



PROCUREMENT SERVICES

**CITY OF SURREY, SURREY CITY HALL
13450 – 104 Avenue, Surrey, B.C., V3T 1V8
Tel: 604-590-7274
E-mail: purchasing@surrey.ca**

ADDENDUM No. 1

REQUEST FOR QUOTATION No.: 1220-040-2021-005

TITLE: BUILDING DEMOLITION AND HAZARDOUS
MATERIAL REMOVAL 6965 KING GEORGE
BOULEVARD

ADDENDUM ISSUE DATE: DECEMBER 18, 2020

DATE: PREFER TO RECEIVE SUBMISSION ON OR
BEFORE JANUARY 12, 2021

INFORMATION FOR CONTRACTORS

Contractors are advised that Addendum No. 1 to 1220-040-2021-005 is hereby issued by the City. This addendum shall form part of the contract documents and is to be read, interpreted and coordinated with all other parts. No consideration will be allowed for extras due to the Contractors or any sub-contractor not being familiar with this addendum. This Addendum No. 1 contains twenty-four (24) pages.

Delete in its entirety the report titled, "Attachment 1 – Astech Pre-Demolition Hazardous Building Materials Survey of the Buildings and Structures Located at 6965 King George Boulevard" and substitute with the report attached to this Addendum 1.

- END OF ADDENDUM -

All Addenda will become part of the Contract Documents.



December 18, 2020

CITY OF SURREY
13450 - 104th Avenue
Surrey, BC V3T 1V8

Attention: Mr. Carlos Aller, Project Manager
Civic Facilities Operations & Maintenance

**Ref: CONTRACTOR VERSION - REVISED PRE-DEMOLITION HAZARDOUS BUILDING MATERIALS SURVEY
OF THE BUILDINGS AND STRUCTURES AT 6965 KING GEORGE BOULEVARD, SURREY, BC**

1.0 INTRODUCTION

Astech Consultants Ltd. (Astech) were retained by the City of Surrey to conduct a Pre-Demolition Hazardous Building Materials Survey and compile a detailed report on the presence and location of asbestos containing building materials, lead, polychlorinated biphenyls (PCBs), mercury, stored chemicals, and silica at the Buildings and Structures (formerly Rona) located at 6965 King George Boulevard, Surrey, BC. This revised report includes for leachate lead testing results.

Astech's survey and report format is designed specifically to satisfy the current applicable regulation from the Workers' Compensation Board of British Columbia (WCB) Occupational Health and Safety Regulation 20.112 regarding hazardous building material assessments by a Qualified Person for buildings and structures.

The preliminary survey and this detailed survey were conducted on October 6 and December 7, 2020 by Tom Farrell assisted by Cassandra Marshall and Jesse James of Astech. It must be emphasized that this survey was concerned exclusively with the subject buildings and structures. The site survey was destructive in nature and thorough in investigating layered floor, wall, and ceiling systems. However, inaccessible floor cavities, wall cavities, and ceiling spaces which would require the actual dismantling of substantial portions of the buildings in order to gain access were not investigated. No attempt was made to investigate underground services or the surrounding property. Therefore, if during work activities, other hazardous materials, asbestos containing materials, or potential asbestos containing materials not included in this report are discovered, work should immediately cease in the affected area. At that time, Astech should be contacted so that they can initiate immediate appropriate action so that there are no undue delays.

2.0 BUILDING DESCRIPTION

The subject buildings and structures on site are described as follows:

- a commercial retail store building with attached metal clad canopy faced with metal cladding, giant brick, and retrofit stucco. According to BC Assessment, the building was originally constructed in 1974. The building has had several renovations/tenant improvements over the years. The building is heated by a natural gas ceiling-mounted heaters. At the time of survey, the interior and exterior of the building were in good condition.

- a rear pre-engineered warehouse building faced with metal cladding, and attached lean-to. The building has had a few renovations/tenant improvements over the years. At the time of survey, the interior and exterior of the building were in good condition.
- a detached metal clad lean-to (at south side of property).
- a checker's shack at canopy area of store building faced with vinyl siding.

3.0 METHODOLOGY

3.1 ASBESTOS CONTAINING MATERIALS

A visual inspection was undertaken in order to determine the type, location, and homogeneous nature of asbestos and potential asbestos containing building materials located at the subject buildings and structures. During this inspection, one hundred eleven (111) bulk samples of potential asbestos containing materials were collected from specific locations of the buildings and structures. The number of samples collected during this survey are in accordance with the guidelines established by the WCB in their 2020 publication Safe Work Practices for Handling Asbestos, and as indicated by actual site conditions. The samples collected were submitted for analysis at our in-house laboratory in accordance with the WCB Occupational Health and Safety Regulation, utilizing polarized light microscopy, and dispersion staining techniques. Results of laboratory analysis of the samples collected during this survey are attached.

3.2 LEAD FINISHES

A visual inspection was undertaken in order to determine the type and location of paints, primers, coatings, and/or glazing finishes suspected of containing lead at the subject buildings and structures. During this inspection, sixteen (16) bulk samples of potential lead finishes were collected from specific locations of the buildings and structures. The samples collected were submitted for analysis at our in-house laboratory in accordance with US EPA methods and the requirements of the WCB Occupational Health and Safety Regulation. Results of laboratory analysis of the samples collected during this survey are attached.

During this inspection, one (1) bulk sample of intact paint containing lead on the base substrate of wood was collected from the subject building. The bulk sample was submitted for Toxicity Characteristic Leachate Procedure for lead (TCLP lead) laboratory analysis in accordance with US EPA methods and the requirements of the WCB Occupational Health and Safety Regulation. Results of laboratory analysis of the sample collected during this survey are attached.

3.3 LEAD CONSTRUCTION MATERIALS, PCBs, MERCURY, STORED CHEMICALS, AND SILICA

A visual inspection was undertaken at the subject buildings and structures in order to determine the presence of:

- construction materials suspected of containing lead and other heavy metals,
- fluorescent and high intensity discharge (HID) light fixtures suspected of containing PCB ballasts or capacitors,
- thermostats, light tubes/bulbs, and associated equipment suspected of containing mercury,
- stored chemicals suspected of being toxic, flammable, or explosive, and
- building materials suspected of containing silica in crystalline and non-crystalline forms.

