



**1080578-273841 –
Basement AHU Repairs,
1080472-273842 – VAV
Box Repairs &
1105347-274246 –
Replace Compressors**

Designated Substance Audit Report

Project Location:

135 St. Clair Avenue West, Toronto, ON

Prepared for:

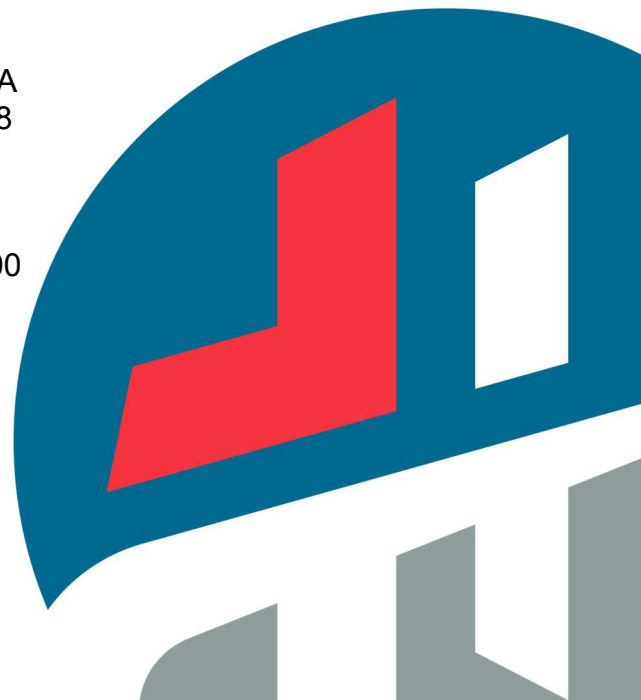
Colliers Project Leaders Inc.
5255 Orbiter Drive Suite 101, Mississauga, ON

Prepared by:

MTE Consultants
1016 Sutton Drive, Unit A
Burlington, ON L7L 6B8

October 31, 2023

MTE File No.: 40111-200





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1.0 Introduction

MTE Consultants Inc. (MTE) was retained by Colliers Project Leaders Inc. (the Client) to conduct a Designated Substance Audit for the building located at 135 St. Clair Avenue West in Toronto, Ontario.

The purpose of the audit was to identify the presence of Designated Substances within the building in accordance with Section 30 of the Occupational Health & Safety Act (OHSA), in advance of a renovation. This report meets the requirements of Section 30 of the OHSA and the requirements of Ontario Regulation (O. Reg.) 278/05.

2.0 Scope of Work

As requested by the Client, this assessment was limited to the following areas:

- 15th Floor Mechanical Penthouse;
- 15th Floor Boardroom;
- The Basement Mechanical; and,
- Main Floor Exterior Air Intake.

These areas are referred to in the following sections as the “Subject Areas”.

The Scope of Work for this assessment was completed by MTE and included the following activities:

- Review of existing or historical reports and documentation pertaining to Designated Substances within the building;
- Visual inspection of accessible locations within the Subject Areas to identify the following suspect Designated Substances and Hazardous Building Materials:
 - Asbestos;
 - Lead;
 - Mercury;
 - Silica;
 - Mould growth;
 - Ozone Depleting Substances; and,
 - Polychlorinated Biphenyls limited to fluorescent light ballasts.
- The following Designated Substances are not expected to be present due to the building use or in a form that is hazardous: Acrylonitrile, Arsenic, Benzene, Coke Oven Emissions, Ethylene Oxide, Isocyanates, and Vinyl Chloride;
- Collection of bulk building material samples suspected to contain asbestos;
- Collection of paint scrape samples suspected to contain lead;
- Submission of samples to an accredited and/or qualified laboratory;
- Interpretation of laboratory results; and
- Preparation of this report of findings and recommendations.

3.0 Methodology and Assessment Criteria

This audit was conducted using visual and laboratory identification methods for the assessment of materials outlined in Section 2.0 and their corresponding location and use. Materials that are determined to be asbestos-containing materials (ACM) are further classified by their friability and condition. The areas outlined in Section 2.0 were inspected and limited to building components, materials and service connections. Notwithstanding that reasonable attempts were made to identify all Designated Substances, the possibility of concealed substances and material exists and may not become visible until substantial demolition has occurred and therefore are currently undocumented. All work was conducted in accordance with industry accepted methods and MTE Standard Operating Procedures and did not include the following:

- Materials indicated in this report as “Potentially Concealed”;
- Locations that may be hazardous to the surveyor (located at heights, electrical equipment, confined spaces);
- Where invasive inspection could cause consequential damage to the property or impair the integrity of the equipment, such as roof system, sealants, exterior finishes, underground services or components of mechanical equipment;
- Locations concealed by building finishes that require substantial demolition or removal for access or determination of quantities (plumbing or electrical lines);
- Non-permanent items or personal contents, furnishings; and
- Settled dust or airborne agents unless otherwise stated.

4.0 Assessment and Results

An inspection of the building was conducted by MTE on October 25, 2023.

A description of the building and assessed finishes is provided below. Refer to Section 4.1 for a summary of findings.

Building Element	Description
Exterior Finishes	Concrete
Building Structure	Structural steel Concrete Concrete block
Mechanical Systems/Insulations	Forced air furnace heating Fibreglass insulation on pipe straights Fibreglass duct insulation Fibreglass insulation covered with Polyvinyl Chloride (PVC)
Electrical/Plumbing Systems	Fluorescent Light tubes, bulbs
Floor Finishes	Concrete
Wall Finishes	Concrete
Ceiling Finishes	2' x 2' Small Fissure Random Pinhole ceiling tiles

4.1 Findings and Analytical Results

A summary of sampling locations and analytical results are included in **Appendix A**.

Laboratory certificates of analysis are included in **Appendix B**.

Figures of inspected areas are included in **Appendix C**.

A photographic log is included in **Appendix D**.

A detailed summary of findings and recommended actions is provided in **Table 4.3 of Appendix A**.

4.1.1 Asbestos

Asbestos was used in building materials throughout the years with a peak usage in the 1950s and 1960s. While the manufacture of most ACM was banned in the 1970s, buildings constructed in the 1980s have the potential for ACM as well. In 1986, legislation limiting the use of asbestos in consumer products was introduced.

As part of this inspection, a total of 3 bulk samples of suspect ACM were submitted for asbestos analysis with a total of 3 analyses being performed. The difference between the number of samples submitted and the number of samples analysed can be a function of either the stop-positive method or the requirement of analyzing multiple layers, performed by the laboratory, from a single sample reported as additional samples or subsets of a sample.

Bulk samples were submitted for asbestos analysis to Paracel Laboratories Ltd. (Paracel), in Mississauga, Ontario. Paracel is certified under the Canadian Association of Laboratory Accreditation to perform asbestos analysis of bulk samples (accreditation number A3762). Laboratory analysis was conducted in accordance with the United States Environmental Protection Agency (USEPA), Test Method EPA/600-R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, June, 1993 by Polarized Light Microscopy (PLM) as prescribed by O. Reg. 278/05.

