

APPENDIX A-7
Bourget Community Center

April 5, 2012

Our File Ref.: 101070

City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario K4K 1P7

Attention: Pierre Boucher, Recreation and Municipal Facilities Manager

Subject: Asbestos Containing Material Sampling and Analysis
Bourget Community Center, Bourget

Dear Mr. Boucher,

LRL Associates Ltd. (LRL) has conducted an Asbestos Containing Material (ACM) Survey at the Bourget Community Center located at 19 Lavigne Street in Bourget, Ontario. This survey will help to create an inventory of materials containing asbestos fibres that are present within the building.

The activities described herein meet the general requirements of Section 30 of the Ontario Occupational Health and Safety Act.

1 BUILDINGS DESCRIPTION

The Bourget Community Center, located at 19 Lavigne Street in Bourget, Ontario, is a single storey slab on-grade building estimated to have been constructed in the early 1960's. The exterior finish consists of metal clad siding. The roof is also metal clad with a section being tar and gravelled. The interior of the building consists of a kitchen, banquet hall, washroom facilities, storage, electrical room and bar. The general interior finishes consists of gyproc walls and suspended acoustic ceiling tiles with vinyl and ceramic tile flooring. Duct work and piping observed above the suspended ceiling is either not insulated or insulated with fibreglass. The structure is insulated with batten fibreglass insulation.

2 SAMPLING AND ANALYSIS

The asbestos containing material survey was carried out by LRL on February 7, 2012.

The survey involved visual identification of building material that is potentially ACM. Representative bulk samples of each visually identical material were collected according to the minimum frequency outlined Table 1 of O. Reg. 278/05 and is generally as follows:

- Surfacing materials (plaster, fireproofing) per contiguous area:
 - Three (3) samples for areas less than 90 m²;
 - Five (5) samples for areas between 90 and 450 m²; and
 - Seven (7) samples for areas greater than 450 m²;
- Three (3) samples of each visually identical type of mechanical insulation, ceiling tiles and vinyl floor tile; and

- Three (3) samples of other suspected ACM.

Visual identification of potential ACMs were supported by the collection and analysis of a limited number of bulks samples. The bulk asbestos samples were submitted to Paracel Laboratories Ltd. in Ottawa Ontario (accredited under the National Voluntary Laboratory Accreditation Program). The samples were identified as ACM through Polarized Light Microscopy (PLM) analysis. A “Stop Positive” approach was conducted on the samples analysed where each sample in a visually identical group of samples are analysed in succession. Once a sample in the group is identified as being ACM¹ the remaining samples are not analysed and the area from which the sample is collected is considered as ACM. Laboratory Certificates of analysis are attached. The location and description of the samples collected are included in the attached Table 1.7.

2.1 Limitations

The survey was limited to those areas, which could be readily accessed. It is therefore possible that ACM are present in non-accessible areas and concealed spaces (i.e. wall and ceiling cavities). In addition, this survey did not include substances that may be present in the day-to-day usage for specialized equipment or areas of the buildings. The analytical results reflect the sampled materials at the specific sample locations. Visually similar materials were referenced to specific analysed samples. The observations presented in this report are based on the specific areas inspected and, hence the findings may not be consistent throughout the building.

3 RESULTS AND DISCUSSION

The samples collected at the Bourget Community Center and results of the PLM analysis are summarized in the attached Table 1.7.

3.1.1 *Potential Friable Asbestos Containing Material*

3.1.1.1 Joint Compound

Joint compound was collected from throughout the building (Bourget Comm.-JC1). At the time of our survey this material was considered in good condition with the exception to that found in the storage room which was in poor condition with cracks. Seven (7) bulk samples were collected and submitted for analysis. The PLM analysis revealed that the joint compound collected did not have asbestos detected (<0.5%). Therefore the joint compound encountered in the building should not be considered ACM.