4.0 INSPECTION RESULTS

4.1 ASBESTOS CONTAINING MATERIALS

GENERAL NOTES

#1 Filling Compound and Affected Gypsum Board: Although the analytical results for some of the gypsum board filling compound samples indicate non-asbestos results because of renovations conducted in the 1980s or later, site investigation and laboratory analysis of other representative samples have determined that as listed below, there is asbestos containing filling compound on older gypsum board (installed between approximately 1964 and 1979), or there is newer gypsum board with non-asbestos filling compound fastened directly to or abutting the older gypsum board with asbestos containing filling compound (some concealed behind wood and other building materials).

As well, some of the asbestos containing filling compound and affected gypsum board are concealed behind, on, and/or abutting wood, cove base, adhesives, and other building materials that are contaminated with the asbestos containing filling compound. There is also asbestos containing filling compound and asbestos containing filling compound residue on and within electrical junction boxes and other building materials where finished gypsum board is located.

Additionally, there is asbestos containing filling compound residue on floors (concealed beneath carpets, wood, and other flooring materials, plumbing fixtures, millwork, and other building materials).

#2 Assumed Asbestos Containing Building Materials: The assumed asbestos containing building materials listed below, if present, were inaccessible at time of survey due to the destructive testing (compromising building code requirements) or excavation required for investigating and/or sampling. Therefore, they must be considered as assumed asbestos containing until laboratory analytical results determine otherwise. Future destructive testing by Astech could be conducted once the material(s) are made accessible by the Demolition Contractor with assistance from their Abatement Sub-Contractor.

The visual inspection and/or analytical results determined that asbestos containing materials and/or assumed asbestos containing materials are located at the following specific locations.

STORE BUILDING - GROUND FLOOR

Storefront

- Asbestos containing filling compound on gypsum board (see General Note #1 above).
- Assumed asbestos containing paper insulation lining interior of metal exhaust vents to rooftop (see General Note #2 above).

Electrical Room (northwest corner)

- No asbestos materials observed.

Three Adjoining Offices (at southwest corner), and Washroom

- Asbestos containing filling compound on gypsum board (see General Note #1 above).

Telecom Room (south of Washroom)

- **Asbestos** containing paper backed sheet flooring residue (concealed beneath a layer of wood laminate, **asbestos** contaminated ceramic tiles, grout, and mortar, and other building materials).
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).

Floor Cavities, Wall Cavities, and Ceiling Spaces

- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- Assumed **asbestos** containing paper insulation lining interior of metal exhaust vents to rooftop (see General Note #2 above).

STORE BUILDING - EXTERIOR**Piping**

- **Asbestos** containing cement drain pipe stubs above grade around building at ground level (some concealed).

Walls

- No asbestos materials observed.

Windows and Doors

- **Asbestos** containing sealants in brown metal-framed windows and doors with windows (mostly concealed).
- **Asbestos** containing caulking around windows of rear metal doors and **asbestos** containing caulking residue on metal frame above (some concealed).

Rooftops

- **Asbestos** containing roofing mastics at flashing of metal ridge cap and perimeter metal flashing at store building (some concealed and some on adjoining building materials).
- Assumed **asbestos** containing paper insulation lining interior of metal exhaust vents and assumed **asbestos** caulking on metal exhaust vents (some concealed and some on adjoining building materials) (see General Note #2 above).

Underground

- Assumed **asbestos** containing cement drain piping (from above grade pipe stubs) concealed below grade (see General Note #2 above).

CHECKER'S SHACK AT CANOPY AREA OF STORE BUILDING**East Room**

- **Asbestos** containing paper backed sheet flooring on non-asbestos adhesive on wood on **asbestos** containing paper backed sheet flooring on non-asbestos adhesive on wood (some concealed).

West Room

- No asbestos materials observed.

Floor Cavities, Wall Cavities, and Ceiling Spaces

- No asbestos materials observed.

CHECKER'S SHACK AT CANOPY AREA OF STORE BUILDING - EXTERIOR**Walls,
Windows, and
Rooftop**

- No asbestos materials observed.

DETACHED METAL CLADDING LEAN-TO (AT SOUTH SIDE OF PROPERTY)**Walls and Rooftop**

- No asbestos materials observed.

WAREHOUSE BUILDING - GROUND FLOOR**Warehouse, and
Mezzanine Office (at southeast corner)**

- No asbestos materials observed.

Two Adjoining Offices (at southeast corner)

- Asbestos containing sealant in interior white metal-framed windows (mostly concealed).

Main Office (at centre east)

- Asbestos containing filling compound on gypsum board (see General Note #1 above).

South Washroom (at centre east)

- Asbestos containing filling compound on gypsum board (see General Note #1 above).
- Asbestos containing sealant in interior white metal-framed windows (mostly concealed).

North Washroom (at centre east)

- Asbestos containing filling compound on gypsum board (see General Note #1 above).

Mezzanine Lunchroom and Room within (at centre east)

- Asbestos containing filling compound on gypsum board (see General Note #1 above).

Sprinkler Room

- No asbestos materials observed.

Northeast Office and Adjoining Display Rooms

- Asbestos containing paper backed sheet flooring on asbestos containing paper backed sheet flooring on concrete (some concealed beneath walls, wood laminate, foam, plywood, and other building materials).

Wall Cavities and Ceiling Spaces

- Asbestos containing filling compound on gypsum board (see General Note #1 above).

WAREHOUSE BUILDING AND ATTACHED LEAN-TO (IN & OUT) - EXTERIOR**Piping**

- Asbestos containing cement drain pipe stubs above grade around building at ground level (some concealed).

Walls

- No asbestos materials observed.

Windows

- **Asbestos** containing sealants in metal-framed windows (mostly concealed).

Rooftop

- **Asbestos** containing caulking at overlap joints of corrugated metal roof cladding, gutters, rooftop vents/diffusers, penetrations, and other building materials (mostly concealed).

Underground

- Assumed **asbestos** containing cement drain piping (from above grade pipe stubs) concealed below grade (see General Note #2 above).

4.2 LEAD

The visual inspection and/or laboratory analytical results determined the following at the subject buildings and structures:

Store Building - Interior

- off-white glazing finish containing 116 parts per million (PPM) of **lead** was used on ceramic tiles,
- green screed containing less than (<)15 PPM of **lead** was used on concrete floors,
- off-white paint/coating containing <10 PPM of **lead** was used on brick mortar,
- off-white paint containing <9 PPM of **lead** was used on wood surfaces,
- off-white paint containing <8 PPM of **lead** was used on wood surfaces, and
- off-white paint on red primer likely containing **lead** was used on structural steel beams and columns.

