

Tacoma Engineers
570 Bryne Drive,
Barrie, ON, L4N 9P6

Attention: Aaron Maksym

At the request of Tacoma Engineers (the Client), Durham EHS is pleased to provide this report on the designated substance survey (DSS) completed within select locations of the Erin Community Center, 14 Boland Drive, Erin, Ontario (the Site). The DSS was required prior to renovation and was conducted by Durham EHS on March 25th, 2024.

The locations assessed were limited to those scheduled to be impacted during upcoming renovations, as identified on-Site by the Client. It is understood that the Site was constructed in 1977, with additions in 1999 and 2010. Areas surveyed within the 1977 build included the Second Floor Multipurpose Room, Second Floor Washrooms, Second Floor Servery, Second Floor Corridor, Stairwell/Vestibule, Ground Floor Main Corridor and Vestibule, Ground Floor Washrooms, Ground Floor Kitchen, Ground Floor Servery, Administration Office, OPP Office, Boiler Room, Ice Machine Storage Room, and the east and west portions of the roof.

Areas surveyed in the 2010 addition included the Ground Floor North Mechanical Room, North Electrical Room, and the Storage Room adjacent to the Ice Machine Storage. The building exterior, the 1999 addition (i.e., the High School), and any other unlisted rooms/locations within the 1977 build and/or the 2010 addition (i.e. Change Rooms, Adult Day Care, etc.) were excluded from the DSS scope of work.

The following report details the scope of work, methodology and findings of the DSS, and provides recommendations for the management and removal of the identified designated substances and hazardous building materials prior to renovation.

SCOPE OF WORK

The scope of work involved a thorough limited intrusive investigation to determine the presence, location, condition, and quantities of the eleven (11) designated substances listed under Ontario Regulation 490/09 - Designated Substances (O. Reg. 490/09). The focus was primarily (but not limited to) asbestos-containing materials (ACM), lead, mercury, and silica. Exposure to the remaining designated substances (i.e., acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride) generally occurs during industrial processes. Further, these substances are not major constituents of building materials and were therefore not expected to be present and will not be discussed further. Ozone depleting substances (ODSs), polychlorinated biphenyls (PCBs), and mould/water damage were also included in the assessment and noted where observed.

Due to the limited intrusive nature of the survey, materials concealed behind certain solid finishes (i.e., solid ceilings, walls, and floors) could not be investigated. During the investigation if suspect materials

were observed and considered inaccessible (i.e., beyond reach with a six-foot ladder), the material was reported as “presumed”. Sampling of stored items and other contents/equipment not a part of the building structure was not conducted. Unoccupied areas considered inaccessible and not included in the DSS scope of work include, but are not limited to: confined spaces, roofs with no fixed ladder access, crawl spaces, below grade locations (i.e., tunnels, underground storage tanks, etc.), and above false ceilings with no access. It should be noted that a complete view of every ceiling space was not possible due to height restrictions and/or solid ceilings obscuring view and limiting access. Further due to standing water covering the west roof (1977 build), samples of the roof matrix were not collected. The report is limited in this regard.

METHODOLOGY

A methodological walkthrough was carried out to identify suspect materials used in construction and finishing materials. Detailed notes were recorded to document locations, estimated quantities, and conditions of each suspect designated substance and/or hazardous material. Representative samples of suspect asbestos and lead-containing building materials were collected and submitted for laboratory analysis, where necessary. Effort was made to collect samples from inconspicuous locations (i.e., ceiling spaces, Mechanical Rooms, etc.), however, this was not possible in every circumstance.

In accordance with Ontario Regulation 278/05 - Asbestos on Construction Projects and in Buildings and Repair Operations (O. Reg. 278/05), samples of homogeneous suspect ACM (materials known as having the potential to contain asbestos) were submitted for laboratory analysis following polarized light microscopy. ACM samples were submitted to an independent laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for analysis of bulk materials for asbestos. As prescribed under O. Reg. 278/05, any material containing an asbestos concentration of 0.5% or more is considered asbestos-containing.

To verify lead content, representative bulk sampling of the predominant paint colours was conducted where removal of paint chips was possible. Samples were analyzed for lead by an NVLAP accredited laboratory following the Environmental Protection Agency (EPA) SW-846 Method 6010 methodology. The Ministry of Labour, Immigration, Training and Skills Development (the MLITSD) does not numerically define what would be considered a lead-containing paint or coating and considers any concentration of lead to present a potential health hazard if removed incorrectly. Lead may be present within certain materials not sampled, including anti-corrosion coatings applied to steel structural supports (if any), lead-acid battery packs within emergency light fixtures, ceramic glazes, solder joints on copper pipe and wire connections, as sub-surface layers to the visible painted surfaces, etc.

The existence of mercury in fluorescent light tubes and thermostat switches, silica in concrete products, and water damage/mould contamination was established through visual examination. The presence of ODSs in refrigerant gases and PCBs in fluorescent light ballasts were determined based on review of the manufacturer nameplates, where present and readily accessible. Due to the electrical hazards, dismantling of equipment suspected to contain any of these materials was not carried out.

FINDINGS AND RECOMMENDATIONS

The Site is an occupied, approximately 99,880 square foot, two-story Community Center. The Site building was constructed with concrete and concrete block framing, metal, or concrete roof decks, with poured concrete foundation, where observed. Interior pipe and ductwork were insulated with fiberglass or were uninsulated. Ceilings were a combination of non-suspect lay-in acoustic ceiling tiles (dated 2000, 2016, 2021 and 2023), suspect lay-in acoustic ceiling tiles, drywall, concrete with portions

covered with texture coat, and metal deck. The ceiling in the Arena was accessible in one (1) location and noted to consist of non-suspect foil faced fiberglass insulation covering a metal roof deck. Walls were constructed of concrete block, drywall, and brick. Flooring consisted of rubberized mats, wood parquet, terracotta tile, concrete, vinyl sheet and vinyl floor tile.

Reportedly, the Community Center was built in three phases: the Arena and associated rooms were constructed in 1977; a School addition to the east in 1999 (not included in the DSS scope of work); and additions to the north and west sides of the Arena were completed in 2010.


The locations assessed were limited to those scheduled to be impacted during upcoming renovations. Areas surveyed in the 1977 build included the Second Floor Multipurpose Room, Second Floor Washrooms, Second Floor Servery, Second Floor Corridor, Stairwell/Vestibule, Ground Floor Main Corridor and Vestibule, Ground Floor Washrooms, Ground Floor Kitchen, Ground Floor Servery, Administration Office, OPP Office, Boiler Room, Ice Machine Storage Room, and the east and west roof portions. Areas surveyed in the 2010 addition consisted of the North Mechanical Room, North Electrical Room, and the Storage Room adjacent to Ice Machine Storage. The building exterior, and all areas of the 1999 addition (i.e., the High School) were excluded from the DSS scope of work.