3.1.1.2 Ceiling Tile

Suspended acoustic ceiling tiles (0.6 m x 1.2 m) were encountered throughout the building (Bourget Comm.-AC1). Three (3) bulk samples of the ceiling tile were collected and submitted for analysis. At the time of our survey this material is considered in good condition. The PLM analysis revealed that the ceiling tiles contain 0.8% chrysotile asbestos. Therefore the ceiling tiles encountered throughout the building, approximately 825 m², should be considered ACM. Any other ceiling tiles encountered that was not analysed in the survey should be considered ACM unless laboratory testing indicates otherwise.

3.1.2 *Potential Non-Friable Asbestos Containing Materials*

3.1.2.1 Vinyl Flooring

Three (3) types of floor tiles were sampled in the building:

- Approximately 825 m² of 0.3 m x 0.3 m tile, beige in the banquet hall (Bourget Comm.-VF1);

¹ O. Reg. 278/05 defines asbestos-containing material as material containing 0.5% or more asbestos by weight.

- Approximately 32 m² of 0.3 m x 0.3 m tile, dark pink in storage room (Bourget Comm.-VF2); and
- Approximately 32 m² of 0.3 m x 0.3 m tiles, light pink in storage room (Bourget Comm.-VF6).

At the time of our survey this material encountered in the banquet hall was considered in good condition. That encountered in the storage room was in poor condition. Three (3) bulk samples of each floor tile were collected and submitted for analysis. Where applicable, each sample submitted was layered and the associated mastic was analysed. The PLM analysis revealed that the floor tiles collected from banquet hall (Bourget Comm.-VF1) was found to contain 0.8% chrysotile asbestos. These tiles are identified as being visually similar to those encountered in the adjacent washrooms therefore the floor tiles encountered in the banquet hall and washrooms should be considered ACM. The PLM analysis revealed that the floor tiles collected from the storage room (Bourget Comm.-VF2 and Bourget Comm.-VF3), including the mastic, did not have asbestos detected (<0.5%). Any other vinyl tiles encountered that was not analysed in the survey should be considered ACM unless laboratory testing indicates otherwise.

4 CONCLUSIONS AND RECOMMENDATIONS

The laboratory analysis revealed that the vinyl floor tiles and the ceiling tiles encountered throughout the hall and washrooms of the Bourget Community Center are asbestos containing.

Additional ACM may be present inside of concealed spaces such as ceilings and walls.

The MOL's Regulation: "*Asbestos on Construction Projects and in Buildings and Repair Operations*" (O. Reg. 278/05) sets out guidelines for the protection of workers and indicates that asbestos containing material must be removed to the extent practicable prior to any demolition. Disturbance or removal of this ACM should be carried out according to the O. Reg. 278/05.

4.1 Waste Management

All generation, transportation and disposal of hazardous waste must be done in accordance with the *Ontario General Waste Regulations* O. Reg. 347/90. Asbestos waste must be transported and disposed of in sealed double containers that are properly labelled and free of cuts and punctures. The waste must be disposed of at a licensed waste facility that has been properly notified of the presence of asbestos waste. Transportation of ACM waste is governed under the *Transportation of Dangerous Goods Act*.

5 LIMITATIONS AND USE OF THE REPORT

This report details the asbestos containing materials found within or forming part of the building envelope. The survey only considered the structure and finishes. The survey did not consider current or past owners, or occupant articles within the building.

Due to the nature of the building construction, some inherent limitations exist as to the possible thoroughness of the survey. The survey did not include demolition of floors, floor finishes, drywall or plaster ceilings or walls, or other demolition to examine concealed conditions at column enclosures or inaccessible shafts. The quantities reported are approximate visual estimates. Accurate measurements for tendering or estimating may be required.

The work conducted by LRL Associates Ltd. was conducted in accordance with generally accepted engineering or scientific practices current at the time the work was performed. The analysis results contained in this report are based solely on the site conditions encountered at the locations tested and at the time of our site work conducted on February 7, 2012. No assurance is made regarding changes in conditions subsequent to the time of this investigation.