Store Building - Exterior

- grey on off-white paint containing 27 PPM of **lead** were use on metal surfaces,
- grey paint/coating containing <9 PPM of **lead** was used on brick surfaces, and
- there are lead roof vents and caps located on the rooftop.

Checkers Shack (at Canopy Area of Store Building)

- yellow paint on primer likely containing **lead** were used on metal surfaces.

Detached Metal Cladding Lean-To (at South Side of Property)

- red primer likely containing **lead** was used on structural steel surfaces.

Warehouse Building - Interior

- brown glazing finish containing 387 PPM of **lead** was used on ceramic tiles,
- tan glazing finish containing 208 PPM of **lead** was used on ceramic tiles,
- off-white glazing finish containing 179 PPM of **lead** was used on ceramic tiles,
- non-leachable brown on cream and red paint containing 169 PPM of **lead** was used on wood surfaces,
- blue paint containing <11 PPM of **lead** was used on wood surfaces,
- yellow on grey paint, off-white on blue paint, and white paint containing <8 PPM of **lead** were used on wood surfaces, and
- there is decorative **lead** solder in window of interior wood door.

4.3 PCBs

The visual inspection determined that there are approximately two hundred thirty (230) fluorescent and HID light fixtures at the subject buildings and structures suspected of having one or more PCB containing ballasts/capacitors. PCB ballast/capacitor identification requires the disassembly of the light fixture in order to locate the manufacturer's identification code.

4.4 MERCURY

The visual inspection determined that there are no wall mounted thermostats at the subject buildings and structures that contain mercury. However, there are numerous fluorescent light tubes/bulbs at the subject buildings and structures that contain mercury.

4.5 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

The following list of materials were present in and around the subject buildings and structures at time of inspection:

- a few containers of petroleum products and rodent poison,
- pumps and motors of exhaust fans bearing petroleum products,
- several fire extinguishers,
- batteries in emergency lighting,
- a few areas with rodent droppings and bird droppings,
- several areas with rodent and animal droppings, and
- a few areas with visible mould on gypsum board and other building materials, and
- piping containing natural gas leading to heating equipment.

4.6 SILICA

All concrete, cement, giant brick, ceramic tile, gypsum board, stucco, grout, mortar, and any other cementitious building materials at the subject buildings and structures are suspected of containing silica in crystalline and non-crystalline forms.

4.7 GYPSUM BOARD

The visual inspection and/or laboratory analytical results determined the following at the subject buildings and structures:

- there is **asbestos** containing filling compound on gypsum board located in numerous areas of the buildings (see Section 4.1 including General Note #1 above), and therefore would be disposed of as mixed asbestos and gypsum waste, and
- there is unfinished gypsum board and non-asbestos filling compound on gypsum board located in a few areas.

5.0 RECOMMENDATIONS

5.1 ASBESTOS CONTAINING MATERIALS

Prior to demolition of a building, the asbestos containing materials (or assumed asbestos containing materials) must first be removed and disposed of by a qualified hazardous materials abatement contractor

in accordance with the WCB Occupational Health and Safety Regulation. Disposal of asbestos containing materials must be performed in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.2 LEAD

Paints/Primers

Where lead (or potential lead) based paints and/or primers are affected by a project, the work must be performed by a qualified contractor in accordance with the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices For Handling Lead.

Where the base substrate material is to be removed in conjunction with lead paint removal, the base substrate and lead based paints and/or primers should be removed intact by the contractor, in accordance with the contractor's risk assessment and site specific work procedures. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the contractor's risk assessment and site specific work procedures.

Lead containing paints which remain attached to wood and/or other building materials must be labelled as lead based paints (LBP) for transporting to a licensed/approved disposal site or recycling facility. A licensed/approved facility receiving the waste must be informed of the lead content of these materials and be agreeable to receiving these materials. Prior to acceptance of waste with lead paints at a licensed/approved disposal facility, the contractor generating the waste must ensure that all waste materials containing LBP's are sampled intact, fastened directly to the base substrate, and representative of the waste stream created by demolition. Astech has submitted one (1) sample for analysis utilizing a Toxicity Characteristic Leachate Procedure for lead (TCLP lead) test to determine the potential for soil and/or groundwater contamination. The contractor shall have any additional samples analyzed utilizing a TCLP lead test to determine the potential for soil and/or groundwater contamination, if deemed necessary by the site receiving the waste.

If the lead paints are to be separated or removed from the building materials by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures would apply. The removed lead paints, depending on lead concentrations and leachate results, may become a Hazardous Waste and therefore must be disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

Glazing Finishes

Where ceramic tiles with lead (or potential lead) glazing finishes are to be removed, the ceramic tile and glazing finish should be removed intact. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the removal contractor's risk assessment and site specific work procedures. Ceramic tiles and glazing finishes that are removed intact may be disposed of as normal construction waste.

If the lead glazing finishes are to be separated or removed from the ceramic tiles by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures by a qualified abatement contractor would apply in order to satisfy the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices For Handling Lead.

Lead Construction Materials

Prior to demolition of a building, the lead solder in window and lead roof jacks must first be removed, and be recycled or disposed of, in accordance with the BC Ministry of Environment - *Environmental Management Act* - Hazardous Waste Regulation.

5.3 PCB CONTAINING BALLASTS/CAPACITORS

It is recommended that the identification of PCB ballasts/capacitors be performed by qualified personnel prior to or in conjunction with the demolition of a building, at a time when it becomes feasible to isolate electrical power and disassemble/disconnect the light fixtures. The ballasts/capacitors that are identified as PCB containing must be removed in accordance with the WCB Occupational Health and Safety Regulation and disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.4 MERCURY

Prior to demolition of a building, the mercury containing light tubes/bulbs must first be removed, and be salvaged, recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.5 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

Stored Chemicals

Prior to demolition of a building, stored chemicals must first be removed, and be recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

Rodent and Animal Droppings

Rodent and animal droppings which can cause infectious disease and/or respiratory disease in humans should be removed as biohazardous waste by a qualified abatement contractor in accordance with the WCB Occupational Health and Safety Regulation, prior to unprotected trades performing work in or conducting selective demolition of a building. In lieu of removing droppings, workers shall wear respirators and protective clothing while in contaminated areas of a building, and while conducting selective demolition of a building.

