paint Chip - Beige Paint - Wall - Location 13	
L-0002	Walls	Paint Chip - Grey Paint - Basement - Location 14	
L-0003	Door Frames	Paint Chip - Blue - Basement Corridor - Loc.14	
L-0004	Wall Finish	Paint Chip - Brown Paint - Cloak Room - Loc.47	
L-0005	Doors and frames	Paint Chip - Light Brown - Auditorium - Loc.48	
L-0006	Doors and frames	Paint Chip - Grey paint - Kitchen - Loc.48	
L-0007	Walls	Paint Chip - Beige paint - Wall - Location 56	
L-0008	Walls	Paint Chip - White paint - Staff Corridor - Loc.58	
L-0009	Metal Door and frames	Paint Chip - Blue - Main floor - Staff room - Loc.59	
L-0010	Walls	Paint Chip - Green - Hollow core - Stairs - Loc.60	
L-0011	Rails	Paint Chip - Grey - Stairs - Loc.60	
L-0012	Walls -	Paint Chip - Blue - Daycare - Loc. 61	
L-0013	Walls -	Paint Chip - Brown Paint - Storage room - Loc.66	
L-0014	Doors and frames	Paint Chip - Green - Board room - Loc.67	
L-0015	Walls	Paint Chip - Light Green - Pool Corridor	
L-0016	Walls	Paint Chip - White - Corridor - Loc.28	
L-0017	Exterior Wall	Paint Chip Grey - Concrete	
L-0018	Exterior Wall	Paint Chip - Beige - Hollow core	
L-0019	Exterior parking	Paint Chip - Dark Grey - exterior parking	

B. Bulley
4/1
10/20/08

Accepted

Rejected

L-0020
L-0021
L-0022

Exterior Doors
Exterior Doors
Exterior Metal and door

Paint Chip - Blue Paint Exterior Door
Paint Chip - Pink/Brown Paint - Exterior Door
Paint Chip - Green Paint - Exterior metal cladding

APPENDIX III
Methodology

1.0 GENERAL

Pinchin conducts a room-by-room survey (rooms, corridors, service areas, exterior, etc.) to identify the hazardous building materials as defined by the scope of work. All work is conducted in accordance with our own internal Standard Operating Procedures.

Information regarding the location and condition of hazardous building materials encountered and visually estimated quantities are recorded. The locations of any samples collected are recorded on small-scale plans.

As-built drawings and previous reports are referenced where provided.

1.1 Limitations on Scope

The assessment excludes the following:

- Articles belonging to the owner, tenant or occupant (e.g. stored items, furniture, appliances, etc.);
- Underground materials or equipment (e.g. vessels, drums, underground storage tanks, pipes, etc.);
- Building envelope, structural components, inaccessible or concealed materials or other items where sampling may cause consequential damage to the property;
- Energized systems (e.g. internal boiler components, elevators, mechanical or electrical components);
- Controlled products (e.g. stored chemicals, operational or process-related substances); and
- Materials not typically associated with construction (e.g. settled dust, spills, residual contamination from prior spills, etc.).

The assessment includes 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 is conducted where possible (under carpets or multiple layers of flooring). Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural items is not conducted.

1.2 Asbestos

An inspection is conducted for the presence of 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 is 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 are determined by visual examination and available information on the phases of construction and prior renovations.

Samples are collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy is 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 are visually identified without sample confirmation.

Drywall joint compound is sampled at exterior walls, columns or other locations that are unlikely to have been renovated in an attempt to determine the presence of asbestos in the original drywall compound. Delineation of asbestos-containing drywall compound from newer, non-asbestos drywall compound is not conducted.

Flooring mastic or adhesive is sampled and analyzed if present on the underside of flooring samples (vinyl floor tile and vinyl sheet flooring).

Limited demolition of masonry block walls (core holes) is conducted to investigate for loose fill vermiculite insulation.

The following materials (if present) are not sampled and will be presumed to contain asbestos.

- Roofing, felts and tar
- Concrete floor levelling compound
- Electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring
- Refractory materials and insulations in boilers

- Insulation under metal clad boilers
- Mechanical packing, ropes and gaskets
- Fire resistant doors or metal clad finishes
- Vibration dampers on HVAC equipment

The bulk samples are submitted to a NVLAP accredited laboratory for analysis. The analysis is 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 are compared to the following criteria.

