



REQUEST FOR QUOTATIONS

Title: **BUILDING DEMOLITION AND HAZARDOUS MATERIAL
REMOVAL 6965 KING GEORGE BOULEVARD**

Reference No.: **1220-040-2021-005**

FOR MINOR WORKS SERVICES

REQUEST FOR QUOTATIONS

TABLE OF CONTENTS

1. INTRODUCTION.....	3
2. ADDRESS FOR DELIVERY.....	3
3. DATE	3
4. INQUIRIES.....	3
5. ADDENDA	3
6. NO CONTRACT	4
7. ACCEPTANCE.....	4
8. CONTRACTOR'S EXPENSES.....	4
9. CONTRACTOR'S QUALIFICATIONS	4
10. CONFLICT OF INTEREST	4
11. SOLICITATION OF COUNCIL MEMBERS, CITY STAFF AND CITY CONSULTANTS.....	4
12. CONFIDENTIALITY	5
13. SIGNATURE	5
14. INFORMATION MEETING	5
Schedule A – Specifications of Goods and Scope of Services	7
Schedule B – Sample Agreement	9
Schedule B – Appendix 1 Special Provisions.....	26
Schedule B – Appendix 2 Supplementary Specifications.....	34
Schedule B – Appendix 2-A Site Plan	36
Schedule B – Appendix 3 Schedule of Prices.....	41
Schedule B – Appendix 4 Construction Schedule.....	41
Schedule B – Appendix 5 Key Personnel, Subcontractors and Material Suppliers.....	41
Schedule B – Appendix 6 Prime Contractor Designation	41
Schedule B – Appendix 7 Risk, Health and Safety	41
Schedule B – Appendix 8 Statutory Declaration	41
Schedule B – Appendix 9 Certificate of Substantial Completion	41
Schedule B – Appendix 10 Notice of Certificate of Substantial Completion	41
Schedule B – Appendix 11 Post Compliance Form Certificate of Substantial Performance ...	41
Schedule C – Form of Quotation.....	42
Attachments:	
1. Astech Consultants Limited – Pre-Demolition Hazardous Building Materials Survey of the Buildings and Structures Located at 6965 King George Boulevard. Report dated December 11, 2020	

REQUEST FOR QUOTATIONS

1. INTRODUCTION

The City of Surrey (the “City”) invites contractors to provide a quotation on the form attached as Schedule C (the “Quotation”) for the supply of the goods (if any) and services described in Schedule A (the “Work”). The description of the Work sets out the minimum requirements of the City. A person that submits a Quotation (the “Contractor”) should prepare a Quotation that meets the minimum requirements, and may as it may choose, in addition, to also include goods, services or terms that exceed the minimum requirements.

2. ADDRESS FOR DELIVERY

The Contractor should submit the Quotation **electronically** in a single pdf file which must be delivered by email at: purchasing@surrey.ca

City will confirm receipt of emails. Quotations that cannot be opened or viewed may be rejected. A Contractor bears all risk that the City’s receiving computer equipment functions properly so that City receives the Quotation.

Note: The maximum file size the City can receive is 10Mb. If sending large email attachments, Contractors should phone [604-590-7274] to confirm receipt.

3. DATE

The City would prefer to receive Quotations on or before January 12, 2021 (the “Date”).

4. INQUIRIES

All inquiries related to this Request for Quotations (“RFQ”) should be directed in writing to:

Name: Richard D. Oppelt, Purchasing Manager
Email: purchasing@surrey.ca
Reference: 1220-040-2021-005

5. ADDENDA

If the City determines that an amendment is required to this RFQ, the City’s Representative will issue a written addendum by posting it on the BC Bid Website at www.bcbid.gov.bc.ca (the “BC Bid Website”) and the City Website at www.surrey.ca (the “City Website”) that will form a part of this RFQ. It is the responsibility of Contractor to check the BC Bid Website and the City Website for addenda. The only way this RFQ may be added to, or amended in any way, is by a formal written addendum. No other communication, whether written or oral, from any person will affect or modify the terms of this RFP or may be relied upon by any Contractor. By delivery of a Quotation, the Contractor is deemed to have received, accepted and understood the entire RFQ, including any and all addenda.

6. NO CONTRACT

This RFQ is simply an invitation for quotations (including prices and terms) for the convenience of all parties. It is not a tender and no obligations of any kind will arise from this RFQ or the submission of Quotations. The City may negotiate changes to any terms of a Quotation, including terms in Schedule A, Schedule B and Schedule C and including prices, and may negotiate with one or more Contractors or may at any time invite or permit the submission of quotations (including prices and terms) from other parties who have not submitted Quotations.

7. ACCEPTANCE

A Quotation will be an offer to the City which the City may accept at any time by signing the copy of the Quotation and delivering it to the Contractor. A Quotation is not accepted by the City unless and until both the authorized signatory and the purchasing representative have signed the agreement on behalf of the City. Delivery of the signed Quotation by the City may be by pdf email. In that event, the resulting Agreement will be comprised of the documents included in the definition of Agreement in Schedule B – Construction Contract – Minor Works.

8. CONTRACTOR'S EXPENSES

Contractors are solely responsible for their own expenses in preparing and submitting Quotations, and for any meetings, negotiations or discussions with the City or its representatives and consultants, relating to or arising from the RFQ. The City will not be liable to any Contractor for any claims, whether for costs, expenses, losses or damages, or loss of anticipated profits, incurred by the Contractor in preparing and submitting a Quotation, or participating in negotiations for a contract, or other activity related to or arising out of this RFQ.

9. CONTRACTOR'S QUALIFICATIONS

By submitting a Quotation, a Contractor represents that it has the expertise, qualifications, resources, and relevant experience to supply the Goods and Services. Tradesmen engaged in the performance of the Services shall be qualified in accordance with the requirements of the Tradesman Qualification Act and all pertinent licensing requirements required by the Ministry of Municipal Affairs.

10. CONFLICT OF INTEREST

A Contractor must disclose in its Quotation any actual or potential conflicts of interest and existing business relationships it may have with the City, its elected or appointed officials or employees. The City may rely on such disclosure.

11. SOLICITATION OF COUNCIL MEMBERS, CITY STAFF AND CITY CONSULTANTS

Contractors and their agents will not contact any member of the City Council, City staff or City consultants with respect to this RFQ, other than the contact person named in Section 4, at any time prior to the award of a contract or the cancellation of this RFQ.

12. CONFIDENTIALITY

All Quotations become the property of the City and will not be returned to the Contractor. All Quotations will be held in confidence by the City unless otherwise required by law. Contractors should be aware the City is a "public body" defined by and subject to the Freedom of Information and Protection of Privacy Act of British Columbia.

13. SIGNATURE

The legal name of the person or firm submitting the Quotation should be inserted in the Quotation. The Quotation should be signed by a person authorized to sign on behalf of the Contractor and include the following:

- (a) If the Contractor is a corporation then the full name of the corporation should be included, together with the names of authorized signatories. The Quotation should be executed by all of the authorized signatories or by one or more of them provided that a copy of the corporate resolution authorizing those persons to execute the Quotation on behalf of the corporation is submitted;
- (b) If the Contractor is a partnership or joint venture then the name of the partnership or joint venture and the name of each partner or joint venturer should be included, and each partner or joint venturer should sign personally (or, if one or more person(s) have signing authority for the partnership or joint venture, the partnership or joint venture should provide evidence to the satisfaction of the City that the person(s) signing have signing authority for the partnership or joint venture). If a partner or joint venturer is a corporation then such corporation should sign as indicated in subsection (a) above; or
- (c) If the Contractor is an individual, including a sole proprietorship, the name of the individual should be included.

14. INFORMATION MEETING

An information meeting will be hosted by the City Representative to discuss the City's requirements under this RFQ (the "Information Meeting"). While attendance is at the discretion of Contractors, Contractors who do not attend will be deemed to have attended the Information Meeting and to have received all of the information given at the Information Meeting.

At the time of issuance of this RFQ a meeting has been schedule as follows:

Date: Tuesday, December 22, 2020

Time: 11:00 am (local time)

Location: 6965 King George Boulevard, Surrey BC (former Rona-front door)

Contractors are to examine the site prior to submitting a Quotation to fully acquaint themselves with all existing conditions reasonably inferable from examination of the site and its surroundings and the RFQ and to make allowance for such conditions in the Quotation. By submitting a Quotation, a Contractor represents that it has examined the site fully as to all conditions, contingencies, risks and circumstances, local or otherwise, which might influence or affect the performance or the cost of the work, including but not limited to:

location of the work, location of buildings on the site, adjacent properties, Contractor occupancy during the work, access and all other conditions that a competent Contractor experienced in work similar to the work would consider and take into account, and is further deemed to have included in the contract price all costs occasioned thereby.

**SCHEDULE A –
SPECIFICATIONS OF GOODS AND SCOPE OF SERVICES**

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

PROJECT No.: 1220-040-2021-005

1. DESCRIPTION OF SCOPE OF WORK

The Contractor will provide all skilled labour, supervision, materials, plant, equipment, layout, survey, permits, inspections, and related services for demolition and hazardous materials abatement contracting services for the site in address below. Furnish certificates confirming work conforms to requirements of Authorities having jurisdiction.