Mould

The differing types of moulds and/or fungi which can cause infectious disease and/or respiratory disease in humans should be removed as biohazardous waste by a qualified abatement contractor in accordance with the WCB Occupational Health and Safety Regulation, prior to unprotected trades performing work in affected areas of the building. In lieu of removing moulds and fungi, workers shall wear respirators and protective clothing while in contaminated areas of the building.

Prior to the demolition of a building, mould which is attached to gypsum board to be recycled, should be removed by a qualified abatement contractor in accordance with the WCB Occupational Health and Safety Regulation. During the removal process and prior to the gypsum board being transported to the recycling facility, the gypsum board and mould must be treated with an approved bleaching agent (or equivalent) to destroy the mould. Mould which remains attached to building materials such as wood, metal and concrete may be disposed of in a manner applicable to normal demolition waste. Workers conducting selective demolition of the building shall wear respirators and protective clothing while in contaminated areas of the building.

Natural Gas

The natural gas must be shut off and purged by Fortis BC or a qualified trades person prior to work that would affect the gas, and prior to building demolition.

5.6 SILICA

Where cementitious building materials that are suspected of containing silica in crystalline form are directly impacted by the project (i.e. drilling, cutting, abrading, etc.), the work should be performed in a controlled manner to avoid the release of crystalline silica dust. Cutting, drilling, or otherwise disturbing these building materials must be performed by a qualified contractor's trained personnel in accordance with the WCB Occupational Health and Safety Regulation.

5.7 RECYCLABLE GYPSUM BOARD

Prior to the demolition of a building, the gypsum board with no asbestos finishes (a provincially regulated construction waste) must first be removed by a qualified contractor, and be recycled or disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation. Landfills are issued operational certificates from the BC Ministry of Environment, and for local landfills and others their certificate specifies that gypsum board cannot be accepted for disposal, and therefore local depots offer recycling services.

6.0 OWNER'S AND ABATEMENT CONTRACTOR'S RESPONSIBILITIES

Owner's Responsibilities

For the remediation of hazardous building materials, contract specifications, quality control, and final acceptance of the work remain the responsibility of the Owner. In order to ensure that the Owner has acted in a responsible manner, and to ensure regulatory board compliance, it is recommended that the work and project air monitoring be performed by a qualified and properly insured (with proof of necessary asbestos inclusion rider) Hazardous Materials Abatement Contractor.

Abatement Contractor's Responsibilities

The Abatement Contractor upon completing the work shall have their "Qualified Person" inspect the worksite in its entirety to confirm that asbestos and other hazardous building materials have been properly removed, then promptly provide the Owner with a signed Letter of Completion.

As well, prior to transport of hazardous waste, the Abatement Contractor shall assist the Owner by completing and submitting the BC Ministry of Environment Waste Generator Number Registration Form (Schedule 5 Form 1), once signed by the Owner, if no BC Generator number exists. If a BC Generator number exists and requires updating for this specific project, the Abatement Contractor shall assist with completing and submitting the update.

Project Documentation should also be provided to the Owner including, but not necessarily limited to, a Notice of Project for work involving Asbestos and/or Lead Paint, Risk Assessment, Exposure Control Plan, and Site Specific Work Procedures, Worker Respirator Fit Test Forms/Logs and Training Acknowledgement Forms, Certification of DOP Testing of HEPA Filtered Equipment used on site, Air Sample Results, Material Safety Data Sheets (MSDS) for products used on site, Transportation Waybills, and Waste Manifest Forms.

7.0 APPROXIMATE QUANTITIES FOR HAZARDOUS MATERIALS

The following approximate quantities for hazardous materials are provided as a means to satisfy the requirements of the WCB, and are provided for reference only. Contractors shall be responsible for verifying exact quantities for the purpose of bidding the work.

ASBESTOS CONTAINING MATERIALS	APPROXIMATE QUANTITIES
Confirmed Asbestos Containing Materials	
Asbestos Paper Back Sheet Flooring and Contaminated Building Materials	1,180 square feet
Asbestos Filling Compound on Gypsum Board, Filling Compound Residue, Affected Gypsum Board, and Other Contaminated Building Materials	9,880 square feet
Asbestos Sealants in Interior White Metal-Framed Windows	5 units
Asbestos Sealants in Exterior Metal-Framed Windows and Doors with Windows	10 units
Asbestos Retrofit Caulking around Windows of Rear Metal Doors	2 units
Asbestos Roofing Mastics at Flashing of Metal Ridge Cap and Perimeter Metal Flashing at Store Building	530 lineal feet
Asbestos Caulkings at Overlap Joints of Corrugated Metal Roof Cladding, Gutters, Rooftop Vents/Diffusers, Penetrations, and Other Building Materials at Warehouse Building	38,000 square feet overall
Asbestos Cement Drain Pipe Stubs Above Grade at Ground Level	several locations around buildings
Assumed Asbestos Containing Materials	
Assumed Asbestos Cement Drain Pipes Buried Below Grade (including Necessary Excavation). See General Note #2 above.	Not Yet Determined
Assumed Paper Insulation Lining Interior of Metal Exhaust Vents and Assumed Asbestos Caulking on Metal Exhaust Vents, and Contaminated Building Materials. See General Note #2 above.	6 vents
OTHER HAZARDOUS MATERIALS	
Non-Leachable Lead Paint Remaining Attached to Building Materials for Recycle/Disposal	Not Determined
Lead Products for Recycle (lead solder in window and lead roof vents and caps)	Not Determined
Potential PCB Containing Ballasts (estimated at 60% containing PCBs)	230 fixtures
Mercury Containing Light Tubes/Bulbs	567 tubes / 22 bulbs

We hope you have found the above information useful. If you have any questions, or require clarification please contact this office.

Tom Farrell
Astech Consultants Ltd.
Ref: 23480HE02R1C.RK



ASBESTOS BULK SAMPLE REPORT

Date: December 18, 2020
 Client: CITY OF SURREY
 Location: **Buildings and Structures (Formerly Rona)
 6965 King George Boulevard
 Surrey, BC**

Comments: 1) Asbestos (bulk) by PLM analyzed as per NIOSH 9002 Issue 2.
 2) Workers' Compensation Board of British Columbia (WCB) defines asbestos containing material as 0.5% or more asbestos, with the exception of Vermiculite Insulation which is defined as "any asbestos".
 3) Samples will be disposed of after 90 days, unless the Client requests otherwise.