Based on the laboratory results and visual identification, no ACM was confirmed present at the time of the inspection; however, suspect ACM may potentially be concealed by building finishes.

4.1.2 Lead

Lead was historically used in mortar pigments, ceramic glazing; plumbing solder, electrical equipment and electronics solder, in pipe gaskets as packing in cast iron bell and spigot joints of sanitary drains, flexible plumbing connections, flashing panels, acoustical dampeners, phone cable casing and some architectural applications. In buildings constructed after 1990, these applications are no longer applicable outside of specialized uses (shielding for medical imaging etc.).

As part of this inspection, a total of 2 paint scrape samples were collected from surfaces and represent the paint colours which may be disturbed during the proposed project.

Samples were submitted for laboratory analysis by ASTM D3335-85A "Standard Method to Test for Low Concentrations of Lead in Paint by Atomic Absorption Spectrophotometry" following MOE Method E3470 Inductively Coupled Plasma Optical Emission Spectrometry to Paracel Laboratories Ltd., in Ottawa, Ontario. Paracel is accredited by the Canadian Association of Laboratory Accreditation to perform bulk lead analysis of paint.

Based on the laboratory results and visual identification, no lead-containing materials were confirmed present at the time of the inspection; however, low level lead containing paint is present on various surfaces. In addition, suspect lead-containing solder on copper pipe connections were observed in the subject areas.

4.1.3 Mercury

Mercury is typically used in building service applications such as fluorescent light tubes, compact fluorescent bulbs, metal halide (sodium halide) lamp bulbs, and neon lights as a

vapour. Mercury may exist in thermostats and pipe or mechanical equipment thermometers as a liquid. Mercury is presumed to be present in the above materials.

Mercury-containing materials were visually identified at the time of the inspection.

4.1.4 Silica

Silica is present in rock, stone, soil, and sand. Masonry products such as concrete block, brick, and mortar, as well as concrete and associated products contain silica. Due to its ubiquitous nature, silica was historically used in a wide variety of building materials and is still used today in new construction.

Building materials that are presumed to contain silica were visually identified at the time of the inspection.

4.1.5 Mould

No water damaged or mould growth impacted building materials were observed during the inspection.

4.1.6 Polychlorinated Biphenyls (PCB)

Suspect PCB-containing light ballasts were visually identified during the inspection. All live electrical equipment that could not be properly and safely de-energized was not assessed, therefore light ballasts were not inspected. Light ballasts which were not accessed, will require additional investigation to determine their PCB content when removed from service.

4.1.7 Ozone-Depleting Substances (ODS)

ODS are chemical compounds that include chlorofluorocarbons (cfcs), hydrochlorofluorocarbons (hcfcs), halons, methyl bromide, carbon tetrachloride, hydrobromofluorocarbons, chlorobromomethane, and methyl chloroform which are widely used in cooling and refrigeration. The use of ODS is regulated under Ontario Regulation 463/10 *Ozone Depleting Substances and Other Halocarbons* Made under the Environmental Protection Act.

Building components presumed to contain ODS were identified at the time of the inspection.

4.2 Conclusions and Recommendations

A detailed summary of recommended actions is provided in **Table 4.3 of Appendix A**.

In accordance with Section 30 of OHSA and Section 8 of O. Reg. 278/05, the Owner must provide a copy of this report to all contractors doing work at the building. The Owner must also provide a copy of this report to all prospective contractors.

Should any additional suspect Designated Substances be discovered during building renovation demolition, work in the vicinity should cease and the materials should not be disturbed until proper notification, testing and abatement instructions are provided. All waste generated as a result of any and all work at the Site must be handled, transported and disposed of in accordance with Ontario Regulation 347 made under the Environmental Protection Act and local by-laws. Based on the assessment findings and analytical results, the following abatement measures are presented. It should be noted that the recommended actions are the minimum required actions, as prescribed by the appropriate Acts, regulations, guidelines, standards, codes and general best practice measures.

4.2.1 Asbestos

No ACMs were identified or confirmed present during the assessment. As such, no special management, handling or disposal requirements applies for building maintenance, renovation, construction or demolition work.

ACM may be present in concealed locations and if construction, renovation, alteration, or maintenance activities are planned, invasive inspections of concealed locations for potential ACM must be performed prior to such activities.

Should any suspect ACM be discovered during the course of construction, renovation, alteration, or maintenance activities, work which disturbs the material must cease immediately. Suspect ACM must be treated as asbestos-containing or sampled prior to disturbance to assess the presence of asbestos.

4.2.2 Lead

Suspect lead-containing solder on plumbing connections were identified. As such special requirements for the management, handling and disposal of lead-containing materials by the owner, constructor, contractor, sub-contractors and workers apply. The abatement contractor should consult Environmental Abatement Council of Canada's (EACC) *Lead Guideline for Construction, Renovation, Maintenance or Repair (October 2014)* for the procedures and methods required to remove and dispose of lead-containing materials.

Low level lead-containing paint is also present, and the following general procedures are recommended as a precautionary measure as per Environmental Abatement Council of Canada's (EACC) *Lead Guideline for Construction, Renovation, Maintenance or Repair (October 2014)*:

- General dust control;
- The washing of hands and face at on-site facilities;
- No smoking, eating, chewing gum or drinking in the work area; and
- No removal of painted surfaces by means of abrasive blasting.

4.2.3 Mercury

Mercury-containing materials were identified. All mercury containing materials or sources should be removed, intact, prior to any work which may disturb or damage them and cause worker exposure to mercury liquid and/or vapour.

On-site crushing of mercury-containing materials should not occur. Care should be taken to ensure safe storage of the above until recycling or disposal can be coordinated. Under current legislation, mercury waste requires handling and disposal in accordance with Ontario Regulation 490/09 of the OHSA and Ontario Regulation 347 of the Environmental Protection Act.

4.2.4 Silica

Silica is presumed to be present; therefore, special requirements for management and handling are required. The contractor should also consult MOL Occupational Health and Safety Branch's Guideline: *Silica on Construction Projects* (April 2011) for the procedures and methods required to remove and dispose of silica-containing materials.

4.2.5 Mould

No water damage or suspect mould growth was observed during the assessment therefore no special management and handling requirements are warranted.

4.2.6 PCBs

Suspect PCB-containing fluorescent light ballasts were identified but could not be conclusively classified as PCB-containing or non-PCB-containing.

It is the responsibility of the owner to inspect, or ensure the inspection of all light ballasts as they are removed from service to make certain they are properly classified as PCB-containing or non-PCB containing. Fixtures will require dismantling to access date stamps (located on the back of the ballast) in order to be correctly classified in accordance with Environment Canada's document "*Identification of Lamp Ballasts Containing PCBs, Report EPS 2/CC/2 (revised), August 1991*".