Asbestos

Samples of drywall joint compound, four (4) types of vinyl floor tile, terracotta tile grout, vinyl sheet flooring, acoustic ceiling tile, ceiling texture coat, concrete block mortar, brick mortar, five (5) types of caulking, window glazing, tar sealant, asphalt sheeting, and the built-up roof matrix from the east side of the Arena were collected and submitted for laboratory analysis.

Based on the analytical results, black interior window glazing, grey interior window and door frame caulking, and white caulking on roof flashing are asbestos-containing. The material specific management and abatement procedures, as prescribed under O. Reg. 278/05, are provided in Table 1 below.

Table 1, Asbestos-Containing Materials

MATERIAL & LOCATION	RECOMMENDATIONS
<p><u>Black Glazing on Interior Windows; Second Floor Multipurpose Room, OPP Office, Ground Floor Main Corridor, 1977 build</u></p> <p>Samples 14A-C, approximately 95 linear meters of non-friable black interior window glazing, contains 2% chrysotile. The glazing was noted in good condition.</p> 	<ul style="list-style-type: none"> • Manage in place. If there's potential for disturbance, remove the window glazing prior to renovation. • The window glazing can be removed following Type 1 procedures provided only non-powered hand-tools are used, and the material remains wetted during disturbance.

MATERIAL & LOCATION	RECOMMENDATIONS
<p><u>Grey Caulking Around Interior Window and Door Frames; Throughout The Ground Floor, 1977 build</u></p> <p>Samples 15A-C, approximately 50 linear meters of non-friable grey interior caulking around door frames and windows, contains 1% chrysotile. Some sections of the caulking are painted brown. The caulking was noted in good condition.</p> 	<ul style="list-style-type: none"> • Manage in place. If there's potential for disturbance, remove the grey interior door and window caulking (some sections painted brown) prior to renovation. • The caulking can be removed following Type 1 procedures provided only non-powered hand-tools are used, and the material remains wetted during disturbance.
<p><u>White Caulking on Roof Flashing; East and West Roof, 1977 build</u></p> <p>Samples 18A-C, approximately 12 linear meters of non-friable white caulking on roof flashing contains 1% chrysotile. The caulking was noted in good condition.</p> 	<ul style="list-style-type: none"> • Manage in place. If there's potential for disturbance, remove the white caulking prior to renovation. • The caulking can be removed following Type 1 procedures provided only non-powered hand-tools are used, and the material remains wetted during disturbance.

As prescribed under Section 8 of O. Reg. 278/05, if any ACM are to remain in-place following renovation, a Site specific Asbestos Management Program (AMP) must be developed. An AMP is critical for ensuring compliance with regulations, health and safety, and limiting potential liabilities associated with uncontrolled asbestos exposure. Durham EHS can assist with AMP development and implementation if requested.

The following six (6) materials were determined to contain no detectable concentration of asbestos:

- Drywall joint compound; throughout the 1977 build (Samples 1A-G).
- Grey flecked 12" x 12" vinyl floor tile and associated mastic; Second Floor Servery, Second Floor Corridor and OPP Office (Samples 2A-C, layers a and b).

- White flecked 12" x 12" vinyl floor tile and associated mastic; Second Floor Washrooms (Samples 3A-C, layers a and b).
- Terracotta tile grout, Stairwell/Vestibule (Samples 4A-C).
- Concealed 12" x 12" vinyl floor tile and associated mastics; Ground Floor Administration Office (Samples 5A-C, layers a, b, and c).
- Dark grey flecked 12" x 12" vinyl floor tile and associated mastic; Ground Floor Servery (Samples 6A-C, layers a and b).
- Brown pebbled vinyl sheet flooring; Ground Floor Kitchen (Samples 7A-C, layers a and b).
- Acoustic ceiling tile, Second Floor Stairwell (Samples 8A-C).
- Ceiling texture coat; Ground Floor Main Corridor (Samples 9A-E, layers a and b).
- Concrete block mortar; Boiler Room and Ice Machine Room (Samples 10A-C).
- Brick mortar; North Storage (Samples 11A-C).
- White caulking; various interior applications in Second Floor Washrooms, Ground Floor Washrooms and Ground Floor Kitchen (Samples 12A-C).
- Green caulking; around wood window frames, Second Floor Multipurpose Room (Samples 13A-C).
- Sealants on roofing seam; East Arena Roof connection to the 1999 School addition (Samples 16A-C, layers a and b).
- Asphalt sheeting; HVAC footings, East Roof, 1977 build (Samples 17A-C, layers a and b).
- Tar sealant; roof penetrations, East and West Roof, 1977 build (Samples 19A-C).
- Roof matrix; East Roof, 1977 build (Samples 20A-C, layers a, b, and c).

Concrete block voids were investigated for vermiculite insulation through pre-existing access holes in six (6) locations (Second Floor Corridor, Boiler Room, North Mechanical Room, Ice Machine Storage Room, Arena, and Garage), and none was observed. Further, no suspect asbestos-containing pipe insulation, spray applied fireproofing, or asbestos-cement drainage pipes were observed, however, may be present in unknown concealed locations.

The Laboratory Analysis Report, photographs of each material sampled, and a Sample Location Plan are included in the attachments. Due to the limitations of the assessment, Site conditions, and building construction, it is possible that concealed ACM (i.e., asbestos-cement drains, vermiculite in voids of concrete block, floor leveling compound, etc.) are present behind solid surfaces not investigated or in other locations considered inaccessible. Should a material not identified in this report be uncovered during renovation that is suspected to contain asbestos, work impacting the suspect ACM should stop and the area contained. The suspect material should then be assessed by an experienced Health and Safety Professional so that the appropriate control measures can be determined and implemented prior to disturbance.

Lead

The six (6) most prominent paint colours were collected and analyzed for lead content. The light blue-grey multi-layered wall paint (Sample LP6) in the Arena was found to contain 641 µg/g or 0.0641% lead. The light blue-grey painted surfaces were noted generally in good to fair condition. Based on the laboratory results, all light blue-grey painted surfaces in the Arena should be treated as lead-containing. The MILTSD Guideline - Lead on Construction Projects, should be reviewed prior to disturbance to the painted surfaces at the Site, and the corresponding control measures (i.e., work area setup, PPE, training, etc.) implemented to reduce lead dust and exposure to the lowest concentration practicable. The specific remedial procedures required are dependent on the tools and methods used during disturbance.