The work is limited to those areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assessment.

This report is intended for the sole use of the City of Clarence-Rockland and their authorized agents. LRL Associates Ltd. will not be responsible for any use of the information contained within this report by any third party.

Yours truly,

Levac Robichaud Leclerc Associates Ltd.

Jessica Arthurs
Environmental Technician

Michelle Hanna, P. Eng.

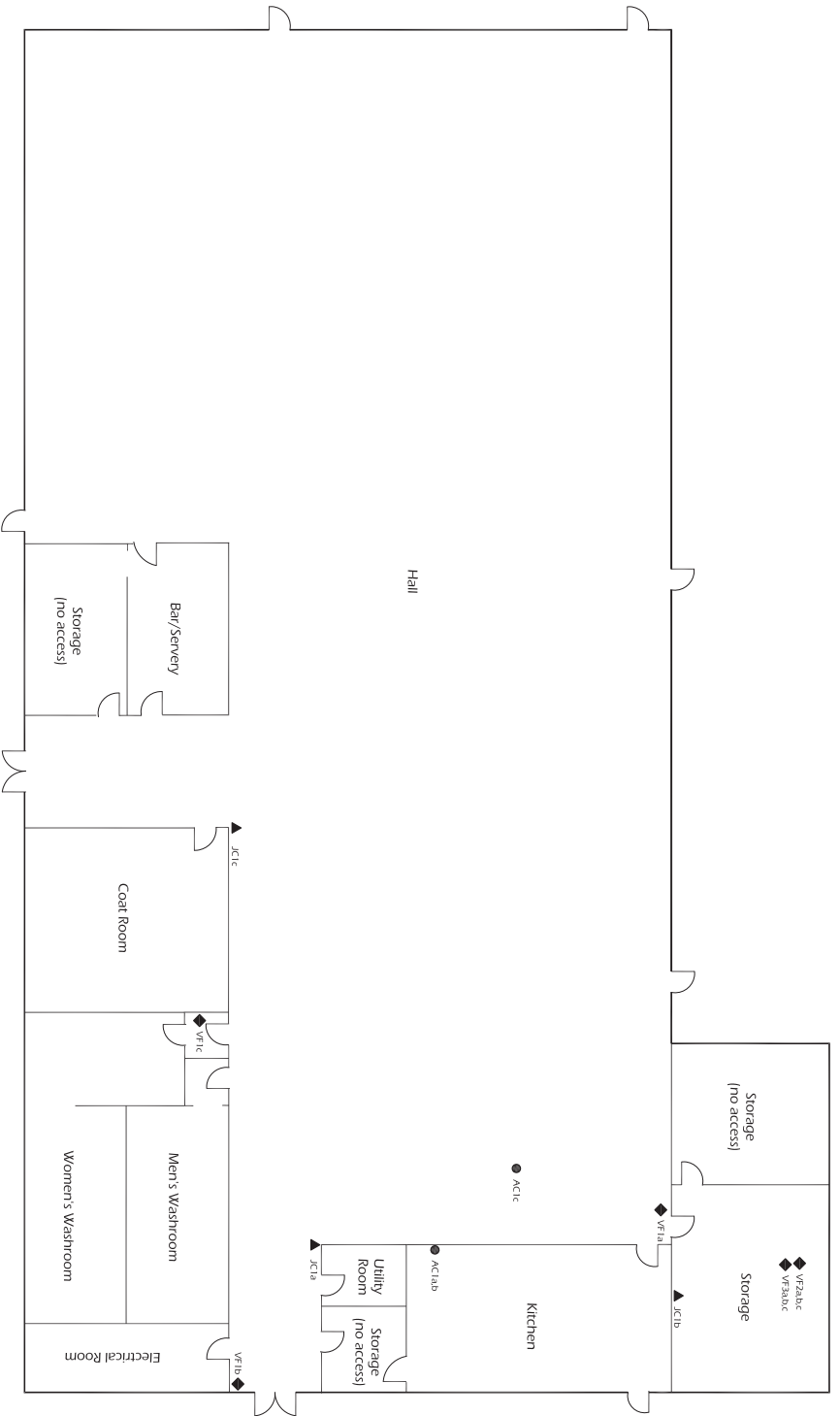
Encl.