4.2.7 Ozone Depleting Substances

Building components presumed to contain ODS were identified and special requirements for management, handling and disposal by the owner, constructor, contractor, sub-contractors and workers apply.

Under current legislation, there are no requirements to remove ODSs from service simply because they are present. However, prior to commencing any work where this equipment will be dismantled, destroyed or disposed of, the refrigerant must be drained by a licensed technician and tagged with a notice indicating that the equipment no longer contains refrigerant. The appropriate notices or records shall be maintained in accordance with O. Reg. 463/10 for a minimum of two (2) years and shall include, but not be limited to, service records, transfers/releases of refrigerants, refrigerant types and refrigerant systems.

5.0 Limitations

Services performed by **MTE Consultants Inc.** (MTE) were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Environmental Engineering & Consulting profession. No other representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this report.

This report was completed for the sole use of MTE and the Client. It was completed in accordance with the approved Scope of Work referred to in Section 2.0. As such, this report may not deal with all issues potentially applicable to the site and may omit issues that are or may be of interest to the reader. MTE makes no representation that the present report has dealt with all-important environmental features, except as provided in the Scope of Work. All findings and conclusions presented in this report are based on site conditions, as they existed during the time period of the investigation. This report is not intended to be exhaustive in scope or to imply a risk-free facility.

Any use which a third party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such third parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by any third party as a result of decisions made or actions taken, based upon this report. Others with interest in the site should undertake their own investigations and studies to determine how or if the condition affects them or their plans.

It should be recognized that the passage of time might affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change. Should additional or new information become available, MTE recommends that it be brought to our attention in order that we may re-assess the contents of this report.

All of which is respectfully submitted,

MTE Consultants Inc.



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AKR:

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Appendix A

Tables

TABLE 4.1: BULK ASBESTOS SAMPLE SUMMARY TABLE

Sample #	Location	Material Description	Asbestos Results (% Type)	Is Material ACM
S01A	15TH FLOOR BOARDROOM	2'X2' CEILING TILE - SMALL FISSURE RANDOM PINHOLE	ND	NO
S01B	16th FLOOR BOARDROOM	2'X2' CEILING TILE - SMALL FISSURE RANDOM PINHOLE	ND	NO
S01C	17th FLOOR BOARDROOM	2'X2' CEILING TILE - SMALL FISSURE RANDOM PINHOLE	ND	NO

NA: Not Analyzed due to stop positive method **ND:** No asbestos fibres detected above the laboratory minimum detection limit

A bulk material sample containing 0.5% or more asbestos therefore establishes that material as asbestos-containing. In accordance with Table 1 of O. Reg. 278/05, a minimum number of samples for the material to be classified as non asbestos. A homogeneous material is defined by O. Reg. 278/05 "as material that is uniform in colour and texture". Homogeneous samples are identified by an alphabetical suffix to sample names to represent multiple samples of a homogeneous material. When a homogeneous material is analysed it is determined to be asbestos-containing upon the first positive detection of asbestos equal to or greater than 0.5%. Subsequent samples of the same material are therefore not analysed. Some bulk samples are comprised of multiple layers and as such will require multiple analysis. In such cases each layer is isolated at the laboratory and analysed individually to determine asbestos content. As a result the laboratory may report additional samples beyond the submitted number of samples or include multiple analyses as subsets within a sample.

TABLE 4.2: LEAD IN PAINT SAMPLE SUMMARY TABLE

Sample #	Location	Colour	Material	Lead Content (ug/g)	Classification
LP1	PENTHOUSE MECHANICAL ROOM	WHITE	PIPE STRAIGHTS	134	LOW LEVEL LEAD-CONTAINING
LP2	PENTHOUSE MECHANICAL ROOM	BLUE	VALVES	168	LOW LEVEL LEAD-CONTAINING
<p>"<": The samples analysed reported concentrations of lead to be less than 1000 ug/g and are therefore classified as low level lead-containing. However, no lead concentrations were reported above the sample specific laboratory detection limit.</p> <p>As outlined in EACO's Lead Guideline for Construction, Renovation, Maintenance or Repair (October 2014), for the purpose of classifying surface coatings and mortars by laboratory analysis, any material containing lead at a concentration:</p> <ul style="list-style-type: none"> • Greater than 0.5% by weight (5,000 µg/g, mg/kg, ppm) is considered lead-based; • Between 0.1 % and 0.5% by weight (1,000 to 5,000 µg/g, mg/kg, ppm) is considered lead-containing; or • Less than 0.1% (1,000 µg/g, mg/kg, ppm) is considered low level lead-containing. 					

Table 4.3 - Summary of Designated Substances and Recommended Actions				
135 St. Clair Avenue West, Toronto, ON				
Material	Location(s)	Material Description	Management Requirements If No Impacts to Material	Recommended Actions If Material Will Be Or Likely Be Impacted By Maintenance, Renovation, Construction or Demolition Activities
Low Level Lead-Containing Paint	Penthouse Mechanical Room	White Paint on Pipe Straights	None	General hygiene procedures during renovation activities: General dust control, Washing of hands and face at on-site facilities, No smoking, eating, chewing gum or drinking in the work area, No abrasive blasting
	Penthouse Mechanical Room	Blue Paint on Valves		
Suspect Lead	Throughout Interior of Building on Plumbing Connections	Lead Solder on Copper Pipe	In place management in accordance with EACC's Lead Guideline	Removal prior to renovation/demolition activities in accordance with EACC's Lead Guideline as a: Class 1 Operation
Mercury	Throughout Interior of Building in Light Fixtures	Fluorescent Light Tubes in Light Fixtures	None	Intact removal and storage with no on-site crushing and disposal of materials to a licensed facility
Silica	Throughout Interior and Exterior of Building	Concrete	None	Conduct any work during renovation, demolition activities in accordance with the Ministry of Labour Guideline Silica on Construction Projects
Potentially Concealed PCBs	Light Fixtures Throughout	Fluorescent Light Ballasts in Light Fixtures	SOR/2008-273, the PCB Regulations, permits continued use of in-service PCB-containing light ballasts until the end of service life or until December 31, 2025	Assess Each Ballast Upon Removal From Service Appropriate storage and disposal of any PCB-containing ballasts in accordance with SOR/2008-273
ODS	Penthouse Mechanical Room	Chiller System	None	Prior to the removal and disposal of equipment suspected of containing ODS, a licensed technician should be retained to drain and tag the equipment in a manner authorized under O. Reg. 463/10
<p>Notes:</p> <p>1) A copy of this report should be provided to all prospective contractors prior to quotation, in accordance with Section 30 of the Occupational Health and Safety Act.</p> <p>2) Recommended actions are the minimum required actions, as prescribed by the appropriate Acts, regulations, guidelines, standards, codes and general best practice measures. Prior to demolition, the Contractor may choose to alter the approach and combine or break out sections of work. This is acceptable provided that the appropriate Acts, regulations, guidelines, standards and codes are followed and afford protection for the health and safety of workers, occupants and the public that is at least equal to the protection that would be provided by complying with the minimum requirements.</p> <p>3) All waste generated is subject to characterization and disposal in accordance with Ontario Regulation 347.</p>				