The dark blue-grey paint (Sample LP1) throughout the Second Floor, green paint (Sample LP2) in the Second Floor Serverry, white paint (Sample LP3) throughout the Ground Floor, light blue paint (Sample LP4) in the Ground Floor Serverry, and the light grey paint (Sample LP5) in the North Mechanical and Electrical Rooms contained less than the detectable quantity of lead and are considered lead-free. Photographs of each sample collected, and the laboratory Certificate of Analysis are included in the attachments.

Lead is also presumed within anti-corrosion coatings applied to steel structural supports, lead-acid battery packs within emergency light fixtures, ceramic glazes, solder joints on copper pipe and wire connections, and as sub-surface layers to visible painted surfaces. Any paint colours not sampled should be treated as lead-containing until proven otherwise. It is also possible that concealed lead-containing materials (i.e., lead-sheeting, flashing, etc.) may be uncovered during renovation. If uncovered, prior to disturbance, the suspect lead-containing material should be assessed by an experienced Health and Safety Professional so that the appropriate control measures can be determined and implemented prior to disturbance. If encountered, bulk lead-containing materials should be recycled. If recycling is not practicable then remove and dispose of, prior to disturbance, in accordance with Ontario Regulation 347 - General Waste Management (O. Reg. 347).

Mercury

Mercury is presumed as vapour within the various fluorescent light tubes throughout the Site. To avoid accidental release, mercury-containing bulbs should be removed and stored in a safe and secure location prior to renovation. If the bulbs are to be disposed of, disposal must be conducted in accordance with O. Reg. 347.

Silica

Crystalline silica is presumed within various concrete products including mortar, concrete, concrete block, ceiling tile, gypsum board, etc. Precautions must be taken during disturbance to reduce airborne silica concentrations and exposure to the lowest concentration practicable. Disturbance of silica-containing materials must be conducted in accordance with the MLITSD guideline "Silica on Construction Projects". Generally, silica-containing materials should be thoroughly wetted with amended water prior to and during disturbance, and workers should wear appropriate respiratory protection during any activity with the potential to create airborne silica dust or particulate.

Ozone-Depleting Substances

The manufacturer's label information on the refrigeration units within the Site interior were

inaccessible. Therefore, the various refrigerators, coolers, vending machines, etc., throughout the areas surveyed are presumed to contain ODS refrigerants. The four (4) roof-mounted HVAC units on the East Roof of the 1977 build were noted to contain non-ODS refrigerant 410a. Prior to maintenance and/or disposal, the specific type of refrigerant gas within each refrigeration unit must be determined. Should any equipment be identified as containing ODS, their transfer and disposal must be managed as prescribed under Ontario Regulation 463/10 - Ozone Depleting Substances and other Halocarbons (O. Reg. 463/10), by a licensed technician.

Polychlorinated Biphenyls

Due to risk of electrical shock while handling active light fixtures, the ballasts present in the fluorescent light fixtures could not be safely examined. Therefore, light fixtures that contain fluorescent light tubes are presumed to be associated with PCB-containing lamp ballasts. Prior to disposal, all light ballasts must be inspected and compared to Environment Canada's Report EPS 2/CC/2 (revised) August 1991, Identification of Lamp Ballasts Containing PCBs. Disposal of PCB-containing lamp ballasts must be conducted in accordance with O. Reg. 347 and Ontario Regulation 362: Waste Management - PCB'S (O. Reg. 362/90).

Water Damage/Mould Contamination

Water damaged surfaces were noted in the Second Floor Multipurpose Room, Second Floor Corridor, Stairwell, Administration Office, OPP Office, and the North Mechanical Room. The locations of water damage, and the associated remedial recommendations, in accordance with the Canadian Construction Association's (CCA) "Mould Guidelines for the Construction Industry" (2018) are provided below. Photographs of the water damaged surfaces/materials are included in the attachments.

Second Floor Multipurpose Room

Approximately four (4) square meters of water-damaged parquet flooring, and ten (10) water-stained ceiling tiles were observed. The flooring appeared dry and noted to have been partially replaced. No visual evidence of mould contamination was observed. Reportedly, the water leak which caused the damage has been addressed. It is expected that the water-stained ceiling tiles can be removed following Level 1 mould procedures.

Second Floor Corridor

Five (5) water-stained ceiling tiles were observed throughout the Corridor. It is expected that the water-stained ceiling tiles can be removed following Level 1 mould procedures.

Stairwell/Vestibule

Eleven (11) water-stained ceiling tiles were observed. It is expected that the water-stained ceiling tiles can be removed following Level 1 mould procedures.

Administration Office

Ten (10) water-stained ceiling tiles were observed. It is expected that the water-stained ceiling tiles can be removed following Level 1 mould procedures.

OPP Office

Five (5) water-stained ceiling tiles were observed. It is expected that the water-stained ceiling tiles can be removed following Level 1 mould procedures.

North Mechanical Room

Approximately three (3) linear meters of water-stained fiberglass pipe insulation was observed along the north wall. It is expected that the water-stained insulation can be remediated following Level 1 mould procedures.

Building defects/maintenance activities which lead to the water intrusion should be corrected to prevent further damage. If during remediation/renovation additional quantities of water damage and/or mould-contamination are uncovered, precautions must be taken to prevent mould exposure. At a minimum, the CCA's "Mould Guidelines for the Construction Industry" should be reviewed prior to disturbance of mould contaminated and/or water damaged materials to determine the necessary PPE, work procedures, etc., required to safely complete the work. The specific control measures required are dependent upon the location, quantity of contamination, and the tools used during disturbance. Use appropriate precautions and protect workers at all times using methods that comply with the guidelines, and industry standards.

GENERAL

Prior to renovation, provide an inventory of all hazardous building materials identified at the Site (e.g., this report) to the General Contractor and sub-trades. The findings of this assessment are intended for use with a properly developed scope of work and performance specifications. All work impacting hazardous materials must be conducted in accordance with applicable regulations, guidelines, and industry standards.

Prior to disturbance, any suspect materials, if any, and/or locations excluded from the DSS scope of work, or materials considered inaccessible, if any, should be assessed by a qualified person for the presence of hazardous building materials so that the appropriate control measures and disposal methods can be determined and implemented.