A brief description of the Work include, but not limited to:

- (a) Removal and disposal of all hazardous material identified in the Astech Consultants Limited – Pre-Demolition Hazardous Building Materials Survey dated December 11, 2020 in compliance with the Ministry of Environment, Lands and Parks Special Waste Regulations as contained in the Waste Management Act;
- (b) Demolition and removal of all buildings, above and below ground structures, outbuildings, decommissioned infrastructure, pavement, concrete and man-made materials from the site to a BC Ministry of Environment approved landfill site; and
- (c) and other related works.

Job site location is 6965 King George Boulevard, Surrey, BC.

The general components of the work include, but are not limited to the following:

- (a) Obtain all necessary permits for demolition;
- (b) Submit notice of project for asbestos (NOPA) to Worksafe BC;
- (c) Install temporary fencing around the site for the duration of the Work;
- (d) Ensure hazardous materials identified in consultant's assessment report are removed and disposed by a qualified hazardous materials abatement contractor;
- (e) Coordinate and provide for all required testing and monitoring during the removal process, demolish and remove entire buildings;
- (f) Provide necessary protection (shoring/cut slope) to any excavation resulting from demolition activities;
- (g) Coordinate the services disconnection with Utility companies and make safe of all building services;
- (h) Ensure complete protection to the adjacent properties during and post-demolition;
- (i) Provide a proposed asbestos abatement plan, and related works including Hazardous Waste Manifest;
- (j) Provide Waste Management Plan; and
- (k) Provide Traffic Management Plan and obtain all necessary permits.

Contractor to comply with all BC Plumbing Code, BC Fire Marshal, WorkSafe BC, National Building Code of Canada, BC Boiler Inspector, BC Electrical Inspector, National Fire Protection

Association, and any other authorities having local jurisdiction. Failure to abide by these rules and regulations will result in being immediately escorted from the work site.

The lack of and/or omission of detailed specifications does not minimize the acceptable levels of service and only the best commercial practices are acceptable.

The detailed scope of work is as described in the Special Provision (Schedule B – Appendix 1), Supplementary Specifications (Schedule B – Appendix 2), and Site Plan and Pre-Demolition Hazardous Building Materials Survey (Schedule B – Appendix 2-A).

**SCHEDULE B
SAMPLE CONTRACT – MINOR WORKS**

**BUILDING DEMOLITION AND HAZARDOUS MATERIAL REMOVAL
6965 KING GEORGE BOULEVARD**

AGREEMENT No.: 1220-040-2021-005

THIS AGREEMENT dated the _____ day of _____, 202_.

BETWEEN:

CITY OF SURREY
13450 – 104 Avenue
Surrey, BC V3T IV8

(the "City")

OF THE FIRST PART

AND:

(Full legal name and address of Contractor the "Contractor")

OF THE SECOND PART

WHEREAS the Contractor wishes to undertake the following project for the benefit of the City:

**“Building Demolition and Hazardous Material Removal located at 6965
King George Boulevard, Surrey BC.”**

NOW THEREFORE THIS CONTRACT WITNESSETH that in consideration of the premises and payment of One (\$1.00) Dollar and other good and valuable consideration paid by each of the parties to each other (the receipt and sufficiency of which each party hereby acknowledges), the parties hereby covenant and agree with each other as follows:

1. DEFINITIONS

1.1 For the purposes of this Contract, the following terms shall have the meanings set forth below:

- (a) **"Certificate of Completion"** means a certificate issued indicating that Substantial Performance of the Work has been achieved;
- (b) **"Certificate of Total Performance"** means a certificate issued indicating that the Work has been achieved;

- (c) **"Change"** means:
- (i) an addition to the Work that is both of a type and character similar to the Work as defined in the Contract Documents; or
 - (ii) a deletion of the Work indicated in the Contract Documents; or
 - (iii) an alteration of the Work indicated in the Contract Documents, within the general scope of the Work as described in the Contract Documents;
- (d) **"Change Order"** means a written approval setting out a description of the Work covered by the Change, the price or method of valuation for the Work, the change in the Contract Price and adjustment, if any, to the Contract Time;
- (e) **"City"** means the City of Surrey;
- (f) **"City's Representative"** means Richard D. Oppelt, Purchasing Manager;
- (g) **"Construction Schedule"** means a construction schedule indicating the planned start and completion dates of the major activities of the Work as set out in Appendix 4;
- (h) **"Contract"** means this Contract as set out and described in the Contract Documents;
- (i) **"Contract Documents"** means this Contract including all schedules and appendices, construction standards, specifications and drawings;
- (j) **"Contract Price"** means the price of the Work as set out Section 4.1 of this Contract;
- (k) **"Contract Time"** means the period of time for the completion of the Work as provided by the Contract Documents;
- (l) **"Contractor"** means the person, firm or corporation identified as such in this Contract and includes the Contractor's authorized representative as designated to the City in writing;
- (m) **"Contractor's Representative"** means the person appointed by the Contractor to represent the Contractor for the purposes of this Contract and so notified to the City in writing;
- (n) **"Extra Work"** means additional Work that the City may wish performed that is Extra Work and not a Change. Extra Work may be declined by the Contractor or may, upon agreement between the parties, be undertaken as Extra Work;
- (o) **"Place of Work"** means 6965 King George Boulevard as shown on Attachment 1;
- (p) **"Substantial Performance"** means the Work, or a substantial part of it, is ready for use or is being used for the purpose intended;
- (q) **"Total Performance"** means the date of the City's acceptance of the Work in writing as fully performed according to the Contract Documents; and
- (r) **"Work"** means and includes anything and everything required to be done for the fulfillment and completion of this Contract.

2. THE WORK

- 2.1 The Contractor will perform all Work and provide all labour, equipment and material and do all things strictly as required by the Contract Documents, including without limitation the scope of work specified in Schedule B-Appendix 1, Schedule B-Appendix 2, and Schedule B-Appendix 2-A.
- 2.2 The Contractor will commence the Work on or before February 1, 2021. The Contractor will proceed with the Work diligently, will perform the Work generally in accordance with the Construction Schedule as set out in Appendix 4 as required by the Contract Documents and will achieve Substantial Performance of the Work on or before March 1, 2021 subject to the provisions of the Contract Documents for adjustments to the Contract Time.
- 2.3 Time shall be of the essence of the Contract.

3. CONTRACT DOCUMENTS

- 3.1 All of the Contract Documents shall constitute the entire Contract between the City and the Contractor.
- 3.2 The Contract supersedes all prior negotiations, representations or agreements, whether written or oral, and the Contract may be amended only in strict accordance with the provisions of the Contract Documents.
- 3.3 If there is any inconsistency or conflict between the provisions of the Contract Documents, then the Contract Documents shall govern and take precedence in the following order with this Contract taking precedence over all other Contract Documents.
- (a) Contract;
 - (b) Addenda (if any);
 - (c) Construction Standards;
 - (d) Specifications;
 - (e) Drawings; and
 - (f) all other Contract Documents.

4. CONTRACT PRICE

- 4.1 The Contract Price for the Work shall be the sum of _____ Dollars and _____ Cents (\$ _____), plus goods and services tax in the amount of _____ Dollars and _____ Cents (\$ _____), for a total Contract Price of _____ Dollars and _____ Cents (\$ _____) in Canadian funds (the "Contract Price") plus any adjustments approved by the City, including any payments owing on account of Change Orders and agreed to Extra Work, approved in accordance with the provisions of the Contract Documents.
- 4.2 The Contract Price shall be the entire compensation due to the Contractor for the Work and this compensation shall cover and include all profit and all costs of supervision, labour, material, equipment, overhead, financing, and all other costs and expenses whatsoever incurred in performing the Work. The Contract Price is a firm fixed price.

5. HOLDBACKS

- 5.1 The City shall hold back 10%, or other percentage as required by the Builders Lien Act, S.BC 1997, c. 45, as amended (the "Builders Lien Act"), of any amounts due to the Contractor as a builders lien holdback.
- 5.2 In addition to other holdbacks as provided by the Contract Documents, when considering Substantial Performance, the City may hold back from payments otherwise due to the Contractor 200% of a reasonable estimate, as determined by the City's Representative, on account of deficient or Defective Work already paid for. This holdback may be held, without interest, until such deficiency or defect is remedied. The items of defect or deficiency and the amounts of related holdback shall be listed separately on the invoice.
- 5.3 If after Substantial Performance is achieved the Contractor is unable to complete any of the Work because of climatic or other conditions beyond the Contractor's reasonable control, then the City may hold back from payments otherwise due to the Contractor the amount as estimated by the City's Representative in consultation with the Contractor by which the cost to have others complete the Work exceeds the estimated Contract Price for such Work.
- 5.4 The City may, in addition to other holdbacks as provided by the Contract Documents, hold back an amount equal to any lien which has been filed with respect to the Work, plus 15% as security for costs. The City may, at its option, after five (5) days written notice to the Contractor, pay such amount into court to discharge the lien. If the lien is discharged without payment of the holdback into court, then the City shall pay such holdback to the Contractor, without interest.
- 5.5 Holdback period of 55 days will follow the date of substantial performance. The City will perform a court registry search on the 46th day, on a best effort basis.