Appendix B

Laboratory Certificates of Analysis

Certificate of Analysis

MTE Consultants Inc. (Burlington)

1016 Sutton Drive, Unit A
Burlington, ON L7L 6B8
Attn: Gavin Oakes

Client PO:
Project: 40111-200 - 135 St. Claire Basement AHU Repairs
Custody:

Report Date: 27-Oct-2023
Order Date: 26-Oct-2023

Order #: 2343328

This Certificate of Analysis contains analytical data applicable to the following samples as submitted :

Paracel ID	Client ID
2343328-01	S01A - 2x2 Small Fissure Random Pinhole Ceiling Tile
2343328-02	S01B - 2x2 Small Fissure Random Pinhole Ceiling Tile
2343328-03	S01C - 2x2 Small Fissure Random Pinhole Ceiling Tile

Approved By:



Emma Diaz
Senior Analyst

Certificate of Analysis

Report Date: 27-Oct-2023

Client: MTE Consultants Inc. (Burlington)

Order Date: 26-Oct-2023

Client PO:

Project Description: 40111-200 - 135 St. Claire Basement AHU Repairs

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Parcel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2343328-01	25-Oct-23	Grey	Ceiling Tile	No	Client ID: S01A - 2x2 Small Fissure Random Pinhole Ceiling Tile	
					Cellulose	40
					MMVF	30
					Non-Fibers	30
2343328-02	25-Oct-23	Grey	Ceiling Tile	No	Client ID: S01B - 2x2 Small Fissure Random Pinhole Ceiling Tile	
					Cellulose	40
					MMVF	30
					Non-Fibers	30
2343328-03	25-Oct-23	Grey	Ceiling Tile	No	Client ID: S01C - 2x2 Small Fissure Random Pinhole Ceiling Tile	
					Cellulose	40
					MMVF	30
					Non-Fibers	30

* MMVF: Man Made Vitreous Fibers: Fiberglass, Mineral Wool, Rockwool, Glasswool

Analysis Summary Table

Analysis	Method Reference/Description	Lab Location	Lab Accreditation	Analysis Date
Asbestos, PLM Visual Estimation	AppE to SubE of 40CFR Part763 and EPA/600/R-93/116	1 - Mississauga	CALA 3762	27-Oct-23

Mississauga Lab: 15 - 6800 Kitimat Rd Mississauga, Ontario, L5N 5M1

Work Order Revisions | Comments

None

2343328



Office
319 St. Laurent Blvd.
a, Ontario K1G 4J8
00-749-1947
acel@paracellabs.com

Chain of Custody
(Lab Use Only)

Page 1 of 1

Client Name: MTE Consultants	Project Reference: 40111-200 - 135 St. Claire Basement AHU Repairs
Contact Name: Gavin Oakes; Aaron Rows	Quote #: MTE Standing Offer
Address: 1016 Sutton Drive, Unit A Burlington, ON L7L 6B8	PO #:
Telephone: 905-639-2552	Email Address: goakes@mte85.com arows@mte85.com

Turnaround Time:

☐ Immediate ☒ 1 Day
☐ 4 Hour ☐ 2 Day
☐ 8 Hour ☐ 3 Day
☐ Regular

Date Required: _____

ASBESTOS & MOLD ANALYSIS

Matrix: ☐ Air ☒ Bulk ☐ Tape Lift ☐ Swab ☐ Other
 Regulatory Guideline: ☒ ON ☐ QC ☐ AB ☐ SK ☐ Other:

Analyses: ☐ Microscopic Mold ☐ Culturable Mold ☐ Bacteria GRAM ☐ PCM Asbestos ☒ PLM Asbestos ☐ Chatfield Asbestos ☐ TEM Asbestos

Parcel Order Number:

2343328

Sample ID		Sampling Date	Air Volume (L)	Analysis Required	Asbestos - Bulk	
					Identify Distinct Building Materials to Be Analyzed (if not specified, all materials identified will be analyzed) *	Positive Stop?
1	S01 A-C - 2'x2' Small Fissure Random Pinhole Ceiling Tile	25 Oct 23	-	PLM		<input checked="" type="checkbox"/>
2						<input type="checkbox"/>
3						<input type="checkbox"/>
4						<input type="checkbox"/>
5						<input type="checkbox"/>
6						<input type="checkbox"/>
7						<input type="checkbox"/>
8						<input type="checkbox"/>
9						<input type="checkbox"/>
10						<input type="checkbox"/>
11						<input type="checkbox"/>
12						<input type="checkbox"/>

* If left blank, all distinct materials identified in the samples will be analyzed and reported separately as per EPA 600/R-93/116. Additional charges will apply.

Comments:			Method of Delivery: <i>Pneumatic</i>
Relinquished By (Sign): <i>[Signature]</i>	Received at Depot:	Received at Lab: <i>[Signature]</i>	Verified By: <i>[Signature]</i>
Relinquished By (Print): <i>Aaron Rows</i>			
Date/Time: <i>Oct 25/23 - 12:10 pm</i>	Date/Time:	Date/Time: <i>Oct 26/23</i>	Date/Time: <i>Oct 26/23</i>

12-46

12-52

Certificate of Analysis

MTE Consultants Inc. (Burlington)

1016 Sutton Drive, Unit A
Burlington, ON L7L 6B8
Attn: Gavin Oakes

Client PO:
Project: 40111-200 - 135 St. Claire Basement AHU Repairs
Custody:

Report Date: 27-Oct-2023
Order Date: 26-Oct-2023

Order #: 2343335

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2343335-01	LP01 - White - Pipes
2343335-02	LP02 - Blue - Valves

Approved By:



Alex Enfield, MSc
Lab Manager

Any use of these results implies your agreement that our total liability in connection with this work, however arising shall be limited to the amount paid by you for this work, and that our employees or agents shall not under circumstances be liable to you in connection with this work

Certificate of Analysis

Report Date: 27-Oct-2023

Client: MTE Consultants Inc. (Burlington)

Order Date: 26-Oct-2023

Client PO:

Project Description: 40111-200 - 135 St. Claire Basement AHU Repairs

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 6020 - Digestion - ICP-MS	27-Oct-23	27-Oct-23

Qualifier Notes:

None

Sample Data Revisions

None

Work Order Revisions/Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

Certificate of Analysis

Report Date: 27-Oct-2023

Client: MTE Consultants Inc. (Burlington)

Order Date: 26-Oct-2023

Client PO:

Project Description: 40111-200 - 135 St. Claire Basement AHU Repairs

Sample Results

Lead					Matrix: Paint
Paracel ID	Client ID	Sample Date	Units	MDL	Result
2343335-01	LP01 - White - Pipes	25-Oct-23	ug/g	5	134
2343335-02	LP02 - Blue - Valves	25-Oct-23	ug/g	5	168