LIMITATIONS

This report is subject to the limitations set out below and any other limitations set out in the body of this report or in the Contract between Durham EHS and the Client. The information and recommendations rendered in this report are for use exclusively by the Client. Any use which a third party makes of the report, or reliance on it, or decisions based on it, is solely the responsibility of such third parties. Conclusions and recommendations presented in this report should not be construed as legal advice.

This report is for the sole use of the Client. Durham EHS makes no representation or warranty, either expressed or implied, to any third party with regard to this report and the work referred to in this report and expressly disclaims any, and accepts no duty of care to any third party or any responsibility or liability whatsoever to any third party for any loss, expenses, damages (direct, consequential or contingent), fines, penalties, or other harm that may be suffered or incurred by any third party as a result of any use of, any reliance placed upon, or any decision made or actions taken based upon this report or the work referred to herein.

In no event shall Durham EHS be liable for any indirect, incidental, special, or consequential damages, or damages from loss of profits, revenue, or use, incurred by either the client or any third party, whether in an action in tort or contract, even if Durham EHS has been advised of the possibility of such damages. Durham EHS liability for damages shall in no event exceed the limit of available insurance coverage.

The assessment and sampling completed were conducted in accordance with the Contract agreed upon by the Client, as well as regulatory requirements and generally accepted industry guidelines. The data reported and the findings, observations, conclusions, and recommendations expressed are limited by the Scope of Work. Durham EHS can only comment on Site conditions observed on the date of assessment. Durham EHS is not responsible or liable for leaks or water damage triggered by sampling and /or repair. Durham EHS does not guarantee the accuracy and reliability of the information provided by other persons or agencies and does not claim responsibility for undisclosed or concealed designated substances and/or hazardous materials. The quantities of hazardous materials provided are estimations for reporting purposes and should not be solely relied upon by General Contractors or Hazardous Materials Abatement Contractors when bidding on Site work.

Due to limitations in the scope of work, Site conditions, and building construction, a complete inspection of all areas was not possible. These locations may contain hazardous building materials not identified in this report. The Client agrees that concealed hazardous building materials (i.e., in those locations not readily observable or concealed behind solid surfaces not investigated) may be present. During remediation/renovation suspect materials uncovered and not identified in this report should be assessed prior to disturbance, so that the appropriate control measures and disposal methods can be determined. If information becomes available that differs from the findings in this report, we request the opportunity to re-assess the findings and recommendations provided herein.

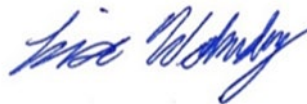
CLOSURE

Should there be any questions regarding this report, please contact us directly at (905) 213-8754.

Regards,



Allistair Davis, CRSP, BA, Dipl (Env. Tech)
President & Senior Review



Lisa Wolinsky, BAS, BSCh
Enviro. Tech

Attachments: Site Photographs
Sample Location Plans
Laboratory Analysis Report - Asbestos
Laboratory Certificate of Analysis - Lead

Attachment A
Site Photographs



Erin Community Centre, 14 Boland Drive, Erin, ON



Samples 1A-G: non-asbestos drywall joint compound, throughout 1977 build



Samples 2A-C: non-asbestos grey flecked 12"x12" vinyl floor tile and mastic, Second Floor Servery, Second Floor Corridor, and OPP Office



Samples 3A-C: non-asbestos white flecked 12"x12" vinyl floor tile and mastic; Second Floor Washrooms



Samples 4A-C: non-asbestos terracotta tile grout, Stairwell/ Arena Vestibule



Samples 5A-C: non-asbestos concealed 12"x12" vinyl floor tile and mastic; Administration Office



Samples 6A-C: non-asbestos dark grey flecked 12"x12" vinyl floor tile and mastic, Ground Floor Servery



Samples 7A-C: non-asbestos brown pebbled vinyl sheet flooring, Ground Floor Kitchen



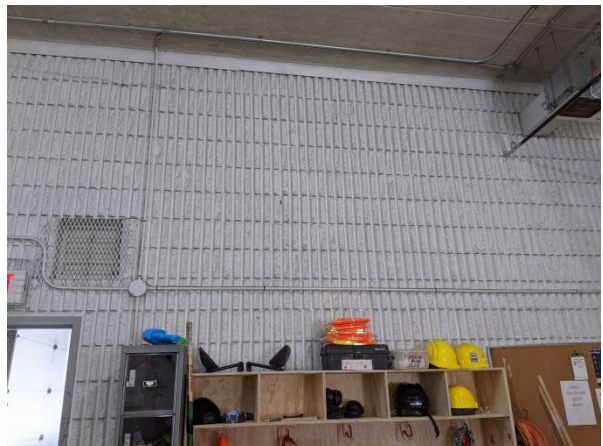
Samples 8A-C: non-asbestos acoustic ceiling tile, Second Floor Stairwell



Samples 9A-E: non-asbestos ceiling texture coat, Ground Floor Main Corridor



Samples 10A-C: non-asbestos concrete block mortar, 1977 build



Samples 11A-C: non-asbestos brick mortar, Arena Storage Room



Samples 12A-C: non-asbestos white interior caulking, Second Floor Washrooms, Ground Floor Washrooms, and Ground Floor Kitchen



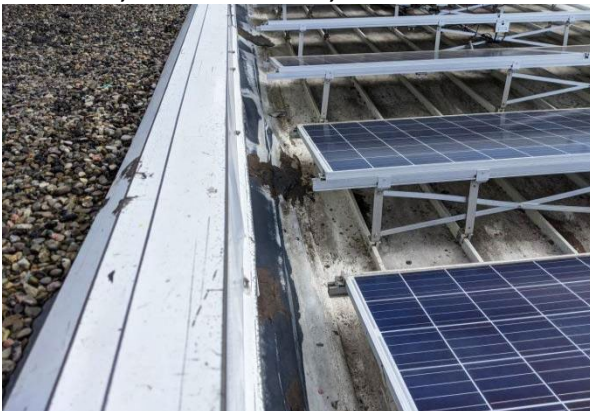
Samples 13A-C: non-asbestos green interior caulking, around wood window frames, Second Floor Multipurpose Room



Samples 14A-C: asbestos-containing black interior window glazing, Second Floor Multipurpose Room, OPP Office, Ground Floor Hall, 1977 build



Samples 15A-C: asbestos-containing grey caulking (some sections painted brown), Ground Floor interior door and window frames, 1977 build



Samples 16A-C: non-asbestos roof seam membrane sealants, East Roof connection to Metal Roof



Samples 17A-C: non-asbestos asphalt sheeting, HVAC footings, East Roof



Samples 18A-C: asbestos-containing white caulking, roof flashing, East and West Roofs