Figure 1.7 Site Plan & Sample Location

Table 1.7 Summary of potential Asbestos Containing Material collected and analytical results

Laboratory Certificates of Analysis (4 pages)

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- Legend**
- AC99 Acoustic ceiling tile sample collected and submitted for analysis
 - ◆ VF99 Vinyl floor tile sample collected and submitted for analysis
 - ▲ JC99 Joint compound sample collected and submitted for analysis



| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| | | | |

LRL
 1-2884 Chambrland Street
 Richmond Ontario
 K4K 1M5
 Tel: (613) 446-7777
 Fax: (613) 446-1472
 Website: (877) 632-5864
 www.lrl.ca
 ENGINEERS INCORPORATED
 ASSOCIATED PROFESSIONAL
 ENGINEERS INCORPORATED

CLIENT
 CITY OF CLARENCE-ROCKLAND
 DESIGNED BY: J.A.
 DRAWN BY: J.A.
 APPROVED BY: M.H.

PROJECT
 ASBESTOS CONTAINING MATERIAL
 SURVEY
 BOURGET COMMUNITY CENTER
 19 LAVIGNE STREET
 BOURGET, ONTARIO

DRAWING TITLE
 SITE PLAN & SAMPLE LOCATION

PROJECT NO.
 101070
DATE
 APRIL 2012



Table 1.7
Summary of potential asbestos containing materials collected and analytical results
 Bulk Material Sampling
 Bourget Community Center, 19 Lavigne Street, Bourget, Ontario
 LRL File: 101070

| Type of Material | Approximate Quantity | Sample Location | Sample Number | Color | Friable (Yes/No) | Condition | Approximate % Damaged | Asbestos Content (%) |
|-------------------|----------------------|---------------------------------|-----------------------------------|------------|------------------|-----------|-----------------------|----------------------|
| Ceiling Tiles | 825 m ² | Kitchen | Bourget Comm. - AC1a | Brown | Yes | Good | 0 | 0.8-CHRY |
| | | Kitchen | Bourget Comm. - AC1b | Brown | Yes | Good | 0 | NA |
| | | Hall | Bourget Comm. - AC1c | Brown | Yes | Good | 0 | NA |
| Vinyl Floor Tile | 825 m ² | Hall | Bourget Comm. - VF1a,b | Beige | No | Good | 0 | 0.8-CHRY |
| | | Women's Washroom | Bourget Comm. - VF1c | Beige | No | Good | 0 | NA |
| | | Hall | Bourget Comm. - VF1a,b (Mastic) | Black | No | Good | 0 | <0.5 |
| | | Women's Washroom | Bourget Comm. - VF1c (Mastic) | Black | No | Good | 0 | <0.5 |
| | 32 m ² | Storage Room | Bourget Comm. - VF2a,b,c | Dark Pink | No | Poor | 50% | <0.5 |
| | | | Bourget Comm. - VF2a,b,c (Mastic) | Colorless | No | Poor | 50% | <0.5 |
| | | Storage Room | Bourget Comm. - VF3a,b,c | Light Pink | No | Poor | 50% | <0.5 |
| 32 m ² | Storage Room | Bourget Comm. - VF3b,c (Mastic) | Colorless | No | Poor | 50% | <0.5 | |
| | | Hall | Bourget Comm. - JC1a,c,d,g | Grey | Yes | Good | 0 | <0.5 |
| Joint Compound | 990 m ² | Storage Room | Bourget Comm. - JC1b,e,f | Grey | Yes | Poor | 20% | <0.5 |