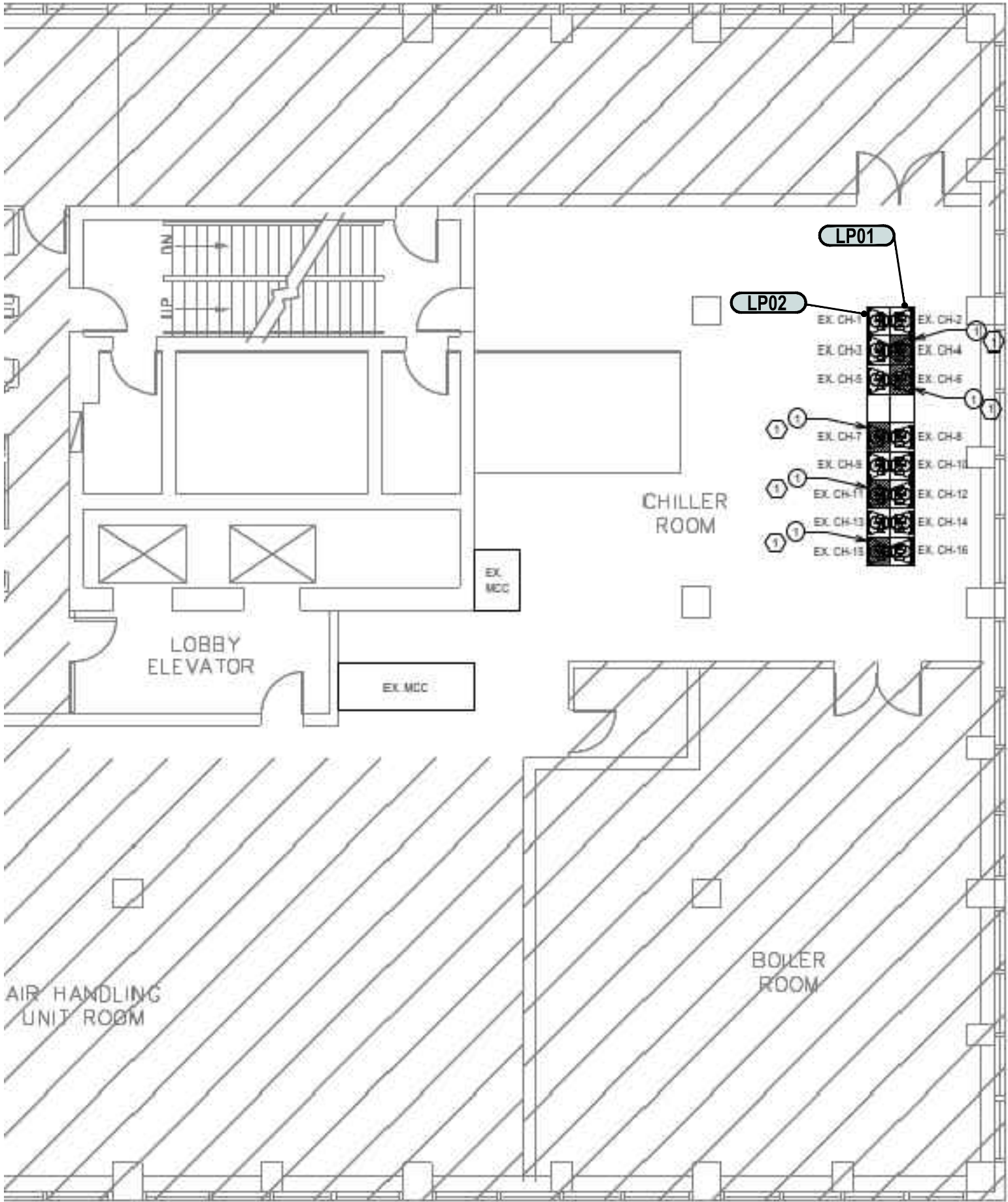
Laboratory Internal QA/QC

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Matrix Blank									
Lead	ND	5	ug/g						
Matrix Duplicate									
Lead	191	5	ug/g	134			35.00	50	
Matrix Spike									
Lead	58.4	5.00	ug/g	5.4	106	70-130			



Appendix C

Figures



Notes:

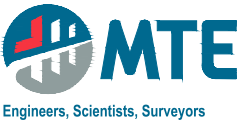
ALL DRAWINGS TO BE REFERENCED WITH THE DSA REPORT. LOCATIONS AND QUANTITIES ARE APPROXIMATE.

ALL KNOWN OR SUSPECT DESIGNATED SUBSTANCES ARE NOT DEPICTED ON THIS FIGURE. REFER TO THE DSA REPORT FOR A COMPLETE LIST OF IDENTIFIED KNOWN AND SUSPECT DESIGNATED SUBSTANCES.

THIS FIGURE IS COLOUR DEPENDENT. PHOTOCOPIES MAY ALTER INTERPRETATION OF FIGURE. ALWAYS REFER TO ORIGINAL DRAWINGS AND DSA REPORT.

Designated Substances and Hazardous Materials Legend

LP01 Sample Identification



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CLIENT

Colliers Project Leaders Inc.