Samples 19A-C: non-asbestos tar sealant, roof penetrations, East and West Roofs



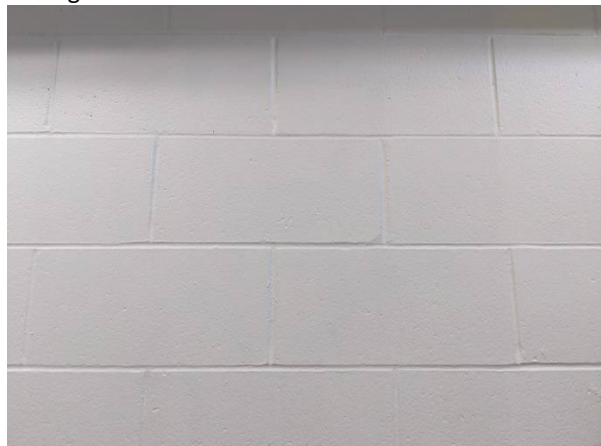
Samples 20A-C: non-asbestos built up roof matrix, East Roof



Sample LP1: non-lead dark blue-grey wall paint, throughout Second Floor



Sample LP2: non-lead green paint, Second Floor Servery



Sample LP3: non-lead white wall paint, throughout Ground Floor



Sample LP4: non-lead light blue paint, Ground Floor Servery



Sample LP5: non-lead light grey paint, Mechanical Room



Sample LP6: lead-containing multilayered light blue-grey paint, Arena



Presumed lead-containing coatings on steel supports



Presumed lead-containing batteries in emergency fixtures



Presumed lead-containing solder in copper pipes