Notes

- a, b, c, ... Replicate sample collected of homogeneous material
- O. Reg. 278/05 defines asbestos-containing material as material containing 0.5% or more asbestos by weight.
- NA Not analysed due to positive stop analytical method
- CHRY Chrysotile

Certificate of Analysis

Levac Robichaud Leclerc Associates

1-2884 Chamberland St.
Rockland, ON K4K1M6
Attn: Jessica Arthurs

Phone: (613) 446-7777
Fax: (613) 446-1427

Client PO:
Project: 101070
Custody:

Report Date: 14-Feb-2012
Order Date: 8-Feb-2012
Order #: 1206158

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

| Parcel ID | Client ID | Parcel ID | Client ID |
|------------|-------------------------------|------------|-------------------------------|
| 1206158-01 | Bourget Comm. - JC1a | 1206158-25 | Bourget Comm. - VF1c (FT) |
| 1206158-02 | Bourget Comm. - JC1b | 1206158-26 | Bourget Comm. - VF1a (Mastic) |
| 1206158-03 | Bourget Comm. - JC1c | 1206158-27 | Bourget Comm. - VF1b (Mastic) |
| 1206158-04 | Bourget Comm. - JC1d | 1206158-28 | Bourget Comm. - VF1c (Mastic) |
| 1206158-05 | Bourget Comm. - JC1e | | |
| 1206158-06 | Bourget Comm. - JC1f | | |
| 1206158-07 | Bourget Comm. - JC1g | | |
| 1206158-08 | Bourget Comm. - AC1a | | |
| 1206158-09 | Bourget Comm. - AC1b | | |
| 1206158-10 | Bourget Comm. - AC1c | | |
| 1206158-11 | Bourget Comm. - VF3a (FT) | | |
| 1206158-12 | Bourget Comm. - VF3b (FT) | | |
| 1206158-13 | Bourget Comm. - VF3c (FT) | | |
| 1206158-14 | Bourget Comm. - VF3a (Mastic) | | |
| 1206158-15 | Bourget Comm. - VF3b (Mastic) | | |
| 1206158-16 | Bourget Comm. - VF3c (Mastic) | | |
| 1206158-17 | Bourget Comm. - VF2a (FT) | | |
| 1206158-18 | Bourget Comm. - VF2b (FT) | | |
| 1206158-19 | Bourget Comm. - VF2c (FT) | | |
| 1206158-20 | Bourget Comm. - VF2a (Mastic) | | |
| 1206158-21 | Bourget Comm. - VF2b (Mastic) | | |
| 1206158-22 | Bourget Comm. - VF2c (Mastic) | | |
| 1206158-23 | Bourget Comm. - VF1a (FT) | | |
| 1206158-24 | Bourget Comm. - VF1b (FT) | | |

Approved By:



Heather S.H. McGregor, BSc
Laboratory Director - Microbiology

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

Client: Levac Robichaud Leclerc Associates
1-2884 Chamberland St.
Rockland, ON K4K1M6