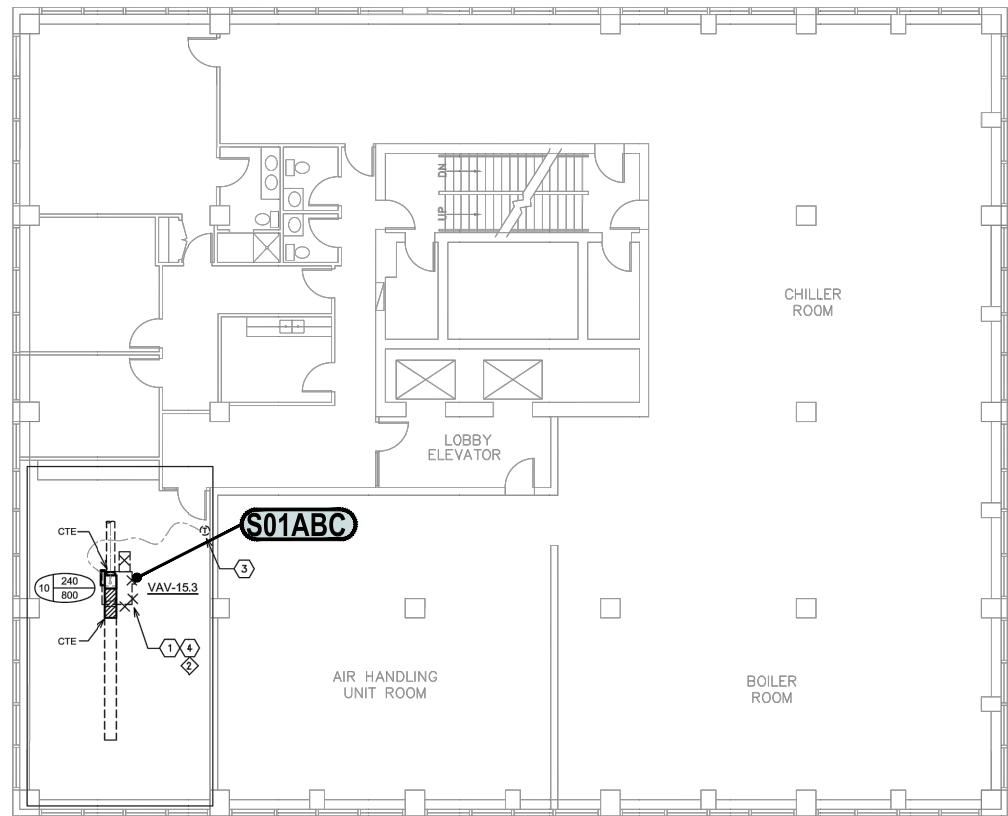
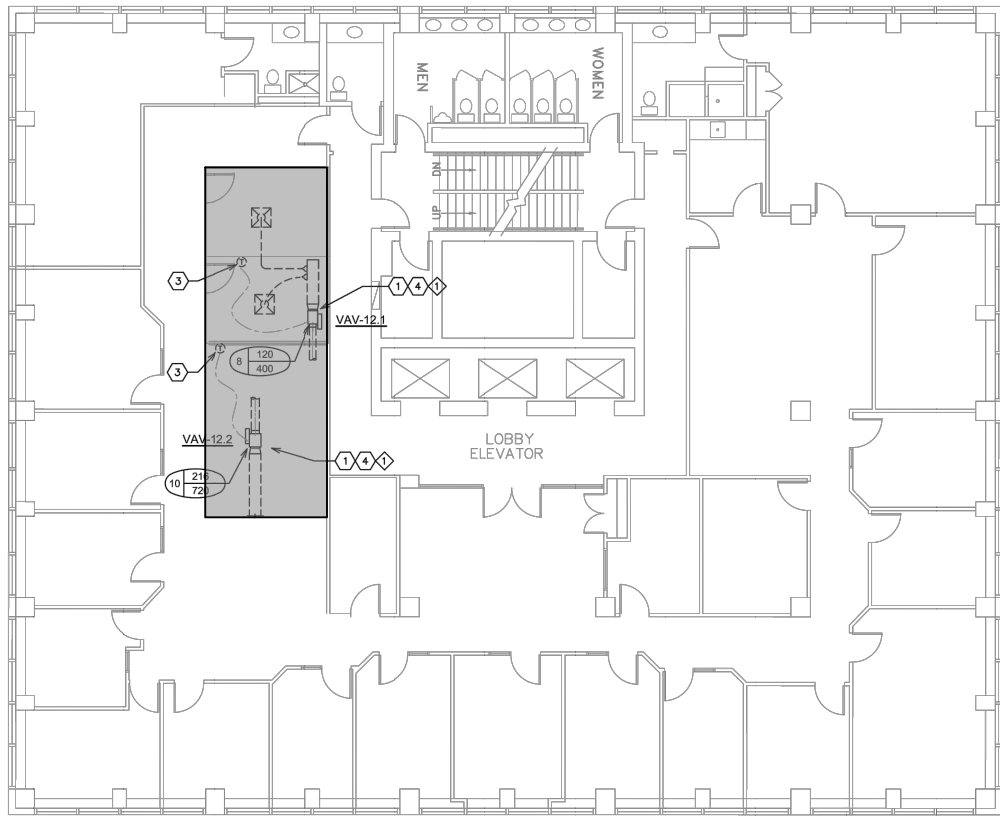
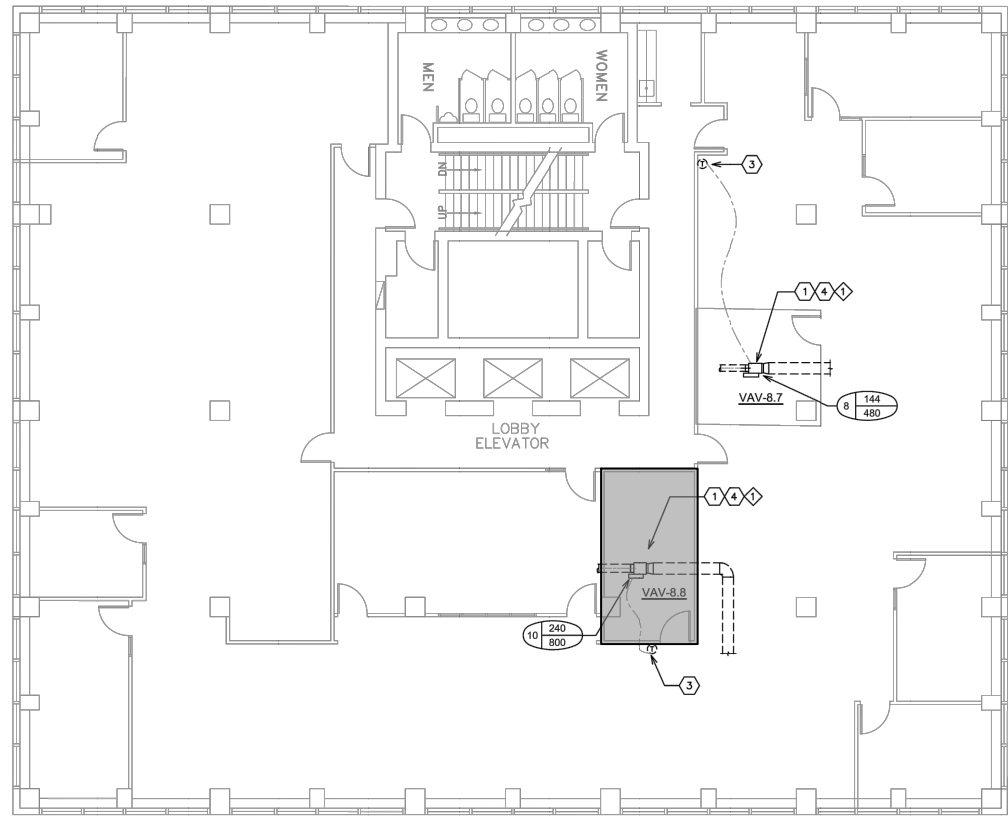
PROJECT

DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS SURVEY

DRAWING

1105347-274246
AHU REPAIR AND REPLACEMENT
PENTHOUSE MECHANICAL ROOM
135 ST. CLAIR AVENUE WEST
TORONTO, ON

Project Manager	G. OAKES	Date	OCTOBER 2023
Baseplan By	MTE	Project No.	40111-200
Figure By	SXS	Drawing No.	1.0
Scale	N.T.S.		