Presumed mercury and PCBs associated with fluorescent light fixtures, interior



Presumed ODS-containing refrigeration units



Water-stained ceiling tiles, Second Floor Multipurpose Room



Water-damaged floor, Second Floor Multipurpose Room



Water-stained ceiling tiles, Second Floor Corridor



Water-stained ceiling tiles, Stairwell/Vestibule



Water-stained ceiling tiles, Administration Office

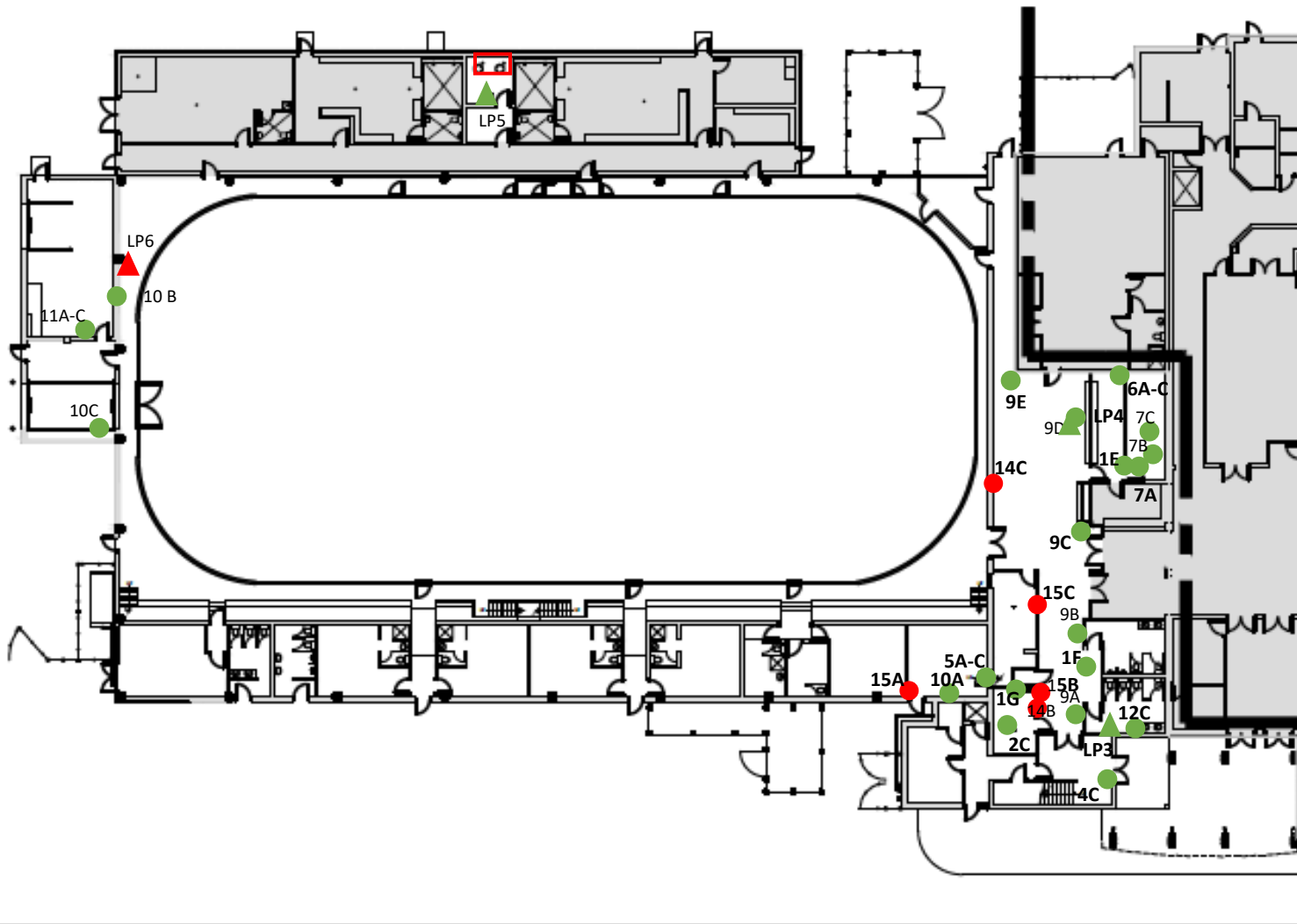


Water-stained ceiling tiles, OPP Office



Water-stained pipe insulation, Arena Mechanical Room

Attachment B
Sample Location Plan



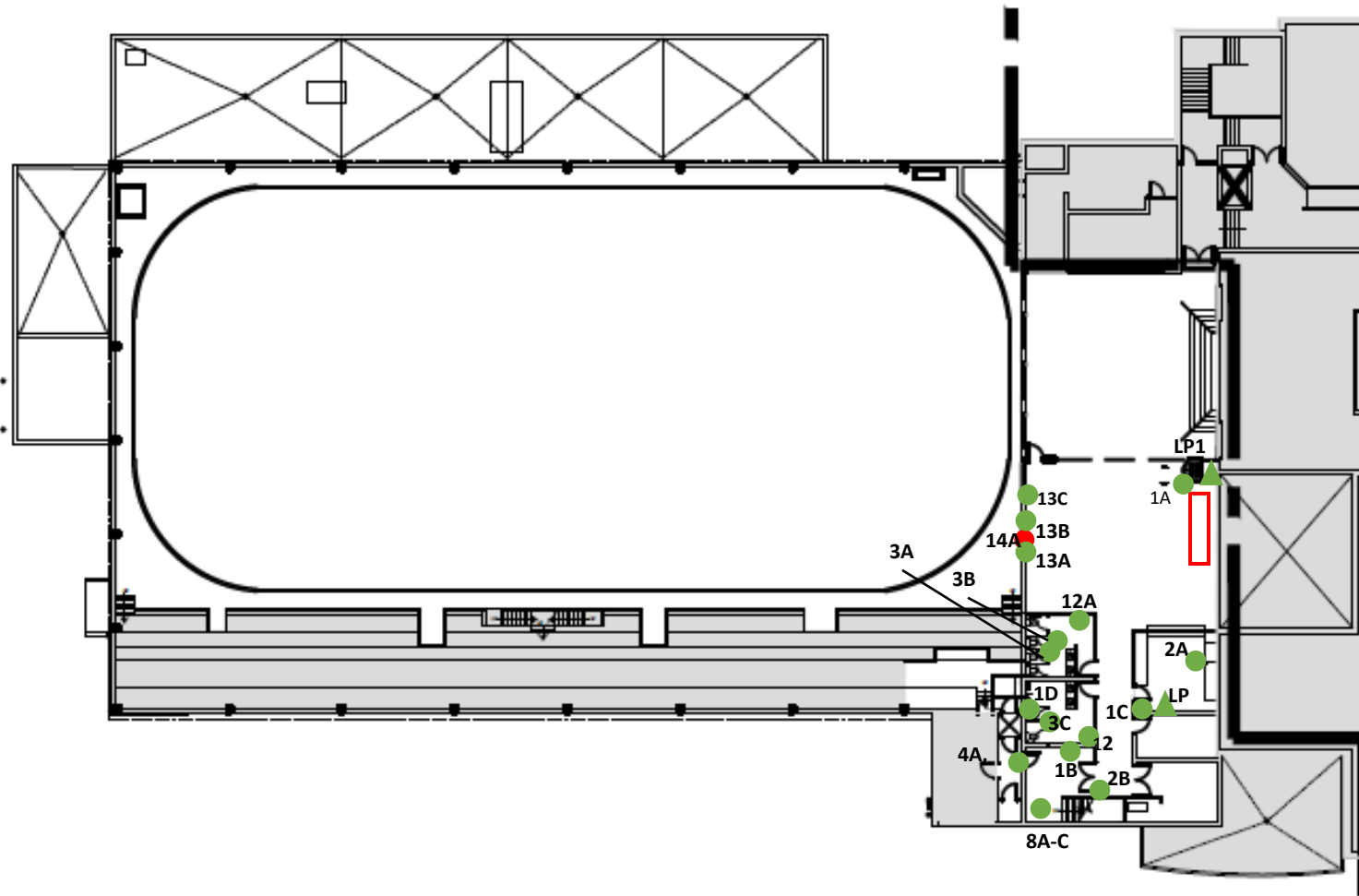
LEGEND

- NEGATIVE ASBESTOS SAMPLE LOCATION
- POSITIVE ASBESTOS SAMPLE LOCATION
- ▲ NEGATIVE LEAD SAMPLE LOCATION
- ▲ POSITIVE LEAD SAMPLE LOCATION
- WATER DAMAGE/MOULD CONTAMINATION