6. INVOICING AND PAYMENT

- 6.1 Subject to applicable legislation, including without limitation the holdbacks referred to in above, and the provisions of the Contract Documents, the City shall make payments to the Contractor thirty (30) days after receipt of any invoice from the Contractor on a commercial best effort basis.
- 6.2 The Contractor shall submit invoice(s) for payment to the City, based on the completion of each phase of the Work. Any and all Extra Work as approved by the City must be clearly identified and quantified on a separate invoice(s).
- 6.3 The invoice(s) submitted for the completion of each project phase shall be clearly itemized to the details of the phase completed or the amount of Work performed, the billing rates, show an invoice number, contractor's name, address, telephone number, reference the City's purchase order number or name and location of employee, and in an itemized manner the amount due for each phase completed, tax (if any) and a grand total. The grand total will be subject to holdbacks.
- 6.4 The payment by the City of any monthly or other payment shall not bind the City with respect to any subsequent payment or the final progress payment, but shall be taken as approximate only, and shall not mean, or be construed to mean, that the City has accepted Work that is

not in accordance with the requirements of the Contract Documents, or that the Contractor is in any manner released from its obligation to comply with the Contract Documents.

6.5 For earlier payment, the Contractor can offer a cash discount. All payment cheques are mailed.

7. PERFORMANCE OF THE WORK

7.1 The Contractor will perform and provide all labour, services and other acts, and provide all equipment, machinery, water, heat, power, and facilities required for performance of the Work.

7.2 The Contractor will not proceed with any work that is not part of the Work, except in accordance with the Contract.

7.3 The Contractor will apply for and pay for all necessary permits and licenses and pay all fees required for the performance of the Work.

8. CHANGES

8.1 The City may, without invalidating the Contract, change the Work by adding to or deducting from the Work in which event the Construction Schedule will be adjusted.

8.2 The Contractor will not proceed with any Change without a written Change Order signed by the City.

8.3 The Contractor's overhead and profit will not be allowed on Change Orders paid for from Allowances specified in the contract.

8.4 The value of a change shall be determined in one or more of the following methods:

- (a) by estimate and acceptance in a lump sum;
- (b) by unit prices set out in the Contract or subsequently agreed upon; and/or
- (c) by actual cost and an allowance for Overhead and Profit as follows:

1. Contractor's overhead and profit on expenditures from allowances, including Extra Work paid for from the contingency allowance, shall be included in the bid Contract Price.
2. For Changes in the Work not covered by a contingency allowance, the Contractor's overhead and profit shall be a maximum of ten percent (10%) of the actual cost of work performed directly by the Contractor, for a Change or part thereof.
3. The Contractor will be entitled to charge a mark-up for overhead and profit equal to a maximum of five percent (5%) of the actual cost of work performed directly by a subcontractor for a Change or a part thereof, provided, however, that where the subcontractor is a wholly owned subsidiary of the Contractor no mark-up for overhead and profit whatsoever shall be charged by the Contractor or paid by the City.
4. The subcontractor's allowance for overhead and profit for a change shall be limited to a maximum of five percent (5%) of the actual cost of the Work performed by the subcontractor.

5. Where the Change involves the substitution of one type of product for another the actual cost of the Change, whether credit or extra, shall be the net difference in the actual cost.
6. For avoidance of doubt, the Contractor's hourly labour rates stated in Schedule C will be applicable to changes in Work without any mark-up.

9. SITE CONDITIONS

9.1 The Contractor acknowledges and agrees that:

- (a) it has had the opportunity to undertake additional examinations of the Place of Work, including any buildings or structures involved with the Work, in order to satisfy itself as to site conditions, including subsurface conditions and the impact they could have on the Work and the Contract; and
- (b) it is not entitled to any adjustment in the Contract, or to any other remuneration or damages whatsoever, in any way connected with the site conditions at the Place of Work, including subsurface conditions.

10. DOCUMENTS

- 10.1 The Contractor will keep one copy of the Contract, including the schedules and all drawings, specifications and shop drawings, at the Place of Work in good order and available for review by the City's Representative, and deliver a complete set to the City upon Substantial Performance of the Work.
- 10.2 The Contractor agrees that the City is hereby granted an unconditional and irrevocable perpetual license to reproduce and use, in whole or in part, and for any purpose or other project or work the City desires, all matters contained in or set out in the Contract including all drawings and specifications and all models furnished by the Contractor, and the Contractor agrees that the license granted by this section comprises the copyright, industrial design, trademark and all other intellectual property therein.

11. TIME

- 11.1 The Contractor will proceed diligently and complete the Work in a good and workmanlike manner and strictly in accordance with the Construction Schedule.
- 11.2 If the Contractor is delayed in the performance of the Work by any act or neglect of the City, the Construction Schedule will be extended for such time as may be agreed by the City and the Contractor, acting reasonably.
- 11.3 The Contractor will, as required by the City, provide or up-date the Construction Schedule, showing the anticipated start and completion dates and durations of the major elements of the Work. Failure or refusal to provide a Construction Schedule or up-date will be a default.
- 11.4 Time is of the essence of the Contract.

12. TAXES AND DUTIES

- 12.1 The Contractor will pay all taxes, custom duties and other charges relating to the Work, and the supply and installation of all materials and equipment included in the Work.
- 12.2 Where an exemption of taxes, custom duties or other charges is applicable to the Contract by way of the Contractor filing claims for, or cooperating fully with the City and the proper authorities in seeking to obtain such refunds, the Contractor will make such applications and provide such cooperation. Refunds that are properly due to the City and have been recovered by the Contractor will be promptly refunded to the City.

13. BUILDER'S LIENS

- 13.1 The Contractor will immediately take steps to keep the Place of Work free of any builder's liens and certificates of pending litigation and the Contractor will defend and indemnify the City from any builder's lien or certificate of pending litigation filed as a result of the Work. The Contractor will pay all costs and expenses including actual legal costs incurred by the City as a result of any builder's lien or certificate of pending litigation related to the Work.

14. CITY DIRECTIONS

- 14.1 The Contractor will in all respects complete the Work in accordance with the City's requirements and standards and to the satisfaction of the City.
- 14.2 The City's Representative may at any time and from time to time inspect the Work.
- 14.3 The Contractor will comply with all directions from the City relating to the coordination of the Work with the activities of the City or with other contractors hired by the City, should there be any.
- 14.4 The Contractor will have total control of the Work and will be solely responsible for ensuring the Work is in accordance with the requirements of the Contract.

15. INSPECTIONS

- 15.1 The Contractor will retain an independent qualified agency (approved WSBC) to oversee the Hazardous Material Abatement work. The Contractor will be expected to provide appropriate documentation including Notice of Project for work involving Asbestos, Risk Assessment, Exposure Control Plan, Site Specific Work Procedures, Worker Respirator Fit Test Logs and Training Forms, Certification of DOP Testing of HEPA Filtered Equipment used, Air Sample Results, Material Safety Data Sheets, Transportation Waybills and Waiver Manifest Forms.
- 15.2 Hazmat abatement work and project air monitoring to be performed by a qualified and properly insured (with proof of necessary asbestos inclusion rider) Hazardous Materials Abatement Contractor. The Abatement Contractor will provide qualified daily inspections and air monitoring for the worksite and confirm proper removal performance and supply the Owner with a signed Letter of Completion.
- 15.3 The Contractor will retain one or more independent contractors with the relevant professional education, skill and experience, to carry out and report upon all testing and other inspection activities necessary to confirm the Work is in accordance with the requirements of the

Contract. The Contractor will promptly provide copies of such reports to the City's Representative.

- 15.4 If Work is designated for tests, inspections or approvals by authorized agencies, the Contractor will give the City's Representative reasonable notice of when the Work will be ready for review and inspection.

16. USE OF PLACE OF WORK

- 16.1 The Contractor will confine its tools, machinery, equipment and materials to limits as may be established by the City's Representative, acting reasonably.
- 16.2 The Contractor will maintain the Place of Work in a tidy condition and free from the accumulation of waste products and debris, other than that caused by the City.
- 16.3 Prior to application for the Certificate of Total Performance, the Contractor will remove all surplus products, tools, machinery and equipment, and any waste and debris, and leave the Place of Work clean and suitable for occupancy.
- 16.4 The Contractor will not have exclusive use of the Place of Work, and will undertake the Work in cooperation with the City, and other users of the Place of Work as the City may permit or direct.
- 16.5 The Contractor will protect the property adjacent to the Place of Work from damage and will hold the City harmless from any claims which may arise as a result of the Contractor's operations under the Contract, or from failure to provide such protection, or both.
- 16.6 The Contractor will protect the Work, the Place of Work, the City's property from damage and will be responsible for any damage which may arise as a result of operations under the Contract, except damage which occurs as a result of actions of the City.
- 16.7 Should any damage occur to the Work, the Place of Work, or the City's property, or all of the aforementioned, for which the Contractor is responsible, the Contractor will:
- (a) make good such damage to the Work; and
 - (b) if the City so directs, make good such damage to the City's property, and the Construction Schedule will be extended for such time as may be agreed by the City and the Contractor, acting reasonably.
- 16.8 The City or the occupier of the Work or Place of Work may take possession of and use any completed portion of the Work regardless of the time for completion of the Work. Such possession or use will not be construed as final acceptance of the Work or portion.

17. SUPERVISION

- 17.1 The Contractor will provide competent supervision as is necessary to perform the Work.

18. CODES AND REGULATIONS

- 18.1 The Contractor will perform the Work in full compliance with all applicable federal, provincial and municipal enactments, codes and regulations.