Notes:
ALL DRAWINGS TO BE REFERENCED WITH THE DSA REPORT. LOCATIONS AND QUANTITIES ARE APPROXIMATE.
ALL KNOWN OR SUSPECT DESIGNATED SUBSTANCES ARE NOT DEPICTED ON THIS FIGURE. REFER TO THE DSA REPORT FOR A COMPLETE LIST OF IDENTIFIED KNOWN AND SUSPECT DESIGNATED SUBSTANCES.
THIS FIGURE IS COLOUR DEPENDENT. PHOTOCOPIES MAY ALTER INTERPRETATION OF FIGURE. ALWAYS REFER TO ORIGINAL DRAWINGS AND DSA REPORT.

Designated Substances and Hazardous Materials Legend

S01ABC Sample Identification
No Access



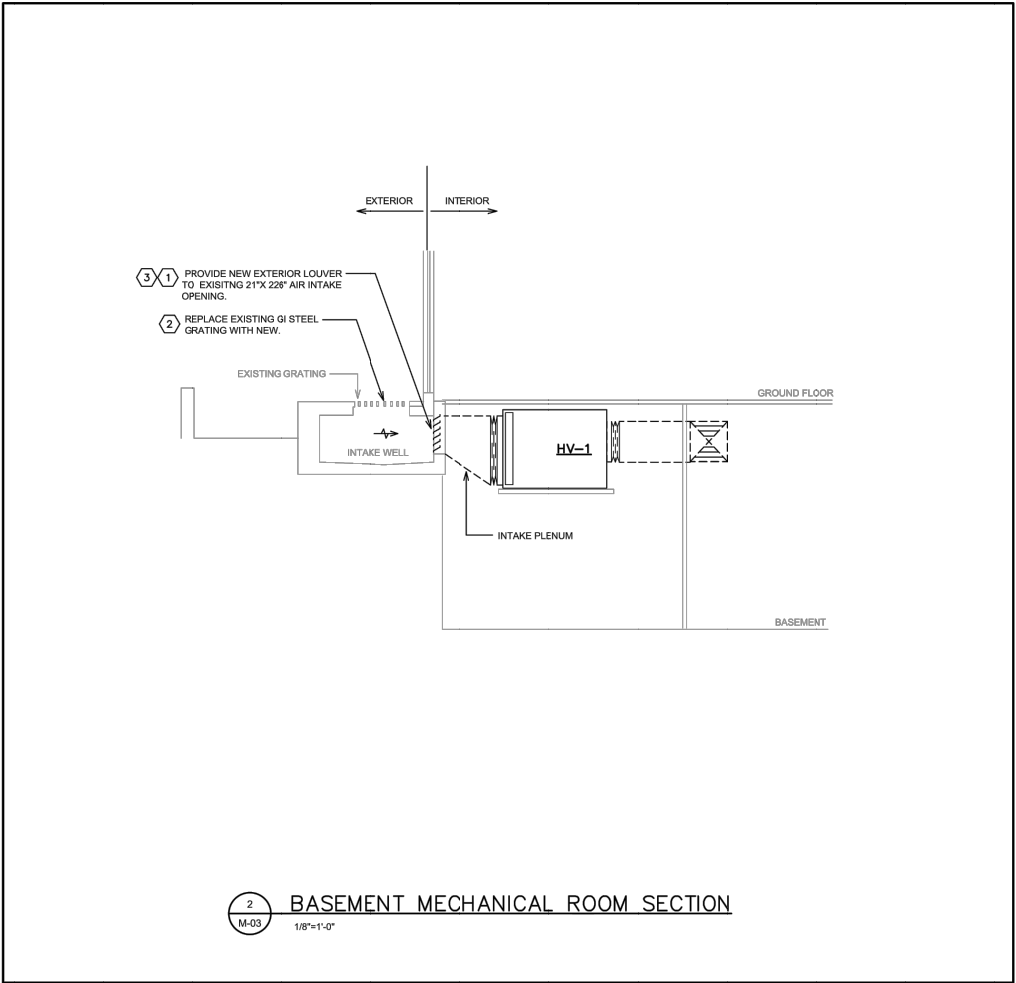
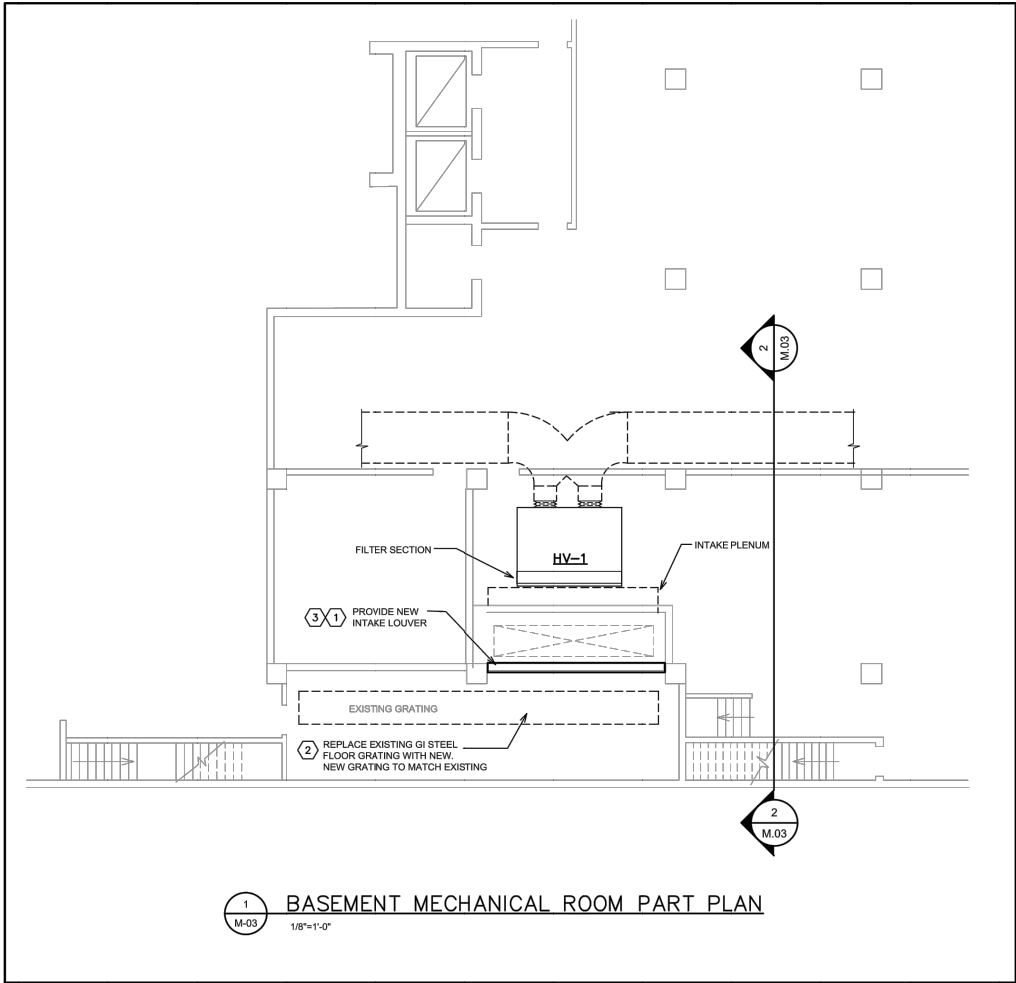
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CLIENT
Colliers Project Leaders Inc.