Attn: Jessica Arthurs
Tel: (613) 446-7777
Fax: (613) 446-1427

Project: 101070
Parcel Report No.: 1206158

Received Date: 08-Feb-12
Report Date: 14-Feb-12

Asbestos by PLM **MDL - 0.5%**

| Parcel I.D. | Sample Date | Layers Analyzed | Colour | Description | Asbestos Detected: | Material Identification | % Content |
|-------------|-------------|--------------------|--------|------------------------|--------------------|---|-------------------------------------|
| 1206158-01 | 07-Feb-12 | Sample Homogenized | Grey | Drywall Joint Compound | No | Client ID: Bourget Comm. - JC1a Non-Fibers | 100 |
| 1206158-02 | 07-Feb-12 | Sample Homogenized | Grey | Drywall Joint Compound | No | Client ID: Bourget Comm. - JC1b Non-Fibers | 100 |
| 1206158-03 | 07-Feb-12 | Sample Homogenized | Grey | Drywall Joint Compound | No | Client ID: Bourget Comm. - JC1c Non-Fibers | 100 |
| 1206158-04 | 07-Feb-12 | Sample Homogenized | Grey | Drywall Joint Compound | No | Client ID: Bourget Comm. - JC1d Non-Fibers | 100 |
| 1206158-05 | 07-Feb-12 | Sample Homogenized | Grey | Drywall Joint Compound | No | Client ID: Bourget Comm. - JC1e Non-Fibers | 100 |
| 1206158-06 | 07-Feb-12 | Sample Homogenized | Grey | Drywall Joint Compound | No | Client ID: Bourget Comm. - JC1f Non-Fibers | 100 |
| 1206158-07 | 07-Feb-12 | Sample Homogenized | Grey | Drywall Joint Compound | No | Client ID: Bourget Comm. - JC1g Non-Fibers | 100 |
| 1206158-08 | 07-Feb-12 | Sample Homogenized | Beige | Ceiling Tile | Yes | Client ID: Bourget Comm. - AC1a Chrysotile Cellulose MMVF Non-Fibers | [AS-PRE] 0.8 39.2 40 20 |
| 1206158-09 | 07-Feb-12 | | | | | Client ID: Bourget Comm. - AC1b not analyzed | [AS-PRE] |
| 1206158-10 | 07-Feb-12 | | | | | Client ID: Bourget Comm. - AC1c not analyzed | [AS-PRE] |
| 1206158-11 | 07-Feb-12 | Sample Homogenized | Grey | Floor Tile | No | Client ID: Bourget Comm. - VF3a (FT) Non-Fibers | [AS-PRE] 100 |
| 1206158-12 | 07-Feb-12 | Sample Homogenized | Grey | Floor Tile | No | Client ID: Bourget Comm. - VF3b (FT) Non-Fibers | [AS-PRE] 100 |
| 1206158-13 | 07-Feb-12 | Sample Homogenized | Grey | Floor Tile | No | Client ID: Bourget Comm. - VF3c (FT) Non-Fibers | [AS-PRE] 100 |
| 1206158-14 | 07-Feb-12 | | | | | Client ID: Bourget Comm. - VF3a (Mastic) not analyzed | [Z-011] |

P: 1-800-749-1947
E: PARACEL@PARACELLABS.COM
WWW.PARACELLABS.COM

OTTAWA
300-2319 St. Laurent Blvd.
Ottawa, ON K1G 4J8

MISSISSAUGA
6645 Kitimat Rd. Unit #27
Mississauga, ON L5N 6J3

NIAGARA FALLS
5415 Morning Glory Cr.
Niagara Falls, ON L2J 0A3

SARNIA
123 Christina St. N.
Sarnia, ON N7T 5T7

Client: Levac Robichaud Leclerc Associates
1-2884 Chamberland St.
Rockland, ON K4K1M6