Sample(s) Collected on October 6, 2020

Sample	Location	Description	Layer: Colour	Non-Asbestos		Asbestos	
				%	Type	%	Type
23480 BS01	Store Building - Ground Floor - Storefront	Floor Screed (South Side)	1: Green	100%	Non-Fibrous	None Detected	
23480 BS02	Store Building - Ground Floor - Storefront	Floor Screed (North Side)	1: Green	100%	Non-Fibrous	None Detected	
23480 BS03	Store Building - Ground Floor - Storefront	Floor Tile (at Front Entrance)	1: Brown	100%	Non-Fibrous	None Detected	
23480 BS04	Store Building - Ground Floor - Storefront	Cove Base	1: Black	100%	Non-Fibrous	None Detected	
23480 BS05	Store Building - Ground Floor - Storefront	Cove Base Adhesive	2: Beige	100%	Non-Fibrous	None Detected	
23480 BS06	Store Building - Ground Floor - Storefront	Paint Filling Compound on Gypsum Board (East Wall adjacent Front Entrance)	1: White 2: Grey	97%	Non-Fibrous	3%	Chrysotile
23480 BS07	Store Building - Ground Floor - Storefront	Paint Filling Compound on Gypsum Board (East Wall near South End)	1: Green 2: Grey	97%	Non-Fibrous	3%	Chrysotile
23480 BS08	Store Building - Ground Floor - Storefront	Filling Compound Residue (in South Wall Cavity)	1: Grey	97%	Non-Fibrous	3%	Chrysotile
23480 BS09	Store Building - Ground Floor - Storefront	Giant Brick Mortar (East Wall at South End)	1: Grey	1%	Cellulose	97%	Non-Fibrous

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
23480 BS10	Store Building - Ground Floor - Storefront	Paint/Coating (on Brick Wall, East Wall at South End)	1: Off-White	100% Non-Fibrous	None Detected
23480 BS11a	Store Building - Ground Floor - Storefront	Paint Filling Compound on Gypsum Board (West Wall near Doorway)	1: Grey 2: White	100% Non-Fibrous	None Detected
23480 BS11b	Store Building - Ground Floor - Storefront	Paint Filling Compound on Gypsum Board (West Wall near Doorway)	3: Yellow 4: Grey	97% Non-Fibrous	3% Chrysotile
23480 BS12	Store Building - Ground Floor - Storefront	Paint Filling Compound on Gypsum Board (North Wall near Centre)	1: White 2: Grey	97% Non-Fibrous	3% Chrysotile
23480 BS13	Store Building - Ground Floor - Storefront	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Blue	100% Non-Fibrous	None Detected
23480 BS14	Store Building - Ground Floor - Storefront	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Off-White	100% Non-Fibrous	None Detected
23480 BS15	Store Building - Ground Floor - Storefront	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Beige	100% Non-Fibrous	None Detected
23480 BS16a	Store Building - Ground Floor - Offices (at Southwest Corner)	Paint Filling Compound on Gypsum Board (Pony Wall at Stairs)	1: White 2: White	100% Non-Fibrous	None Detected
23480 BS16b	Store Building - Ground Floor - Offices (at Southwest Corner)	Paint Filling Compound on Gypsum Board (Pony Wall at Stairs)	3: Cream 4: Grey	97% Non-Fibrous	3% Chrysotile
23480 BS17a	Store Building - Ground Floor - Offices (at Southwest Corner)	Paint Filling Compound on Gypsum Board (North Outer Wall of Washroom)	1: White 2: White	100% Non-Fibrous	None Detected
23480 BS17b	Store Building - Ground Floor - Offices (at Southwest Corner)	Paint Filling Compound on Gypsum Board (North Outer Wall of Washroom)	3: Cream 4: Grey	97% Non-Fibrous	3% Chrysotile
23480 BS18	Store Building - Ground Floor - East Office	Sheet Flooring Wear Surface	1: Beige	100% Non-Fibrous	None Detected
		Paper Backing (beneath 12" Floor Tile)	2: Grey	20% Glass 80% Non-Fibrous	None Detected
23480 BS19	Store Building - Ground Floor - Centre Office	Paint Filling Compound on Gypsum Board (North Wall)	1: Green 2: Grey	97% Non-Fibrous	3% Chrysotile
23480 BS20	Store Building - Ground Floor - West Office	Sealant (in Exterior Brown Metal-Framed Window, South Wall)	1: Black	95% Non-Fibrous	5% Chrysotile

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
23480 BS21	Store Building - Ground Floor - West Office	Sealant (in Exterior Brown Metal-Framed Window, South Wall)	1: Grey	97% Non-Fibrous	3% Chrysotile
23480 BS22	Store Building - Ground Floor - East Office	2' X 4' Ceiling Tile (Large Fissures) (near Centre)	1: Grey	60% Cellulose 30% Glass 10% Non-Fibrous	None Detected
23480 BS23	Store Building - Ground Floor - Telecom Room (South of Washroom)	Paint Filling Compound on Gypsum Board (Northwest Corner Wall)	1: Green 2: White	100% Non-Fibrous	None Detected
23480 BS24	Store Building - Ground Floor - Telecom Room (South of Washroom)	2' X 4' Ceiling Tile (Medium Fissures)	1: Grey	60% Cellulose 30% Glass 10% Non-Fibrous	None Detected
23480 BS25	Store Building - Exterior	Retrofit Stucco (on Glass Mesh and Foam Insulation, East Wall at Entrance)	1: Blue	100% Non-Fibrous	None Detected
23480 BS26	Store Building - Exterior	Caulking (around Metal-Framed Window)	1: Off-White	100% Non-Fibrous	None Detected
23480 BS27	Store Building - Exterior	Paint/Coating (on Brick Wall, East at South End)	1: Grey	1% Cellulose 99% Non-Fibrous	None Detected
23480 BS28	Store Building - Exterior	Pipe Thread Compound (at Fitting of Natural Gas Piping)	1: Black	100% Non-Fibrous	None Detected
23480 BS29	Store Building - Exterior	Paint/Coating (on Corrugated Metal Cladding Wall, North)	1: Grey on Off-White	100% Non-Fibrous	None Detected
23480 BS30	Store Building - Exterior	Roofing Mastic (at Flashing of Metal Ridge Cap)	1: Black	85% Non-Fibrous	15% Chrysotile
23480 BS31	Store Building - Exterior	Roofing Mastic (at Joint of Metal Flashing)	1: Black	85% Non-Fibrous	15% Chrysotile
23480 BS32	Store Building - Exterior	Caulking (around Window of Rear Metal Door)	1: Grey	97% Non-Fibrous	3% Chrysotile
23480 BS33	Store Building - Exterior	Cement Pipe Stub (at Ground Level)	1: Grey	20% Non-Fibrous	70% Chrysotile 10% Crocidolite
23480 BS34	Detached Metal Cladding Lean-to (at South of Property) - Ground Floor	Spray Applied Insulation (Wall)	1: Grey	99% Glass 1% Non-Fibrous	None Detected
23480 BS35	Warehouse Building - Exterior	Cement Pipe Stub (South at Ground Level)	1: Grey	20% Non-Fibrous	80% Chrysotile
23480 BS36	Warehouse Building - Exterior - Rooftop	Putty-Like Caulking (at Overlap Joint of Corrugated Metal Cladding, South Side near Centre)	1: Grey	95% Non-Fibrous	5% Chrysotile