19. CONTRACTOR'S WARRANTY

- 19.1 The Contractor represents, warrants and guarantees to the City that:
- (a) the Work will, in all respects, be completed in a good and workmanlike manner;
 - (b) the Work will be completed in accordance with all applicable laws in effect at the date of the Contract and in accordance with the best current and prevailing industry practices;
 - (c) the Work will be supplied, procured, and completed in accordance with all requirements of the Contract;
 - (d) all Work will be free from defects or deficiencies arising from faulty material, faulty equipment, faulty installation or faulty workmanship;
 - (e) the Work as constructed will be fit for the purpose intended;
 - (f) title to all Work and all parts thereof shall be free and clear of all liens, charges, encumbrances and adverse claims whatsoever;
 - (g) no part of the Work shall constitute an infringement of any patent, trade mark, copyright or other proprietary interest; and
 - (h) Hazardous building materials have been properly removed.
- 19.2 The Contractor agrees to correct any deficiency in the Work arising from faulty material, faulty equipment, faulty installation or faulty workmanship, which appear:
- (a) for other Work, excluding Work covered by a warranty greater than twelve (12) months, in the period of twelve (12) months after the date of Substantial Performance of the Work; and
 - (b) for other Work in the period of any warranties.
- 19.3 Nothing contained herein limits the rights of the City in relation to recovery for latent deficiencies in the Work or otherwise limits the rights of the City at law or in equity.
- 19.4 The Contractor shall not be relieved of its warranty obligations by reason of inspection, testing or acceptance of the Work or any portion thereof, or the issuance of a Certificate of Completion, or a Certificate of Total Performance, or payment to the Contractor of any money under the Contract.

20. WAIVERS

- 20.1 The Contractor's application for the Certificate of Substantial Performance shall constitute a waiver and release by the Contractor of any and all claims arising out of or relating to the Contract to the date of Substantial Performance. This waiver shall include without limitation those that might arise from the negligence or breach of contract by the City, the City's Representative and their respective employees, agents, officers and contractors, but does not include claims made by the Contractor in writing prior to such application in accordance with the provisions of the Contract Documents and delivered to the City's Representative prior to date of Substantial Performance and still unsettled.
- 20.2 The Contractor's application for the Certificate of Total Performance shall constitute a waiver and release by the Contractor of any and all claims arising out of or relating to the Contract that have arisen between the date of Substantial Performance and the date of the Certificate of Total Performance. This waiver shall include those that might arise from the negligence or breach of contract by the City, the City's Representative, and their respective employees,

agents, officers and contractors, but does not include claims by the Contractor in writing prior to such application in accordance with the provisions of the Contract Documents and delivered to the City's Representative and still unsettled.

21. SUBSTANTIAL PERFORMANCE

21.1 The City or its contractor will, after receipt of a written application from the Contractor for a Certification of Completion, make an inspection and assessment of the Work and issue a Certification of Completion or if the City decides that Substantial Performance has not been achieved, consult with the Contractor and advise the Contractor of the Work required to achieve Substantial Performance.

21.2 An application for Substantial Performance shall be accompanied by:

- (a) a sworn declaration in a form acceptable to the City Representative that all amounts relating to the Work, due and owing as of the end of the month covered by the invoice to third parties including all subcontractors and suppliers, have been paid; and
- (b) documentation satisfactory to the City's Representative showing compliance with WorkSafe BC requirements.

21.3 The City shall pay any builder's lien holdback as required by the Builders Lien Act, or on such other date as required by law, but the City may hold back the amounts for any deficiencies or filed builder's liens.

21.4 The City's Representative shall be the payment certifier responsible for payment certification for the Contractor under the Builders Lien Act. The Contractor shall be the person responsible for payment certification for all subcontractors, including the subcontractors, as required under the Builders Lien Act.

22. TOTAL PERFORMANCE

22.1 Before applying for a Certificate of Total Performance, the Contractor will provide to the City the following:

- (a) the results of quality control testing by the Contractor including a letter from a qualified Hazardous Materials Consultant verifying that all hazardous materials were removed and disposed of according to current legislation and standards.

22.2 The Contractor may apply for a Certificate of Total Performance and the procedure and requirements for the issuance of the Certificate of Total Performance shall include the provision by the Contractor of the sworn declaration and WorkSafe BC compliance documentation.

23. WORKSAFE BC OCCUPATIONAL HEALTH AND SAFETY

23.1 The Contractor will, at its own expense, procure and carry full WorkSafe BC coverage for itself and all workers, employees, servants and others engaged in the supply of the Goods and Services. The City has the unfettered right to set off the amount of the unpaid premiums and assessments for the WorkSafe BC coverage against any monies owing by the City to the Contractor. The City will have the right to withhold payment under this Contract until the

WorkSafe BC premiums, assessments or penalties in respect of the Work has been paid in full.

- 23.2 The Contractor will provide the City with the Contractor's WorkSafe BC registration number and a letter from WorkSafe BC confirming that the Contractor is registered in good standing with WorkSafe BC.
- 23.3 The Contractor agrees that it is the prime contractor for the Services for the purposes of the Workers Compensation Act. The Contractor will have a safety program in place that meets the requirements of WorkSafe BC Occupational Health and Safety Regulation and the Workers Compensation Act. As prime contractor, the Contractor will be responsible for appointing a qualified coordinator for insuring the health and safety activities for the location of the Services. That person will be the person so identified in of Agreement, and the Contractor will advise the City immediately in writing if the name or contact number of the qualified coordinator changes.
- 23.4 Without limiting the generality of any other indemnities granted by the Contractor in this Agreement, the Contractor will indemnify and save harmless the City from and against all claims, demands, causes of action, suits, losses, damages, costs, liabilities, expenses, judgments, penalties and proceedings (including all actual legal costs) which any of the City incur, suffer or are put to arising out of or in any way related to unpaid WorkSafe BC assessments owing from any person or corporation engaged in the performance of this Agreement or arising out of or in any way related to the failure to observe safety rules, regulations and practices of WorkSafe BC, including penalties levied by WorkSafe BC.
- 23.5 The Contractor will ensure compliance with and conform to all health and safety laws, by-laws or regulations of the Province of British Columbia, including without limitation the Workers Compensation Act and Regulations pursuant thereto.
- 23.6 The City may, on twenty-four (24) hours written notice to the Contractor, install devices or rectify any conditions creating an immediate hazard existing that would be likely to result in injury to any person. However, in no case will the City be responsible for ascertaining or discovering, through inspections or review of the operations of the Contractor or otherwise, any deficiency or immediate hazard.
- 23.7 The Contractor understands and undertakes to comply with all WorkSafe BC Occupational Health and Safety Regulations for hazardous materials and substances, and in particular with the "Workplace Hazardous Materials Information System (WHMIS)" Regulations. All "Material Safety Data Sheets (MSDS)" will be shipped along with the Goods and any future MSDS updates will be forwarded.

24. INSURANCE

- 24.1 The Contractor will obtain and carry, in forms and with insurers satisfactory to the City:
- (a) commercial general liability insurance in a wrap up form with a limit of five million (\$5,000,000) dollars inclusive per occurrence for bodily injury, death and damage to property;
 - (b) the insurance shall include the Contractor, the City, the project manager, all contractors, subcontractors, suppliers and tradesmen contributing to the Work;
 - (c) the insurance shall preclude subrogation claims by the insurer against anyone insured hereunder;

- (d) the insurance shall include coverage for:
- broad form products and completed operations,
 - owner's and contractor's protective liability,
 - contractor's contingent liability,
 - blanket written contractual,
 - contingent employer's liability,
 - personal injury liability,
 - non-owned automobile,
 - cross liability,
 - employees as additional insured's, and
 - broad form property damage;
- and where such further risk exists:
- shoring, blasting, excavating, underpinning, demolition, removal, pile-driving and caisson work, work below ground surface, tunnelling and grading, as applicable, and
 - operation of attached machinery.
- (e) product and completed operations liability insurance, to remain in full force and effect for a period of not less than twelve (12) months following completion of the Work;
- (f) professional errors and omissions insurance in an amount not less two million (\$2,000,000 dollars insuring all professionals providing the Services from liability resulting from errors or omissions in the performance of the Services, with a 12 month maintenance period, for the Contractor's professional contractors and sub-contractors;
- (g) course of construction insurance against "all risks" of physical loss or damage, and shall extend to cover all materials, property, structures and equipment while in transit or storage and during construction, erection, installation and testing, but such insurance shall not include coverage for the Contractor's equipment of any description. Such insurance shall be maintained until Substantial Performance of the Work;
- (h) Automobile Liability insurance on all vehicles owned, operated or licensed in the name of the Contractor in an amount not less than less three million (\$3,000,000) dollars;
- (i) contractor pollution liability insurance with a limit of one million (\$1,000,000) dollars;
- (j) the insurance shall include as an insured, each contractor and subcontractor, project manager, architect and engineer who is engaged in the Work; and
- (k) the insurance will contain a waiver of the insurer's rights of subrogation against all insured except where a loss is deemed to have been caused by or resulting from any error in design or any other professional error or omission.

24.2 The Contractor will provide proof of the required insurance coverage prior to commencing the Work. Such proof will be in the form of a City of Surrey certificate of insurance.

24.3 The Contractor acknowledges that any requirement or advice by the City as to the amount of coverage under any policy of insurance will not constitute a representation by the City that the amount required is adequate and the Contractor acknowledges and agrees that it is solely responsible for obtaining and maintaining policies of insurance in adequate amounts.