Attn: Jessica Arthurs
Tel: (613) 446-7777
Fax: (613) 446-1427

Project: 101070
Parcel Report No.: 1206158

Received Date: 08-Feb-12
Report Date: 14-Feb-12

Asbestos by PLM **MDL - 0.5%**

| Parcel I.D. | Sample Date | Layers Analyzed | Colour | Description | Asbestos Detected: | Material Identification | % Content |
|-------------|-------------|--------------------|------------|-------------|--------------------|--|-------------|
| 1206158-15 | 07-Feb-12 | Sample Homogenized | Colourless | Mastic | No | Client ID: Bourget Comm. - VF3b (Mastic) [AS-PRE] Non-Fibers | 100 |
| 1206158-16 | 07-Feb-12 | Sample Homogenized | Colourless | Mastic | No | Client ID: Bourget Comm. - VF3c (Mastic) [AS-PRE] Non-Fibers | 100 |
| 1206158-17 | 07-Feb-12 | Sample Homogenized | Black/Grey | Floor Tile | No | Client ID: Bourget Comm. - VF2a (FT) [AS-PRE] Non-Fibers | 100 |
| 1206158-18 | 07-Feb-12 | Sample Homogenized | Black/Grey | Floor Tile | No | Client ID: Bourget Comm. - VF2b (FT) [AS-PRE] Non-Fibers | 100 |
| 1206158-19 | 07-Feb-12 | Sample Homogenized | Black/Grey | Floor Tile | No | Client ID: Bourget Comm. - VF2c (FT) [AS-PRE] Non-Fibers | 100 |
| 1206158-20 | 07-Feb-12 | Sample Homogenized | Colourless | Mastic | No | Client ID: Bourget Comm. - VF2a (Mastic) [AS-PRE] Non-Fibers | 100 |
| 1206158-21 | 07-Feb-12 | Sample Homogenized | Colourless | Mastic | No | Client ID: Bourget Comm. - VF2b (Mastic) [AS-PRE] Non-Fibers | 100 |
| 1206158-22 | 07-Feb-12 | Sample Homogenized | Colourless | Mastic | No | Client ID: Bourget Comm. - VF2c (Mastic) [AS-PRE] Non-Fibers | 100 |
| 1206158-23 | 07-Feb-12 | Sample Homogenized | Beige | Floor Tile | Yes | Client ID: Bourget Comm. - VF1a (FT) [AS-PRE] Chrysotile Non-Fibers | 0.8 99.2 |
| 1206158-24 | 07-Feb-12 | | | | | Client ID: Bourget Comm. - VF1b (FT) [AS-PRE] not analyzed | |
| 1206158-25 | 07-Feb-12 | | | | | Client ID: Bourget Comm. - VF1c (FT) [AS-PRE] not analyzed | |
| 1206158-26 | 07-Feb-12 | Sample Homogenized | Black | Mastic | No | Client ID: Bourget Comm. - VF1a (Mastic) [AS-PRE] Non-Fibers | 100 |
| 1206158-27 | 07-Feb-12 | Sample Homogenized | Black | Mastic | No | Client ID: Bourget Comm. - VF1b (Mastic) [AS-PRE] Non-Fibers | 100 |
| 1206158-28 | 07-Feb-12 | Sample Homogenized | Black | Mastic | No | Client ID: Bourget Comm. - VF1c (Mastic) [AS-PRE] Non-Fibers | 100 |

MMVF: Man Made Vitreous Fibers: Fiberglass, Mineral Wool, Rockwool, Glasswool
Analytes in bold indicate asbestos content which may include:
Actinolite, Amosite, Anthophyllite, Chrysotile, Crocidolite and/or Tremolite.

P: 1-800-749-1947
E: PARACEL@PARACELLABS.COM
WWW.PARACELLABS.COM

OTTAWA
300-2319 St. Laurent Blvd.
Ottawa, ON K1G 4J8
MISSISSAUGA
6645 Kitimat Rd. Unit #27
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5415 Morning Glory Cr.
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SARNIA
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Sarnia, ON N7T 5T7

Client: Levac Robichaud Leclerc Associates
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 Rockland, ON K4K1M6

Attn: Jessica Arthurs
 Tel: (613) 446-7777
 Fax: (613) 446-1427

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Parcel Report No.: 1206158

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Analysis Summary Table

| Analysis | Method Reference/Description | Lab Location | NVLAP Lab Code * | Analysis Date |
|-----------------|------------------------------|-----------------|------------------|---------------|
| Asbestos by PLM | by EPA 600/R-93/116 | Ottawa West Lab | 200812-0 | 14-Feb-12 |

* Reference to the NVLAP term does not permit the user of this report to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government.

Report Notes

AS-PRE Due to the difficult nature of the bulk sample (interfering fibers/binders), additional NOB preparation was required prior to analysis
 Z-01 Not analyzed-No Sample