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
23480 BS37	Warehouse Building - Exterior - Rooftop	Putty-Like Caulking (at Overlap Joint of Corrugated Metal Cladding, South Side near West End)	1: Grey	95% Non-Fibrous	5% Chrysotile
23480 BS38	Warehouse Building - Exterior	Putty-Like Caulking (at Gutter)	1: Grey	95% Non-Fibrous	5% Chrysotile
23480 BS39	Warehouse Building - Exterior - Rooftop	Putty-Like Caulking (at Overlap Joint of Corrugated Metal Cladding, South Slop at West End)	1: Grey	95% Non-Fibrous	5% Chrysotile
23480 BS40	Warehouse Building - Exterior - Southeast Lean-to Rooftop	Construction Paper (beneath Corrugated Metal Cladding)	1: Black	98% Cellulose 2% Non-Fibrous	None Detected
23480 BS41	Warehouse Building - Ground Floor - Warehouse	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Grey	100% Non-Fibrous	None Detected
23480 BS42	Warehouse Building - Ground Floor - North Office (at Southeast Corner)	Sheet Flooring Wear Surface	1: Cream	100% Non-Fibrous	None Detected
		Paper Backing (beneath Ceramic Tile)	2: Grey	70% Cellulose 10% Glass 20% Non-Fibrous	None Detected
23480 BS43	Warehouse Building - Ground Floor - North Office	Paint Filling Compound on Gypsum Board (South Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected
23480 BS44	Warehouse Building - Ground Floor - North Office	Sealant (in Exterior Metal-Framed Window)	1: Black	97% Non-Fibrous	3% Chrysotile
23480 BS45	Warehouse Building - Ground Floor - South Office (at Southeast Corner)	Sheet Flooring Wear Surface	1: Cream & Tan	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	70% Cellulose 10% Glass 20% Non-Fibrous	None Detected
23480 BS46	Warehouse Building - Ground Floor - South Office	Paint Filling Compound on Gypsum Board (Southeast Corner Wall)	1: Grey 2: White	100% Non-Fibrous	None Detected
23480 BS47	Warehouse Building - Ground Floor - South Office	Sealant (in Exterior Metal-Framed Window)	1: Black	2% Cellulose 98% Non-Fibrous	None Detected
23480 BS48	Warehouse Building - Ground Floor - Main Office (at Centre East)	12" Floor Tile (beneath Ceramic Tile)	1: Off-White	100% Non-Fibrous	None Detected
23480 BS49	Warehouse Building - Ground Floor - Main Office (at Centre East)	Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
23480 BS50	Warehouse Building - Ground Floor - Washroom	Sheet Flooring Wear Surface	1: Cream	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	70% Cellulose 10% Glass 20% Non-Fibrous	None Detected
23480 BS51	Warehouse Building - Ground Floor - Sprinkler Room	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Beige	100% Non-Fibrous	None Detected
23480 BS52	Warehouse Building - Ground Floor - Sprinkler Room	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Blue	2% Cellulose 98% Non-Fibrous	None Detected
23480 BS53	Warehouse Building - Ground Floor - Main Office (at Centre East)	Paint Filling Compound on Gypsum Board (South Wall)	1: Brown 2: White	100% Non-Fibrous	None Detected
23480 BS54	Warehouse Building - Ground Floor - Mezzanine Lunchroom	Paint Filling Compound on Gypsum Board (Ceiling)	1: Off-White 2: Grey	97% Non-Fibrous	3% Chrysotile
23480 BS55	Warehouse Building - Ground Floor - Mezzanine Lunchroom	Coating (on Underside of Metal Sink)	1: Off-White	100% Non-Fibrous	None Detected
23480 BS56	Warehouse Building - Ground Floor - Northeast Office	Sheet Flooring Wear Surface	1: Cream & Beige	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	10% Cellulose 20% Non-Fibrous	70% Chrysotile
23480 BS57	Warehouse Building - Ground Floor - Northeast Office	Sheet Flooring Wear Surface	3: Beige & Brown	100% Non-Fibrous	None Detected
		Paper Backing	4: Grey	10% Cellulose 20% Non-Fibrous	70% Chrysotile