24.4 If requested to do so, the Contractor will provide the City with a copy of insurance policies relating to the Work.

25. INDEMNIFICATION

- 25.1 The Contractor shall indemnify and hold harmless the City, its elected officials, its officers, agents and employees from and against claims, demands, losses, costs, damages, actions, suits or proceedings by third parties that arise out of, or are attributable to, any act or omission or alleged act or omission of the Contractor, the Contractor's agents, employees or subcontractors or suppliers in performance of the Contract.

26. REJECTED WORK

- 26.1 Work that is defective ("Defective Work"), whether the result of poor design, poor workmanship, use of defective materials or damage through carelessness or other acts, and whether incorporated in the Work or not, which has been rejected by the City as failing to conform to the Contract will be removed promptly by the Contractor and replaced and re-executed promptly and properly at the Contractor's expense.

27. DEFAULT

- 27.1 If the Contractor:

- (a) is adjudged bankrupt, makes a general assignment for the benefit of creditors, or a receiver is appointed on account of its insolvency;
- (b) fails to supply competent supervision, properly skilled workers or proper materials;
- (c) fails to make prompt payment to its contractors, suppliers or workers;
- (d) fails to observe, or breaches the provisions of the Contract;
- (e) fails to remove and replace Defective Work;
- (f) abandons the Work; or
- (g) fails to adhere to the Construction Schedule;

the Contractor is in default of the Contract and the City may give the Contractor written notice to remedy such default. If the Contractor does not commence correction of such default within five (5) business days of receiving such notice and diligently pursue correction of such default, the City may suspend the Work or terminate the Contract, without prejudice to any other right or remedy the City may have.

- 27.2 The parties agree that if the City terminates the Contract under the conditions set out above, the City shall pay the Contractor:

- (a) for all Work performed, plus reimbursement for expenditures made on account of the remaining Work, but shall not pay for profit and overhead on account of the remaining Work or any additional costs incurred because of the termination.

- 27.3 If the City terminates the Contract, the City may:

- (a) take possession of the Work and materials, and utilize the Contractor's machinery and equipment at the Place of Work to the extent third party rights are not impaired, and bring the Work to completion by whatever method the City may deem expedient; and
- (b) upon completion of the Work, charge the Contractor the full cost of completing the Work, as certified by the City's Representative, including remedying any deficiencies in the Work.

28. CORRECTION BY CITY

- 28.1 In addition to the right of termination, if the Contractor fails to comply with a provision of the Contract, including failure to remove and replace Defective Work, the City may, without prejudice to any other remedy it may have, correct such default and charge the Contractor the full cost of correcting the default.

29. DISPUTE RESOLUTION

- 29.1 The parties will make reasonable efforts to resolve any dispute, claim, or controversy arising out of this agreement or related to this agreement (“Dispute”) using the dispute resolution procedures set out in this section.

Negotiation

The parties will make reasonable efforts to resolve any Dispute by amicable negotiations and will provide frank, candid and timely disclosure of all relevant facts, information and documents to facilitate negotiations.

Mediation

If all or any portion of a Dispute cannot be resolved by good faith negotiations within 30 days, either party may by notice to the other party refer the matter to mediation. Within 7 days of delivery of the notice, the parties will mutually appoint a mediator. If the parties fail to agree on the appointment of the mediator, then either party may apply to the British Columbia International Commercial Arbitration Centre for appointment of a mediator. The parties will continue to negotiate in good faith to resolve the Dispute with the assistance of the mediator. The place of mediation will be Surrey, British Columbia. Each party will equally bear the costs of the mediator and other out-of-pocket costs, and each party will bear its own costs of participating in the mediation.

Litigation

If within 90 days of the request for mediation the Dispute is not settled, or if the mediator advises that there is no reasonable possibility of the parties reaching a negotiated resolution, then either party may without further notice commence litigation.

30. ASSIGNMENT AND SUBCONTRACTS

- 30.1 The Contractor agrees to preserve and protect the rights of the parties under the Contract with respect to Work to be performed under subcontract and to:
- (a) enter into contracts or written agreements with subcontractors to require them to perform their work in accordance with and subject to the terms and conditions of the Contract Documents; and
 - (b) be as fully responsible to the City for acts and omissions of subcontractors and of persons directly or indirectly employed by them as for acts and omissions of persons directly employed by them. The Contractor agrees that he will incorporate the terms and conditions of the Contract Documents into all subcontract agreements entered into with subcontractors.

- 30.2 The Contractor agrees to employ those subcontractors proposed by in writing and accepted by the City at the signing of the Contract. The Contractor shall not, without the written consent of the City, change a subcontractor who has been engaged in accordance with the Contract.
- 30.3 The City may, for reasonable cause, object to the use of a proposed subcontractor and require the Contractor to employ one of the other subcontractors.
- 30.4 In the event that the City requires a Change from a proposed subcontractor, the Contract Price shall be adjusted by the difference in cost and mark-up occasioned by such required Change.
- 30.5 The Contractor shall not be required to employ as a subcontractor a person or firm to whom he may reasonably object.
- 30.6 The Contractor may, upon reasonable request and at its discretion, provide to a subcontractor information as to the percentage or quantity of the subcontractor's work which has been certified for payment.
- 30.7 Nothing contained in the Contract Documents shall create a contractual relationship between a subcontractor and the City.

31. NOTICES

31.1 Communications between the City and the Contractor, including all written notices required by the Contract Documents, may be delivered by hand, or by fax, or by prepaid registered mail to the addresses set out below:

(a) The City:	City of Surrey – Planning & Development 14645 - 66 Avenue Surrey, B.C., Canada, V3S 5M2
---------------	---

Attention:	Farhad Alizadeh Manager, Facilities Maintenance & Ops.
e-mail:	FAlizadeh@surrey.ca

(b) The Contractor:	[Insert full legal name and address] _____ _____
---------------------	--

Attention:	[Insert Contractor contact name] [Insert title]
Fax:	[Insert]
e-mail:	[Insert]

32. FORCE MAJEURE

32.1 Each party will be excused from performance under this Contract for any period and to the extent that it is prevented from or delayed in performing any obligations pursuant to this Contract, in whole or in part, by any Force Majeure Event. The affected party may invoke this section by promptly notifying the other party in writing of the nature and estimated

duration of the suspension of the party's performance. In such event, the affected party will be excused from further performance of obligations so affected for so long as such Force Majeure Event prevails and such party continues to use its best efforts to recommence performance whenever and to whatever extent possible without delay (except that a party is not required by this Section to compromise its position with respect to or settle any labour dispute in order to satisfy its obligations hereunder). For the avoidance of doubt, nothing in this Section will affect the City's right to terminate this Contract for convenience as provided in Section 27.

- 32.2 For the purposes of this Contract, "Force Majeure Event" will mean the occurrence of an event or circumstance beyond the reasonable control of a party, provided that (i) the non-performing party is without fault in causing or preventing such occurrence and (ii) such occurrence cannot be circumvented through the use of commercially reasonable alternative sources, workaround plans or other means. Force Majeure Events will include acts of federal, provincial, local or foreign governmental authorities or courts, war or insurrection, civil commotion, catastrophic events, including without limitation earthquakes, catastrophic weather conditions, pandemics, fires, floods, storms or other elements of nature or acts of God, and labour disturbances that affect the party claiming force majeure.

33. NON ROAD DIESEL ENGINE EMISSION REGULATION

If you **own, operate, or hire** diesel powered equipment, Metro Vancouver's Non-Road Diesel Engine Emissions Regulation Bylaw No 1161, 2012 (the Bylaw) may impact your business. The Bylaw came into force on January 1, 2012 and requires owners or operators to register and label Tier 0 and Tier 1 non-road diesel engines that are 25 horsepower (19kW) or greater in order to operate within Metro Vancouver. Tier 0 engines must have **90 days** of registration purchased by **December 31, 2014** or the engine(s) will be **prohibited from ever operating** in Metro Vancouver. To be fully registered an owner/operator must:

- provide required information (machine/engine/company details),
- pay fees, and
- label machines with Metro Vancouver issued registration number.

The City may, at its discretion, give preference to equipment that meets higher emission standards.

Contact Metro Vancouver staff at 604-451-6655, visit www.metrovancouver.org/nonroaddiesel or email nonroaddiesel@metrovancouver.org for more information about the Bylaw, the rebate program, and for assistance with the registration process.

34. GENERAL

- 34.1 The Contract contains the entire agreement between the City and the Contractor and may not be amended except in writing and signed by both parties.
- 34.2 All schedules and appendices attached to the Contract will be read and construed as forming part of the Contract.
- 34.3 The Contract will be interpreted in accordance with the laws of the Province of British Columbia.

- 34.4 The headings are included in the Contract for convenience only and will not be referred to in interpreting the Contract.
- 34.5 No consent or waiver by either party to or of any breach or default by the other under the Contract will be effective unless in writing, nor will such consent or waiver be relied on as consent to or waiver of any other breach or default of the same or any other obligation.
- 34.6 Each party will, at its own expense, execute and deliver all such further agreements and documents and do such acts and things as may be reasonably required to give effect to the Contract.

IN WITNESS WHEREOF the parties hereto have executed the Contract on the day and year first above written.

CITY OF SURREY

by its authorized signatory(ies):

Insert Name of Person Signing

Insert Name of Person Signing

Insert Title of Person Signing

Insert Title of Person Signing

by its authorized signatory(ies):

Insert Name of Person Signing

Insert Name of Person Signing

Insert Title of Person Signing

Insert Title of Person Signing

SCHEDULE B – APPENDIX 1
SPECIAL PROVISIONS

S.P.1 Definitions

In these Special Provisions, unless the context otherwise requires,

“Section” means section of the Specifications or the Conditions of Contract.