Jurisdiction	Friable	Non-Friable
BC	0.5% ¹	0.5%
Alberta	Undefined ²	Undefined ²
Saskatchewan	>0.5% ¹	>1%
Manitoba	0.1% ¹	1%
Ontario	0.5%	0.5%
Yukon, Nunavut, Northwest Territories	1%	1%
Federal	1%	1%

The asbestos analysis is completed using a stop positive approach. Only one result meeting the above regulated criteria is 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 stops 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 are analyzed if no asbestos is detected. In some cases, all samples are analyzed in the sample set regardless of result.

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

¹ Or any amount if vermiculite

² There is no criteria established for defining an asbestos-containing material by Alberta OHS Regulations. Historically, the accepted threshold was 1%, however materials that contain any asbestos will now need to be assessed before disturbance to determine the potential for fibre release based on the planned work activity.

samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation.

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

- Friability (friable or non-friable);
- Condition (good, fair, poor, debris);
- Accessibility (ranking from accessible to all building users to inaccessible);
- 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).

1.3 Lead

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

Analysis for lead in paints or surface coatings is performed at an accredited laboratory in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption.

For this report, all paints containing lead at a concentration of 0.009% (90 ppm) or greater are discussed. Paint and surface coatings are evaluated for condition such as flaking, chipping or chalking.

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

1.4 Silica

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

1.5 Mercury

Building materials/products/equipment (e.g. thermostats, barometers, pressure gauges, light tubes), suspected to contain mercury are identified by visually inspection only. Dismantling of equipment suspected of containing mercury is not performed. Sampling of these materials for laboratory analysis of mercury content is not performed.

1.6 Polychlorinated Biphenyls

The potential for light ballast and wet transformers to contain PCBs is 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 is compared to known ban dates of PCBs and Environment Canada publications.

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

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

Non-liquid forms of PCBs (i.e. sealants or caulking) are not sampled for PCB content.

1.7 Visible Mould

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

Master Template: Methodology Document for Hazardous Building Materials Management, HAZ, December 1, 2017

APPENDIX IV
Additional Photographs



Photograph No. 6: Non-asbestos skate matting within the rink Loc.15 (Samples 0020A-C).



Photograph No. : Non-asbestos blue matting within the Reception area and Gym Loc.'s 30 and 42 (Samples 0030A-C).



Photograph No. 8: Non-asbestos vinyl sheet flooring within the pool entrance Loc.39 (Rubber).



Photograph No. 9: Non-asbestos vinyl sheet flooring within the utility room Loc.53 (Rubber).



Photograph No. 12: Asbestos-containing vinyl floor tiles within the rink sound room Loc.15 (Samples 0023A-C).



Photograph No. 13: Asbestos-containing vinyl floor tiles within pool corridor and office Loc.'s 38 and 43 (Samples 0033A-C).



Photograph No. 14: Non-asbestos vinyl floor tiles within the pool corridor Loc.38 (Samples 0034A-C).



Photograph No. 15: Asbestos-containing vinyl floor tiles within the cloak room Loc.47 (Samples 0038A-C).



Photograph No. 16: Asbestos-containing vinyl floor tiles within the auditorium and adjacent rooms Loc.48 (Samples 0039A-C).



Photograph No. 17: Non-asbestos vinyl floor tiles within the corridors Loc.'s 52 and 58 (Samples 0038A-C).



Photograph No. 18: Asbestos-containing vinyl floor tiles within the staff room Loc.59 (Samples 0046A-C).



Photograph No. 19: Non-asbestos vinyl floor tiles within the mezzanine washrooms and offices (Samples 0050A-CA-C).



Photograph No. 20: Asbestos-containing vinyl floor tiles within the mezzanine board room and storage room under carpeting Loc.'s 66 and 67 (Samples 0053A-C).



Photograph No. 23: Non-asbestos black/grey mastic present on uninsulated ducting within the south crawlspace and basement (Samples 0005A-C).



Photograph No. 24: Asbestos-containing black tar mastic on ducting within the south crawlspace (Samples 0007A-C).



Photograph No. 25: Asbestos-containing black tar mastic on ducting within the south crawlspace (Samples 0009A-C).



Photograph No. 26: Asbestos-containing beige mastic present on uninsulated ducting within the south crawlspace and basement board room (Samples 0008A-C).

\\pinchin.com\wpg\Job\220000s\0220300.000 CofW,2500NESS,HAZ,ASSMT\Deliverables\220300 CofW 2055 Ness Photo Appendix for Hazardous Building Materials Assessment Oct 4 2018.docx

Template: Master Photo Appendix, HazMat, July 21, 2017