Analyst(s): Lillian Fan, Jessica Young

Sample(s) Collected on December 7, 2020

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
23480 BS58	Store Building - Ground Floor - East Office (at Southwest Corner)	12" Floor Tile	1: Grey & Beige	100% Non-Fibrous	None Detected
23480 BS59	Store Building - Ground Floor - East Office (at Southwest Corner)	2' X 4' Ceiling Tile (Large Fissures) (South Side)	1: Grey	60% Cellulose 30% Glass 10% Non-Fibrous	None Detected
23480 BS60	Store Building - Ground Floor - East Office (at Southwest Corner)	2' X 4' Ceiling Tile (Large Fissures) (North Side)	1: Grey	60% Cellulose 30% Glass 10% Non-Fibrous	None Detected
23480 BS61	Store Building - Ground Floor - West Office	Sealant (in Interior White Metal-Framed Window)	1: Grey	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
23480 BS62	Store Building - Ground Floor - West Office	Sealant (in Interior White Metal-Framed Window)	1: Black	100% Non-Fibrous	None Detected
23480 BS63	Store Building - Ground Floor - West Office (at Southwest Corner)	Adhesive (behind Wood Wall Panel, East)	1: Black	100% Non-Fibrous	None Detected
23480 BS64	Store Building - Ground Floor - Centre Office	Adhesive (beneath Wood Floor)	1: Beige	100% Non-Fibrous	None Detected
23480 BS65	Store Building - Ground Floor - Offices (at Southwest Corner)	Stair Tread	1: Black	100% Non-Fibrous	None Detected
23480 BS66	Store Building - Ground Floor - Offices (at Southwest Corner)	Stair Tread Adhesive	2: Beige	100% Non-Fibrous	None Detected
23480 BS67	Store Building - Ground Floor - Storefront	Giant Brick Mortar (East Wall at North End)	1: Grey	100% Non-Fibrous	None Detected
23480 BS68	Store Building - Ground Floor - Storefront	Giant Brick Mortar (North End)	1: Grey	100% Non-Fibrous	None Detected
23480 BS69	Store Building - Ground Floor - Washroom	Ceramic Floor Tile Grout	1: Brown	100% Non-Fibrous	None Detected
23480 BS70	Store Building - Ground Floor - Washroom	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
23480 BS71	Store Building - Ground Floor - Washroom	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
23480 BS72	Store Building - Ground Floor - Washroom	Adhesive Residue	3: Beige	100% Non-Fibrous	None Detected
23480 BS73	Store Building - Ground Floor - Washroom	Paper Backing Residue	4: Beige	65% Cellulose 5% Glass 30% Non-Fibrous	None Detected
23480 BS74	Store Building - Ground Floor - Washroom	Ceramic Wall Tile Adhesive	1: Cream	100% Non-Fibrous	None Detected
23480 BS75	Store Building - Ground Floor - Telecom Room (South of Washroom)	Ceramic Floor Tile Mortar	1: Grey	100% Non-Fibrous	None Detected
23480 BS76	Store Building - Ground Floor - Telecom Room (South of Washroom)	Paper Backing Residue	2: Grey	5% Cellulose 10% Non-Fibrous	85% Chrysotile
23480 BS77	Checker's Shack at Canopy Area of Store Building - East Room	Sheet Flooring Wear Surface	1: Brown & Orange	100% Non-Fibrous	None Detected
		Paper Backing	2: Brown	5% Cellulose 10% Non-Fibrous	85% Chrysotile
23480 BS78	Checker's Shack at Canopy Area of Store Building - East Room	Sheet Flooring Adhesive	3: Beige	100% Non-Fibrous	None Detected
23480 BS79	Checker's Shack at Canopy Area of Store Building - East Room	Sheet Flooring Wear Surface	4: Beige	100% Non-Fibrous	None Detected
		Paper Backing	5: Brown	5% Cellulose 10% Non-Fibrous	85% Chrysotile

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
23480 BS80	Checker's Shack at Canopy Area of Store Building - East Room	Sheet Flooring Adhesive	6: Brown	100% Non-Fibrous	None Detected
23480 BS81a	Checker's Shack at Canopy Area of Store Building - West Room	Floor Tile	1: Black & Off-White & Green	100% Non-Fibrous	None Detected
23480 BS81b	Checker's Shack at Canopy Area of Store Building - West Room	Floor Tile	2: Beige & Grey	100% Non-Fibrous	None Detected
23480 BS82	Checker's Shack at Canopy Area of Store Building - West Room	Floor Tile Adhesive	3: Beige	100% Non-Fibrous	None Detected
23480 BS83	Checker's Shack at Canopy Area of Store Building - West Room	Paint Filling Compound on Gypsum Board (Ceiling)	1: White 2: White	100% Non-Fibrous	None Detected
23480 BS84	Checker's Shack at Canopy Area of Store Building - West Room	Sealant (in Exterior Vinyl-Framed Window)	1: Black	1% Cellulose 99% Non-Fibrous	None Detected
23480 BS85	Checker's Shack at Canopy Area of Store Building - West Room	Sealant (in Exterior White Metal-Framed Window)	1: Grey	100% Non-Fibrous	None Detected
23480 BS86	Checker's Shack at Canopy Area of Store Building - Exterior	Wall Construction Paper (behind Vinyl Siding on Wood)	1: Black	98% Cellulose 2% Non-Fibrous	None Detected
23480 BS87	Warehouse Building - Ground Floor - North Office (at Southeast Corner)	Ceramic Floor Tile Grout	1: Brown	100% Non-Fibrous	None Detected
23480 BS88	Warehouse Building - Ground Floor - North Office (at Southeast Corner)	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
23480 BS89	Warehouse Building - Ground Floor - North Office (at Southeast Corner)	Paint Filling Compound on Gypsum Board (Ceiling)	1: Light Grey 2: White	100% Non-Fibrous	None Detected
23480 BS90	Warehouse Building - Ground Floor - North Office (at Southeast Corner)	Sealant (in Interior White Metal-Framed Window)	1: Black	98% Non-Fibrous	2% Chrysotile
23480 BS91	Warehouse Building - Ground Floor - North Office (at Southeast Corner)	Sealant (in Window of Interior Metal Door)	1: Beige	100% Non-Fibrous	None Detected
23480 BS92	Warehouse Building - Ground Floor - South Office (at Southeast Corner)	Adhesive (behind Wood Wall Plank, West)	1: Beige	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
23480 BS93	Warehouse Building - Ground Floor - South Office (at Southeast Corner)	Paint Filling Compound on Gypsum Board (West Wall)	1: Light Grey 2: White	100% Non-Fibrous	None Detected
23480 BS94	Warehouse Building - Ground Floor - Mezzanine Office (at Southeast Corner)	Paint Filling Compound on Gypsum Board (West Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected
23480 BS95	Warehouse Building - Ground Floor - Mezzanine Office (at Southeast Corner)	Paint Filling Compound on Gypsum Board (Southeast Corner Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected
23480 BS96	Warehouse Building - Ground Floor - Mezzanine Office (at Southeast Corner)	2' X 4' Ceiling Tile	1: Beige	98% Cellulose 2% Non-Fibrous	None Detected
23480 BS97	Warehouse Building - Ground Floor - Main Office (at Centre East)	Ceramic Floor Tile Grout	1: Grey	100% Non-Fibrous	None Detected
23480 BS98	Warehouse Building - Ground Floor - Main Office (at Centre East)	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
23480 BS99	Warehouse Building - Ground Floor - Main Office (at Centre East)	Sealant (in Exterior White Metal-Framed Window)	1: Black	98% Non-Fibrous	2% Chrysotile
23480 BS100	Warehouse Building - Ground Floor - Main Office (at Centre East)	Sealant (in Interior White Vinyl-Framed Window)	1: Grey	100% Non-Fibrous	None Detected
23480 BS101	Warehouse Building - Ground Floor - Mezzanine Lunchroom	Ceramic Floor Tile Grout	1: Tan	100% Non-Fibrous	None Detected
23480 BS102	Warehouse Building - Ground Floor - Mezzanine Lunchroom	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
23480 BS103	Warehouse Building - Ground Floor - North Washroom	Ceramic Floor Tile Grout	1: Brown	100% Non-Fibrous	None Detected
23480 BS104	Warehouse Building - Ground Floor - North Washroom	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
23480 BS105	Warehouse Building - Ground Floor - North Washroom	Ceramic Wall Tile Adhesive	1: Cream	100% Non-Fibrous	None Detected
23480 BS106	Store Building - Exterior	Retrofit Stucco (on Glass Mesh and Foam Insulation, East Wall at Entrance)	1: Blue	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
23480 BS107	Store Building - Exterior	Retrofit Stucco (on Glass Mesh and Foam Insulation, East Wall at Entrance)	1: Blue	100% Non-Fibrous	None Detected