“Item” means item of the Schedule of Prices.

S.P.2 Reference Documents

Astech Consultants Ltd. Pre-Demolition Hazardous Material Survey of the Buildings and Structures Located at 6965 King George Boulevard, dated December 11, 2020.

S.P.3 Scope of Work

The Contractor will provide all skilled labour, supervision, materials, plant, equipment, layout, survey, permits, inspections, and related services for demolition and hazardous materials abatement contracting services for the site in address below. Furnish certificates confirming work conforms to requirements of Authorities having jurisdiction.

A brief description of the Work include, but not limited to:

- (a) Removal and disposal of all hazardous material identified in the Astech Consultants Limited – Pre-Demolition Hazardous Building Materials Survey dated December 11, 2020 in compliance with the Ministry of Environment, Lands and Parks Special Waste Regulations as contained in the Waste Management Act;
- (b) Demolition and removal of all buildings, above and below ground structures, outbuildings, decommissioned infrastructure, pavement, concrete and man-made materials from the site to a BC Ministry of Environment approved landfill site; and
- (c) and other related works.

Job site location is 6965 King George Boulevard, Surrey, BC.

The general components of the work include, but are not limited to the following:

- (a) Obtain all necessary permits for demolition;
- (b) Submit notice of project for asbestos (NOPA) to Worksafe BC;
- (c) Install temporary fencing around the site for the duration of the Work;
- (d) Ensure hazardous materials identified in consultant’s assessment report are removed and disposed by a qualified hazardous materials abatement contractor;
- (e) Coordinate and provide for all required testing and monitoring during the removal process, demolish and remove entire buildings;
- (f) Provide necessary protection (shoring/cut slope) to any excavation resulting from demolition activities;
- (g) Coordinate the services disconnection with Utility companies and make safe for all building services;
- (h) Ensure complete protection to the adjacent properties during and post-demolition;

- (i) Provide a proposed asbestos abatement plan, and related works including Hazardous Waste Manifest;
- (j) Provide Waste Management Plan; and
- (k) Provide Traffic Management Plan and obtain all necessary permits.

Contractor to comply with all BC Plumbing Code, BC Fire Marshal, WorkSafe BC, National Building Code of Canada, BC Boiler Inspector, BC Electrical Inspector, National Fire Protection Association, and any other authorities having local jurisdiction. Failure to abide by these rules and regulations will result in being immediately escorted from the work site.

The lack of and/or omission of detailed specifications does not minimize the acceptable levels of service and only the best commercial practices are acceptable.

The detailed scope of work is as described in the Special Provision (Schedule B – Appendix 1), Supplementary Specifications (Schedule B – Appendix 2), and Site Plan and Pre-Demolition Hazardous Building Materials Survey (Schedule B – Appendix 2-A).

S.P.4 Contract Time

The Work under the Contract is to be completed March 1, 2021.

Should the Contractor fail to complete the Work under the Contract within the time specified, the City will be entitled to compensation from the Contractor, including but not limited to deductions from payments for the following:

- a) Any expenses or damages which are incurred by the City as a result of the Contractor's failure to complete the work under this Contract within the time specified; and/or
- b) The sum of \$250.00 for each and every day after the date of Substantial Completion until the date of actual Substantial Completion. If the Work is not finally completed within the time required in the preceding Section 2 of the Contract, the Contractor will pay to the City, the sum of \$100.00 for each and every day after the date of Final Completion until the date of actual Final Completion.

S.P.5 Work with City's Representative

The Work shall be done in accordance with the Contract Documents, and to the satisfaction of the City's Representative:

Carlos Aller
Project Manager
13450 – 104 Avenue
Surrey, BC V3T 1V8
Tel: 604-590-7202
Email: carlos.aller@surrey.ca
(the "City's Representative")

The Contractor shall coordinate the Work with the City's Representative. The Contractor shall have no cause to claim against the City whatsoever with respect to delays or other

interruption of the Work by City forces or due to the above requirement to coordinate the Work with the City's Representative. The City's instructions to the Contractor may be forwarded through the City's Representative.

The City's Representative may periodically visit the work site to become familiar with the progress of the Work, the quality of the Work being provided and to determine if the Work is proceeding in accordance with the Contract Documents. On the basis of these on-site inspections, the City's Representative will keep the City informed of the progress of the Work, and will guard the City against defects and deficiencies in the Work by the Contractor and certify to the City that the Work in place equals or exceeds the amount requested by the Contractor on all applications for payment.

The City's Representative will be the interpreter of the requirements of the Contract Documents and any changes made to the Contract Documents.

S.P.6 Coordination

The Contractor will be responsible for coordinating with other contractors, City forces, outside agencies and others as required throughout the Contract. While it is not an all-inclusive list of potential coordination requirements, the following is a list of known activities that the Contractor should be aware when planning for coordination.

Other Contractors:

Parsons: Monitoring wells may have to be retained during the demolition phase.

S.P.7 Availability of Site

The Place of Work, is available for the immediate commencement of the Services. The anticipated start date is February 1, 2021. The Contractor will schedule the Services accordingly.

S.P.8 Quality Assurance

Services covered shall be performed by a single firm experienced in demolition/hazardous material removal & disposal services of a similar nature and scope. Subject to approval of the City, the Contractor may subcontract any Services to be performed under this Contract. However, the election to subcontract Services shall not relieve the Contractor from responsibility or liability which it has assumed under this Contract and the Contractor shall remain liable to the same extent that its liability would attach, as if the Services had been performed by the Contractor's own employees.

All materials and hardware to be supplied by the Contractor, which are not specifically described herein, shall be of suitable construction, composition and quality to achieve their intended function.

S.P.9 Job Conditions

The Contractor shall be familiar with the project location and how the existing conditions will affect their work. This is so that no misunderstanding may arise afterwards as to the character or as to the extent of the work to be done; likewise, in order to advise and acquaint

themselves with all precautions to be taken in order to avoid injury to person or property of another. No additional compensation will be granted because of any unusual difficulties or City's special requests that may be encountered in the execution of any portion of the work.

S.P.10 Environmental Protection

The Contractor warrants that it will not produce or discharge in any manner or form, directly or indirectly, chemicals or toxic substances into the environment and that all equipment used will not pose a hazard to, or harm or adversely affect anyone coming into contact with it and covenants and agrees to provide the City with an environmental plan (where applicable), acceptable to the City, which plan shall outline the procedures to be followed by the Contractor to prevent the production or discharge of chemicals or toxic substances into the environment and the actions to be taken should the discharge occur.

The Contractor will be responsible to take all necessary measures to comply with the requirements of the Federal and Provincial environmental protection agencies, City by-laws, the Waste Management Act, R.S.B.C. 1996, c. 482, as amended and any other applicable acts and regulations in respect to air, earth and water pollutants.

The Contractor will report to the City immediately if any hazardous or toxic materials are found or discovered. Such materials are to be left untouched and the area is to be marked and cordoned off to prevent any access to the workers and the public.

S.P.11 Project Safety

It is the Contractor's responsibility to perform work consistent with good construction practice in the safest manner possible. The health and safety of all members of the construction team and the general public is the responsibility of the Contractor. To ensure that the safest possible conditions exist on this project, all personnel must adhere strictly to the current requirements of the Occupational Health and Safety Regulations and WorkSafe BC standards for Demolition and Hazardous Materials Abatement Projects; the Contractor's Corporate Health & Safety Programme; the Contractor's Site Safety Plan and all applicable codes.

S.P.12 Traffic and Public Safety

At all times during the work or activities included in this specification the Contractor shall take full responsibility to ensure that traffic control is carried out in accordance with the City of Surrey regulations for work performed on City roads and including their right-of ways.

The Contractor shall at all times ensure the safety of the public (vehicular and pedestrian traffic) and its employees while installing, maintaining thermoplastic and/or other pavement markings or pavement marking eradication work.

Whenever such works are carried out, the Contractor at his expense, is to provide:

- all necessary signs, materials, barricades, and other warning devices;
- qualified and trained Traffic Control Personnel for traffic flagging services; and,
- in some cases, equipment such as flashing arrow boards, cones, etc.

These are specified in accordance with the Province of British Columbia, Ministry of Transportation & Highways' General Specifications for Highway Jurisdiction, Section 194

(Appendix A), and the Traffic control Manual for Work on Roadways, 1995 and the Traffic Control Manual for Work on Roadways, Field and Office Edition, (1999 Update). Please visit:

http://www.th.gov.bc.ca/trafficcontrol/tc_guidelines1.htm for the latest updates.

Additional services to ensure safety may be required at the discretion of the City. The Contractor is to provide such additional services as directed at no extra cost.

S.P.13 Construction Access

The designated access to and from the construction site must be approved by the City. All construction traffic must use the designated access including heavy equipment, trucks and workers' personal vehicles.

The Contractor shall conduct construction operations with minimum interference to adjacent buildings, roadways, and sidewalks and shall keep such areas free from materials, debris and equipment at all times. The Contractor shall not close or obstruct existing roadways, sidewalks, parking areas or delivery points and shall not place or store materials or park cars on same.