1
A1.0

EXISTING GROUND FLOOR PLAN - 0

SCALE 1:750



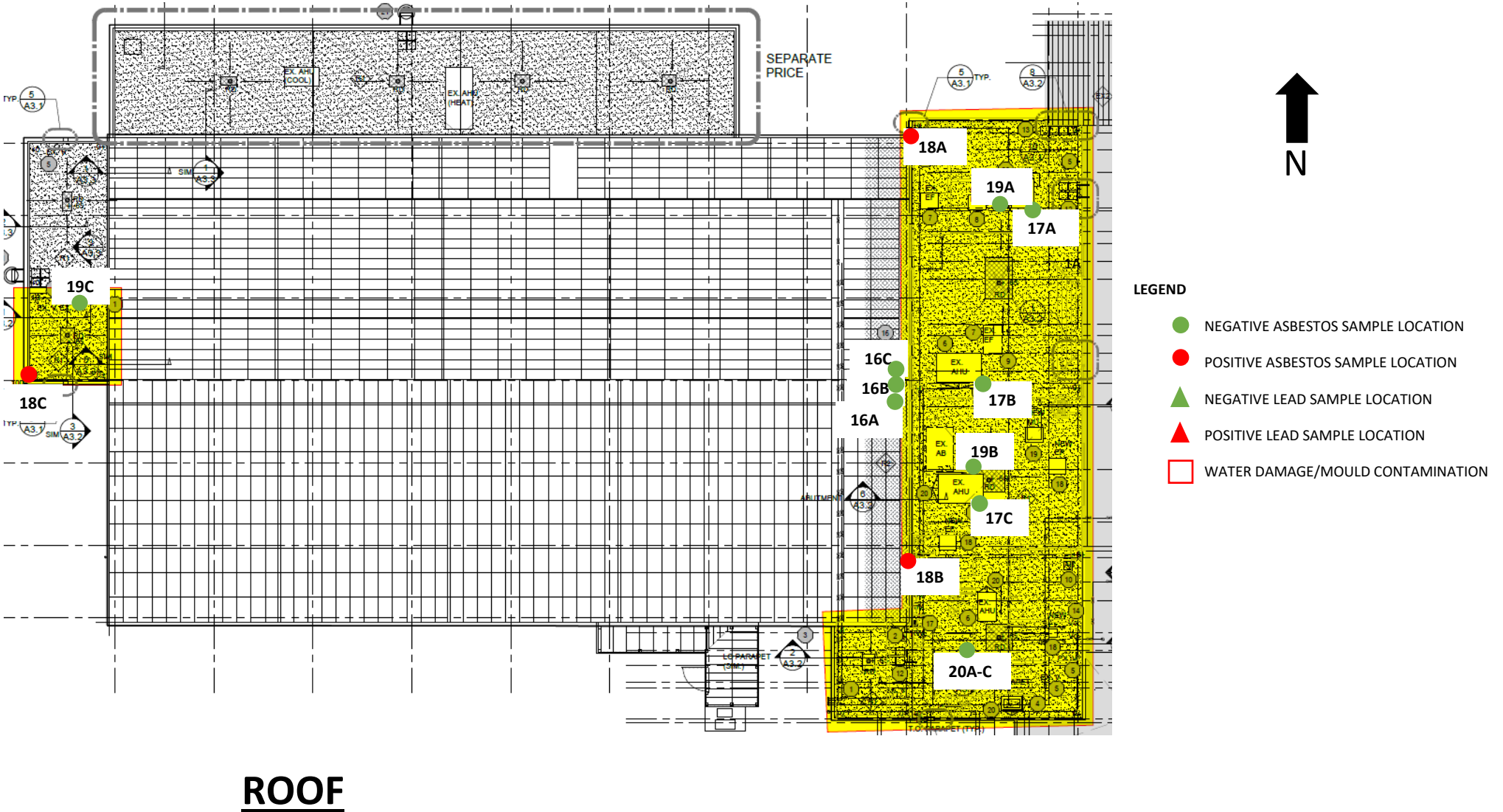
LEGEND

- NEGATIVE ASBESTOS SAMPLE LOCATION
- POSITIVE ASBESTOS SAMPLE LOCATION
- ▲ NEGATIVE LEAD SAMPLE LOCATION
- ▲ POSITIVE LEAD SAMPLE LOCATION
- WATER DAMAGE/MOULD CONTAMINATION

2
A1.0

EXISTING SECOND FLOOR PLAN - C

SCALE 1:750



Attachment C
Laboratory Analysis Report - Asbestos

Laboratory Analysis Report

To:

Allistair Davis
 Durham EHS
 PO Box 98024
 Courtice, Ontario
 L1E 3A0

EMC LAB REPORT NUMBER: A102353

Job/Project Name: Erin Community Center

Analysis Method: Polarized Light Microscopy – EPA 600

Date Received: Mar 27/24

Date Analyzed: Mar 27/24

Analyst: John Paul Cantillon

Reviewed By: Malgorzata Sybydlo

Job No:

Number of Samples: 66

Date Reported: Mar 27/24

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
01A	A102353-1	Drywall joint compound / 2F multipurpose room	White, joint compound	ND		100
01B	A102353-2	Drywall joint compound / 2F stairwell	White, joint compound	ND		100
01C	A102353-3	Drywall joint compound / 2F servery	White and off white, joint compound	ND		100
01D	A102353-4	Drywall joint compound / 2F men's washroom	White and off, joint compound	ND		100
01E	A102353-5	Drywall joint compound / GF server	White, joint compound	ND		100
01F	A102353-6	Drywall joint compound / GF main hall bulkhead	White and off white, joint compound	ND		100
01G	A102353-7	Drywall joint compound / OPP office	White, joint compound	ND		100
02A	A102353-8	Grey flecked 12x12" vinyl floor tile + mastic / 2F servery	2 Phases: a) Off white, vinyl floor tile b) Black, mastic	ND ND		100 100
02B	A102353-9	Grey flecked 12x12" vinyl floor tile + mastic / 2F hallway	2 Phases: a) Off white, vinyl floor tile b) Black, mastic	ND ND		100 100
02C	A102353-10	Grey flecked 12x12" vinyl floor tile + mastic / OPP office	2 Phases: a) Off white, vinyl floor tile b) Black, mastic	ND ND		100 100
03A	A102353-11	White flecked 12x12" vinyl floor tile + mastic / 2F women's washroom	3 Phases: a) White, vinyl floor tile b) Black, mastic	ND ND		100 100

EMC LAB REPORT NUMBER: A102353

Client's Job/Project Name/No.: Erin Community Center

Analyst: John Paul Cantillon

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
			c) Brown, cementitious material	ND		100
03B	A102353-12	White flecked 12x12" vinyl floor tile + mastic / 2F women's washroom	2 Phases: a) White, vinyl floor tile b) Yellow, mastic	ND ND		100 100
03C	A102353-13	White flecked 12x12" vinyl floor tile + mastic / 2F men's washroom	2 Phases: a) White, vinyl floor tile b) Black and yellow, mastic	ND ND		100 100
04A	A102353-14	Terracotta tile mortar / arena entry and stairwell	Grey, cementitious material	ND		100
04B	A102353-15	Terracotta tile mortar / arena entry and stairwell	Grey, cementitious material	ND		100
04C	A102353-16	Terracotta tile mortar / arena entry and stairwell	Grey, cementitious material	ND		100
05A	A102353-17	Concealed 12x12" vinyl floor tile + mastic / admin office	3 Phases: a) White, vinyl floor tile b) Off white, mastic c) Dark grey, cementitious material	ND ND ND		100 100 100
05B	A102353-18	Concealed 12x12" vinyl floor tile + mastic / admin office	3 Phases: a) White, vinyl floor tile b) Off white, mastic c) Dark grey, cementitious material	ND ND ND		100 100 100
05C	A102353-19	Concealed 12x12" vinyl floor tile + mastic / admin office	3 Phases: a) White, vinyl floor tile b) Off white, mastic	ND ND		100 100

EMC LAB REPORT NUMBER: A102353

Client's Job/Project Name/No.: Erin Community Center

Analyst: John Paul Cantillon

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
			c) Dark grey, cementitious material	ND		100
06A	A102353-20	Dark grey flecked 12x12" vinyl floor tile + mastic / GF servery	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	ND ND		100 100
06B	A102353-21	Dark grey flecked 12x12" vinyl floor tile + mastic / GF servery	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	ND ND		100 100
06C	A102353-22	Dark grey flecked 12x12" vinyl floor tile + mastic / GF servery	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	ND ND		100 100
07A	A102353-23	Brown pebbled VSF / GF kitchen	2 Phases: a) White, vinyl flooring b) Yellow, mastic	ND ND		100 100
07B	A102353-24	Brown pebbled VSF / GF kitchen	2 Phases: a) White, vinyl flooring b) Yellow, mastic	ND ND		100 100
07C	A102353-25	Brown pebbled VSF / GF kitchen	2 Phases: a) White, vinyl flooring b) Yellow, mastic	ND ND		100 100
08A	A102353-26	Acoustic ceiling tile / 2F stairwell	Grey, ceiling tile	ND	75	25
08B	A102353-27	Acoustic ceiling tile / 2F stairwell	Grey, ceiling tile	ND	75	25
08C	A102353-28	Acoustic ceiling tile / 2F stairwell	Grey, ceiling tile	ND	75	25