PROJECT
DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS SURVEY

DRAWING
1080472-273842 AHU REPAIR AND REPLACEMENT- MECHANICAL FLOOR PLANS
VAV BOXES REPLACEMENT
135 ST. CLAIR AVENUE WEST
TORONTO, ON

Project Manager	G. OAKES	Date	OCTOBER 2023
Baseplan By	MTE	Project No.	40111-200
Figure By	SXS	Drawing No.	2.0
Scale	N.T.S.		



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Designated Substances and Hazardous Materials Legend

LP01 Sample Identification



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CLIENT
Colliers Project Leaders Inc.

PROJECT
DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS SURVEY

DRAWING
1080578-273841
AHU REPAIR AND REPLACEMENT
BASEMENT MECHANICAL ROOM
135 ST. CLAIR AVENUE WEST
TORONTO, ON

Project Manager	G. OAKES	Date	OCTOBER 2023
Baseplan By	MTE	Project No.	40111-200
Figure By	SXS	Drawing No.	3.0
Scale	N.T.S.		

Appendix D

Photographic Log



Photograph No. 1 – Fibreglass insulation was observed on pipe straights and elbows within the Penthouse Mechanical room.



Photograph No. 2 – Ozone Depleting Substances are assumed within the chiller system.



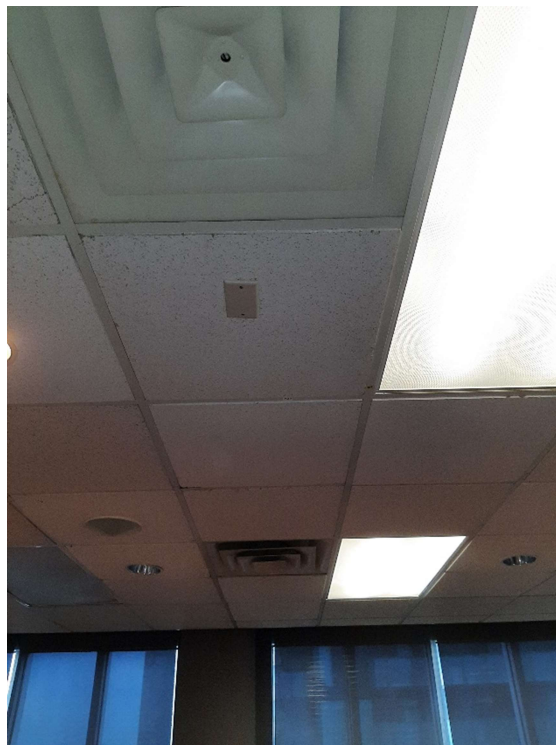
Photograph No. 3 – The white paint on pipe straights in the penthouse mechanical room was sampled (LP01) and was reported as low level lead-containing.



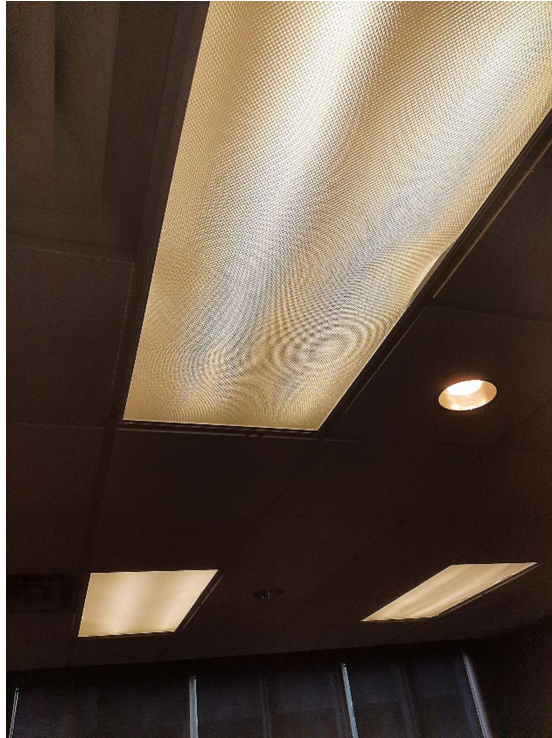
Photograph No. 4 – The blue paint on valves was observed in the penthouse mechanical room was sampled (LP02) and was reported as low level lead-containing.



Photograph No. 5 – The variable air volume boxes were observed above ceiling spaces on the 15th floor. No suspect asbestos material associated with the equipment was observed at the time of inspection.



Photograph No. 6 – 2'x2' Small fissure random pinhole ceiling tiles were observed throughout the office spaces and sampled (S01A,B,C). The lab report indicates that no asbestos was detected within the ceiling tiles.



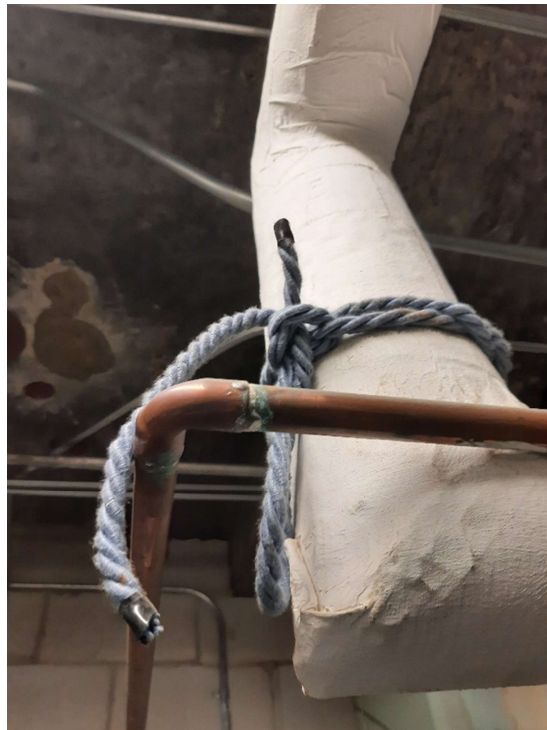
Photograph No. 7– Mercury containing fluorescent light tubes were observed throughout the interior of the building. The light ballasts may potentially contain PCBs, but the equipment could not be de-energized for inspection.



Photograph No. 8– The pipe network associated with the basement air handling unit in the basement mechanical room is a combination of fiberglass and PVC over fiberglass; therefore no suspect asbestos material is suspected present. The insulation on the ducts is also fiberglass.



Photograph No. 9– Rubber expansion joints were observed on the air handling unit which connects to the intake ducts. No asbestos is suspected present.



Photograph No. 10– Suspect lead solder on copper pipe connections was observed in the basement mechanical room.



Photograph No. 10– The exterior intake grating was inspected, and no suspect asbestos-containing material were observed; however, the masonry adjacent to the intake contains silica.