The Contractor shall:

- (a) Include project phasing strategies in the Construction Schedule to minimize traffic disruption on the Place of Work and surrounding areas;
- (b) Provide 48 hours minimum notice to the City, previous to any disruption or alteration of access to the Place of Work. The Contractor shall provide all signs, pylons and flag persons necessary to direct vehicular traffic around work in progress; and
- (c) The Contractor shall maintain access to existing fire hydrants and Siamese connections and shall keep entrances and exits to adjacent buildings clear at all times.

S.P.14 Proposed Substitutions

Not Applicable.

S.P.15 Manuals

Not Applicable.

S.P.16 Hours of Work

The Contractor shall comply with all of the applicable bylaws of the City of Surrey. All work to be performed during between the hours of 7:00 am to 7:00 pm, Monday to Friday.

No work is to be performed outside of these normal working hours without written approval from the City, and with approval by obtaining a noise variance if required.

If the Contractor wishes to carry out the work outside the normal working hours, and the approval is given by the City, no extra compensation, in any form (e.g. overtime, etc.) will be given without prior written approval from the City.

S.P.17 Damage

The Contractor will be responsible for any and all damages to property or persons and for any losses or costs to repair or remedy the Works as a result of any negligent act or omission, or misconduct in the performance of the Works and its subcontractor's Work and shall indemnify and hold harmless the City, its elected officials, officers, agents and employees from all suits, claims, actions or damages of any nature whatsoever resulting therefrom unless such loss, damage, injury or loss results from or arises out of the error, omission and/or negligent acts of the City, or its elected officials officers, for subsequent correction of any such error, omission and/or negligent acts or of its liability for loss or damage resulting therefrom. Except as to professional liability, these indemnities shall not be limited by the listing of any insurance coverage.

S.P.18 Worksite Conduct

All labourers and workers, while working in and around the City property at 9800 – 140 Street, Surrey, British Columbia, shall act in a professional manner. The Contractor is to enforce proper discipline and decorum among all labourers and workers on the worksite and is to control, among other things: 1) noise, including music; 2) the use of offensive language; 3) smoking or drinking of alcoholic beverages on the worksite; 4) physical violence; 5) thievery; and 7) the transportation of articles or materials deemed hazardous. If the City determines, in its sole discretion, that any labourer need to be removed due to his or her failure to comply with the terms of this provision, the Contractor will remove such labourers from the worksite immediately.

Alcohol and drugs are not tolerated on this site at any time including anyone deemed to be under the influence shall be escorted off site.

S.P.19 Cleanliness and Disposal of Unwanted Materials

Continuous daily clean up of the work areas shall be performed by the Contractor and trade contractor throughout the performance of the Work and will be undertaken in accordance with the Contractor's waste management plan. Clean up of waste products and debris generated by the Contractor and any trade contractor outside of the building and on the site shall be the responsibility of the Contractor. Should the City be required to clean up the work of the Contractor or trade contractor the cost of such clean up will be recovered from the Contractor.

The Contractor is responsible for the cleanliness of the job site and accountable for the disposal of all loose materials. The job site, at all times must be kept clean of any debris to avoid mishaps and all unwanted materials must be disposed of in an environmentally friendly manner at approved sites with no extra expense to the City.

The Contractor shall dispose of all debris, trash and unsuitable materials collected under this Contract off site. The Contractor is solely responsible for any and all damages done or regulations violated in the disposal of waste materials and for any other actions, which the Contractor performs.

The Contractor warrants that it will produce or discharge in any manner or form, directly or indirectly, chemicals or toxic substances into the environment and that all equipment used will not pose a hazard to, or harm or adversely affect anyone coming into contact with it and

covenants and agrees to provide the City with an environmental plan (where applicable), acceptance to the City, which plan shall outline the procedures to be followed by the Contractor to prevent the production or discharge of chemicals or toxic substances into the environment and the actions to be taken should the discharge occur.

The Contractor shall be responsible to take all necessary measures to comply with the requirements of the Federal and Provincial environmental protection agencies, City by-laws, the Waste Management Act, R.S.B.C. 1996, c. 482, as amended and any other applicable acts and regulations in respect to air, earth and water pollutants.

S.P.20 Accidents; Equipment Safety

Any and all accidents, regardless of how minor, involving another person, private property, or vehicle, shall be reported immediately to the Surrey R.C.M.P. and a report requested. The City shall also be contacted immediately and be provided a copy of any reports.

The Contractor shall assume all responsibility for damages to property or injuries to persons, including accidental death, attorneys fee and costs of defence which may be caused by Contractor's performance of this Contract, whether such performance be by itself, its subcontractor, or anyone directly or indirectly employed by Contractor or its subcontractors and whether such damage shall accrue or be discovered before or after termination of this Contract.

The Contractor's equipment operators shall maintain good safety and driving records, and use extreme caution during the performance of the Work.

S.P.21 Permits and Fees

The Contractor is to secure and pay for any permits, and governmental fees, licenses and inspection necessary for proper execution and completion of the Work. The Contractor is to comply with and give notices required by laws applicable to performance of the Work.

S.P.22 Final Inspection and Payment

When the Work is finally complete and the Contractor is ready for a final inspection, the Contractor is to notify the City, in writing and arrangements will be made for final inspection. If the City confirms that the project is complete including all deficiencies, is in full accordance with this Contract and the Contractor has performed all of its obligations, is hereby entitled to submit for final payment, subject to the Builders Lien Act.

S.P.23 Workmanship

Should any dispute arise regarding the quality of the workmanship of the Work, the final decision regarding the acceptable quality of the workmanship rests strictly with the City.

Additionally, all Works required hereunder will be performed as promptly as possible, and in any event within the time stated by the City, and such Work will be subject to approval and acceptance of the City, but such approval and acceptance will not relieve the Contractor from the obligation to correct any incomplete, inaccurate or defective work, all of which shall be promptly remedied by the Contractor on demand, without cost to the City.

The Contractor is to provide a professional review of all facets of Work as required from time to time by the City.

S.P.24 Qualifications of Contractor

By submitting a Quotation, a Contractor represents that it has the expertise, qualifications, resources, and relevant experience to supply the Goods and Services. Tradesmen engaged in the performance of the Services shall be qualified in accordance with the requirements of the Tradesman Qualification Act and all pertinent licensing requirements required by the Ministry of Municipal Affairs

S.P.25 Vehicles/equipment

The Contractor should have a sufficient number of service vehicles together with sufficient operating personnel to perform the Services. If, in the opinion of the City, whose opinion shall be final and binding, the numbers of service vehicles that the Contractor has in service are inadequate to meet the Service response times stated herein, the Contractor may be given thirty (30) calendar days notice, after which time the Contractor must provide additional vehicles to perform the Services, as directed by the City.

Contractors Vehicles/Equipment used in the performance of the Services are to be properly equipped for demolition and hazardous materials abatement contracting services. Off-road (e.g. ATV's) type of equipment may be utilized within the parks provided that they conform to WCB standards. The units should be sealed to prevent loss of waste materials while collecting & transporting garbage.

All vehicles/equipment will be kept clean, in good mechanical condition, painted to present a neat appearance, show evidence of annual safety inspections and display proper registration and license.

All Contractor's vehicles/equipment should be equipped with approved back-up alarms, multiple lite revolving/strobe lights, or other necessary warning systems, which should be maintained and in proper operating condition at all times. In the event of a breakdown, the Contractor should arrange for reserve equipment, with always the intent to maintain the schedule frequency.

Vehicles/Equipment used in the performance of the Services is to be identified on both sides with the company name and telephone number. This should be fully legible and displayed in a professional manner. The Contractor may also be required to display magnetic signs as supplied by the City, identifying the Contractor as a 'City Contractor'. This will not replace the company identification.

SCHEDULE B - APPENDIX 2

SUPPLEMENTARY SPECIFICATIONS

Upon receipt of the demolition permit, provided by the City, the Contractor will:

1. Provide proof of insurance (minimum \$5,000,000 million Commercial General Liability insurance) and proof of valid Worksafe BC coverage prior to commencing work;
2. Submit NOPA and all necessary paperwork to Worksafe BC;
3. Temporarily fence the site to maintain a secure work site, safety of the public and to discourage unauthorized access or dumping.
4. Comply with all Worksafe BC regulations, building codes, City of Surrey bylaws, and all other applicable regulations;
5. Provide to City Representative a proposed asbestos abatement plan. Ensure that any hazardous materials identified in the Astech Consultants Limited – Pre-Demolition Hazardous Building Materials Survey of the Buildings & Structures, December 11, 2020 (“Report”) are removed by a qualified hazardous materials abatement contractor in accordance with the Worksafe BC Occupational Health and Safety Regulation;
6. If hazardous materials are discovered during the Works that were not identified in the Report, the Contractor will contact the City’s Representative immediately. The Contractor will not be compensated for additional costs incurred in the removal of hazardous materials, that were not identified in the Report unless they have been submitted for laboratory analysis in accordance with the Workers’ Compensation Board of BC Analytical Method 0205;
7. In addition to Appendix 1 – Special Provisions Section S.P.9, the Contractor shall ensure that all hazardous materials are removed from the Place of Work and disposed of in accordance with the Ministry of Environment, Lands and Parks Special Waste Regulations as contained in the Waste Management Act;
8. The Contractor must coordinate the disconnection of all building services. Hydro and water will remain connected until completion of the hazardous material removal. Ensure that all hydro, gas and water services have been disconnected/shut off before commencing demolition activities;
9. Demolish and remove all buildings and structures, including floor slabs, foundations, debris and all asphalt. Leave a smooth, level site in a safe condition.
10. Ensure positive drainage across the site post demolition to ensure no water accumulation or ponding.
11. Provide erosion control in conformance with all municipal and regional regulations both during the work and post demolition. Ensure erosion control is to the satisfaction of the City at Total Performance of the Work.