Analyst(s): Lillian Fan, Jessica Young



American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT)
 Astech Consultants Ltd. Laboratory Participant ID# 200542



LEAD BULK SAMPLE REPORT

Date: December 18, 2020
Client: CITY OF SURREY
Location: **Buildings and Structures (Formerly Rona)
6965 King George Boulevard
Surrey, BC**

Comments: 1) The Workers' Compensation Board of British Columbia (WCB) no longer allows reference to Health Canada's definition of a lead-containing surface coating material.
2) WCB does not define a safe level for a lead-containing surface coating material.
3) Analyzed by X-Ray Fluorescence (XRF) with direct read parts per million (PPM).
4) Sample results report lead only.
5) < means less than, > means more than.
6) Samples will be disposed of after 90 days, unless the Client requests otherwise.

Sample(s) Collected on October 6, 2020

Sample	Location	Description	Colour	Lead PPM
23480 LS01	Store Building - Ground Floor - Storefront	Paint/Coating (on Brick Mortar, East Wall at South End)	Off-White	< 10 PPM
23480 LS02	Store Building - Ground Floor - Storefront	Screed (on Concrete Floor)	Green	< 15 PPM
23480 LS03	Store Building - Exterior	Paint/Coating (on Brick Wall, East Wall at South End)	Grey	< 9 PPM
23480 LS04	Store Building - Exterior	Paint/Coating (on Corrugated Metal Cladding Wall, North)	Grey on Off-White	27 PPM

Analyst(s): Jessica Young

Sample(s) Collected on December 7, 2020

Sample	Location	Description	Colour	Lead PPM
23480 LS05	Store Building - Ground Floor - Centre Office (at Southwest Corner)	Paint (on Wood Door Trim)	Off-White	< 9 PPM

Sample	Location	Description	Colour	Lead
				PPM
23480 LS06	Store Building - Ground Floor - East Office	Paint (on Wood Wall Panel, North)	Grey	< 8 PPM
23480 LS07	Store Building - Ground Floor - Washroom	Glazing Finish (on Ceramic Floor Tile)	Off-White	116 PPM
23480 LS08	Store Building - Ground Floor - Storefront	Paint (on Wood Wall Panel, North)	Off-White	< 8 PPM
23480 LS09	Warehouse Building - Ground Floor - North Office (at Southeast Corner)	Glazing Finish (on Ceramic Floor Tile)	Brown	387 PPM
23480 LS10	Warehouse Building - Ground Floor - Office (at Southeast Corner)	Paint (on Wood Window Frame)	Brown on Cream & Red	169 PPM
23480 LS11	Warehouse Building - Ground Floor - Mezzanine Office (at Southeast Corner)	Paint (on Wood Window Trim)	Off-White on Blue	< 8 PPM
23480 LS12	Warehouse Building - Ground Floor - Mezzanine Office (at Southeast Corner)	Paint (on Wood Wall Panel at Outer Wall in Warehouse, West)	Yellow on Grey	< 8 PPM
23480 LS13	Warehouse Building - Ground Floor - Main Office (at Centre East)	Glazing Finish (on Ceramic Floor Tile)	Off-White	179 PPM
23480 LS14	Warehouse Building - Ground Floor - Main Office (at Centre East)	Paint (on Wood Panel Wall at Outer Wall in Warehouse, South)	Off-White	< 8 PPM
23480 LS15	Warehouse Building - Ground Floor - Warehouse	Paint (on Plywood Wall, East near Main Office)	Blue	< 11 PPM
23480 LS16	Warehouse Building - Ground Floor - Mezzanine Lunchroom	Glazing Finish (on Ceramic Floor Tile)	Tan	208 PPM

Analyst(s): Jessica Young



Certified to ISO:20807; and Health Canada's and Natural Resources Canada's requirements for compliance with Health Canada Safety Code 32 & 34



LEACHATE LEAD SAMPLE REPORT

Date: December 18, 2020
Client: CITY OF SURREY
Location: **Buildings and Structures (Formerly Rona)
6965 King George Boulevard
Surrey, BC**

Comments: 1) Samples were analyzed in accordance with EPA Analytical Methods 6020A & 1311.
2) Sample results report leachate lead only.
3) Reportable Detection Limit is 0.25 mg/L.
4) Ministry of Environment defines lead leachate hazardous waste level as 5.0 mg/L or greater.
5) Samples will be disposed of after 30 days, unless the client requests otherwise.

Sample(s) Collected on December 7, 2020

Sample	Location	Description	Colour	Lead Leachate
				mg/L
23480 LLS01 (LS10)	Warehouse Building - Ground Floor - Office (at Southeast Corner)	Paint (on Wood Window Frame)	Brown on Cream & Red	< 0.25 mg/L