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Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
09A	A102353-29	Ceiling texture coat / GF main hall	2 Phases: a) White, texture coat b) White, rubbery material	ND ND		100 100
09B	A102353-30	Ceiling texture coat / GF main hall	White, texture coat	ND		100
09C	A102353-31	Ceiling texture coat / GF main hall	2 Phases: a) White, textured primer b) Grey, plaster	ND ND		100 100
09D	A102353-32	Ceiling texture coat / GF main hall	White, texture coat	ND		100
09E	A102353-33	Ceiling texture coat / GF main hall	White, texture coat	ND		100
10A	A102353-34	Concrete block mortar / boiler room	Grey, cementitious material	ND		100
10B	A102353-35	Concrete block mortar / arena	Grey, cementitious material	ND		100
10C	A102353-36	Concrete block mortar / ice machine room	Grey, cementitious material	ND		100
11A	A102353-37	Brick mortar / garage storage room	Grey, textured cementitious material	ND		100
11B	A102353-38	Brick mortar / garage storage room	Grey, textured cementitious material	ND		100
11C	A102353-39	Brick mortar / garage storage room	Grey, textured cementitious material	ND		100
12A	A102353-40	White caulking / 2F women's washroom	White, caulking	ND		100

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Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
12B	A102353-41	White caulking / 2F men's washroom	White, caulking	ND		100
12C	A102353-42	White caulking / 2F women's washroom	2 Phases: a) White, caulking b) Colourless, caulking	ND ND		100 100
13A	A102353-43	Green caulking / 2F multipurpose room, wooden window frames	Green, caulking	ND		100
13B	A102353-44	Green caulking / 2F multipurpose room, wooden window frames	Green, caulking	ND		100
13C	A102353-45	Green caulking / 2F multipurpose room, wooden window frames	Green, caulking	ND		100
14A	A102353-46	Black window glazing / 2F multipurpose room window panes	Black, caulking	Chrysotile	2	98
14B	A102353-47	Black window glazing / OPP room window panes	NA	NA		
14C	A102353-48	Black window glazing / GF main hall window panes	NA	NA		
15A	A102353-49	Grey caulking / boiler room door frame	2 Phases: a) Brown, caulking b) Grey, caulking	ND Chrysotile	1	100 99
15B	A102353-50	Gry caulking / GF main hall window frames	NA	NA		
15C	A102353-51	Grey caulking / OPP room window frame	NA	NA		
16A	A102353-52	Roof seam membrane sealant (2 layers) / east roof	2 Phases: a) White and grey, caulking	ND		100

EMC LAB REPORT NUMBER: A102353

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Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
			b) Black, tar with fibres	ND	20	80
16B	A102353-53	Roof seam membrane sealant (2 layers) / east roof	2 Phases: a) White and grey, caulking b) Black, tar with fibres	ND ND	20	100 80
16C	A102353-54	Roof seam membrane sealant (2 layers) / east roof	2 Phases: a) White and grey, caulking b) Black, tar with fibres	ND ND	20	100 80
17A	A102353-55	Tar sheet / east roof, HVAC footings	2 Phases: a) Black, tar b) Black, tar with fibres	ND ND	20	100 80
17B	A102353-56	Tar sheet / east roof, HVAC footings	2 Phases: a) Black, tar b) Black, tar with fibres	ND ND	20	100 80
17C	A102353-57	Tar sheet / east roof, HVAC footings	2 Phases: a) Black, tar b) Black, tar with fibres	ND ND	20	100 80
18A	A102353-58	White, caulking / east roof, flashing	White, caulking	Chrysotile	1	99
18B	A102353-59	White, caulking / east roof, flashing	NA	NA		
18C	A102353-60	White, caulking / west roof, flashing	NA	NA		
19A	A102353-61	Tar sealant / east roof, penetration	Black, tar	ND		100
19B	A102353-62	Tar sealant / east roof, penetration	Black, tar	ND		100

EMC LAB REPORT NUMBER: A102353

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Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
19C	A102353-63	Tar sealant / west roof, penetration	Black, tar	ND		100
20A	A102353-64	Roof matrix / east roof	3 Phases: a) Black, tar b) Black, fibrous material with tar c) Brown, paper with tar	ND ND ND	80 80	100 20 20
20B	A102353-65	Roof matrix / east roof	3 Phases: a) Black, tar b) Black, fibrous material with tar c) Brown, paper with tar	ND ND ND	80 80	100 20 20
20C	A102353-66	Roof matrix / east roof	3 Phases: a) Black, tar b) Black, fibrous material with tar c) Brown, paper with tar	ND ND ND	80 80	100 20 20

Note:

1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.
5. Vinyl floor tiles may contain very fine asbestos fibres which the PLM method cannot detect. TEM analysis may be necessary to confirm the absence of asbestos.

Appendix D
Laboratory Certificate of Analysis - Lead

C.O.C.: -

REPORT No: 24-008284 - Rev. 0

Report To:

EMC Scientific Inc.
 5800 Ambler Dr. #100
 Mississauga, ON L4W 4J4

CADUCEON Environmental Laboratories

2378 Holly Lane
 Ottawa, ON K1V 7P1

Attention: Alister Haddad

DATE RECEIVED: 2024-Mar-28
 DATE REPORTED: 2024-Mar-28
 SAMPLE MATRIX: Paint Chips

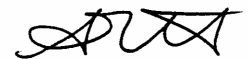
CUSTOMER PROJECT: Erin Community Center
 P.O. NUMBER:

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
ICP/OES (Solid)	6	OTTAWA	NHOGAN	2024-Mar-28	D-ICP-02	EPA 6010

R.L. = Reporting Limit
 NC = Not Calculated

Test methods may be modified from specified reference method unless indicated by an *

Client I.D.	Sample I.D.	Date Collected	Parameter	Units	R.L.
			Lead	µg/g	5
					-
LP1 Dark blue grey / throughout 2F	24-008284-1	2024-Mar-25			<5
LP2 Green / 2F servery	24-008284-2	2024-Mar-25			<5
LP3 White / throughout GF	24-008284-3	2024-Mar-25			<5
LP4 Light blue / GF servery	24-008284-4	2024-Mar-25			<5
LP5 Light grey / mechanical room	24-008284-5	2024-Mar-25			<5
LP6 Light blue grey / arena	24-008284-6	2024-Mar-25			641



Steve Garrett
 Director of Laboratory Services