12. Ensure that all roadway, sidewalks, curbs and gutters that were damaged as a result of the Works are repaired to the satisfaction of the City;
13. Total Completion of the Works by March 1, 2020 (Firm).

[End of Page]

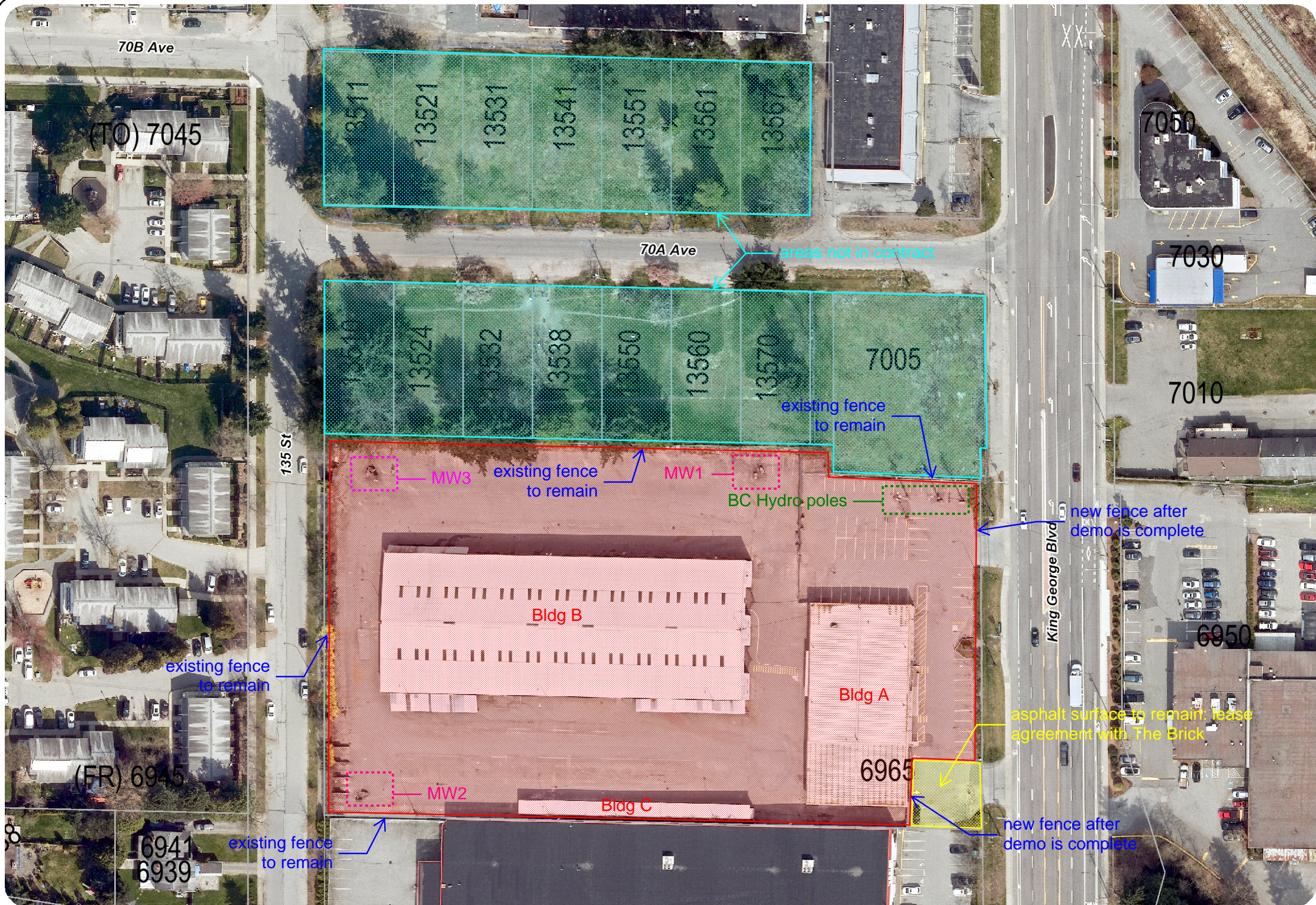
SCHEDULE B - APPENDIX 2-A

SITE PLAN

Legend of Site Plan:

- Area in **red**: demolition and removal of all buildings, and associated equipment, above and below ground structures, outbuildings, decommissioned infrastructure, pavement, concrete, curbs, etc.
- Notes in **blue**: existing perimeter fence will remain in place as long as there is no interference with demolition work. The City will install new fence along King George (PL) after demolition work is complete.
- Note in **green**: once BC Hydro cuts power to site (usually take a few weeks after request). Removal of the poles by contractor.
- Area in **purple**: monitoring wells to remain in place.
- Area in **yellow**: asphalt surface to remain (lease agreement with The Brick).
- Area in **light blue**: N.I.C.

Note: Please refer to Attachment 1 – Pre-Demolition Hazardous Building Materials Survey of the Buildings and Structures Located at 6965 King George Boulevard. Report dated December 11, 2020 for additional information.

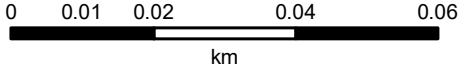


- Legend**
- Park Outdoor Recreation Facilities
 - Park Playgrounds**
 - Playground
 - Water Playground
 - Park Sports Fields**
 - Sports Fields
 - Diamonds

Enter Map Description

Scale: 1:1,062

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca





Bldg B IMG_5680.JPG



Bldg B IMG_5683.JPG



Bldg B IMG_5689.JPG



Bldg B IMG_5697.JPG



Bldg B IMG_5698.JPG



Bldg B IMG_5760.JPG



Bldg B IMG_5771.JPG



Bldg B IMG_5778.JPG



Bldg A IMG_5700.JPG



Bldg A IMG_5706.JPG



Bldg A IMG_5717.JPG



Bldg A IMG_5721.JPG



Bldg A IMG_5765.JPG



Bldg A IMG_5786.JPG



Bldg C IMG_5702.JPG



Bldg C IMG_5780.JPG



Hydro poles IMG_5720.JPG



Monitoring well 1 IMG_5763.JPG



Monitoring well 2 IMG_5781.JPG



Monitoring well 3 IMG_5776.JPG

SCHEDULE B

APPENDICES 3 THROUGH 11

Information from Schedule C of the RFQ will be inserted at the time of the award of the Contract:

Schedule B – Appendix 3	Schedule of Prices
Schedule B – Appendix 4	Construction Schedule
Schedule B – Appendix 5	Key Personnel, Sub-Contractors, and Material Suppliers

Forms to be included at the time of the award of the contract:

Schedule B – Appendix 6	Prime Contractor Designation
Schedule B – Appendix 7	Risk, Health and Safety
Schedule B – Appendix 8	Statutory Declaration
Schedule B – Appendix 9	Certificate of Substantial Completion
Schedule B – Appendix 10	Notice of Certification of Substantial Completion
Schedule B – Appendix 11	Post Compliance Form Certificate of Substantial Completion



SCHEDULE C - QUOTATION

**RFQ Title: BUILDING DEMOLITION AND HAZARDOUS MATERIAL REMOVAL
6965 King George Boulevard**

RFQ No: 1220-040-2021-005

CONTRACTOR

Legal Name: _____

Contact Person and Title: _____

Business Address: _____

Business Telephone: _____

Business Fax: _____

Business E-Mail Address: _____

TO:

CITY OF SURREY

Owner Representative: Richard D. Oppelt, Manager, Procurement Services

Email for PDF Files: purchasing@surrey.ca

1. If this Quotation is accepted by the City, a contract will be created as described in:
 - (a) the Agreement;
 - (b) the RFQ; and
 - (c) other terms, if any, that are agreed to by the parties in writing.

2. Capitalized terms used and not defined in this Quotation will have the meanings given to them in the Agreement and RFQ. Except as specifically modified by this Quotation, all terms, conditions, representations, warranties and covenants as set out in the Agreement and RFQ will remain in full force and effect.

3. I/We have reviewed the Sample Agreement (Schedule B). If requested by the City, I/we would be prepared to enter into the Sample Agreement, amended by the following departures (list, if any)

Section

Requested Departure(s) / Alternative(s)

4. The City requires that the successful Contractor have the following in place **before providing the Work**:
- (a) WorkSafe BC coverage in good standing and further, if an "Owner Operator" is involved, personal operator protection (P.O.P.) will be provided, WorkSafe BC Registration Number _____;
 - (b) Prime Contractor qualified coordinator is Name: _____ and Contact Number: _____;
 - (c) Insurance coverage for the amounts required in the proposed Contract as a minimum, naming the City as additional insured and generally in compliance with the City's sample insurance certificate form available on the City's Website [Standard Certificate of Insurance](#);
 - (d) City of Surrey business license;
 - (e) If the Proponent's Goods and Services are subject to GST, the Contractor's GST Number is _____; and
 - (f) If the Contractor is a company, the company name indicated above is registered with the Registrar of Companies in the Province of British Columbia, Canada, Incorporation Number _____.

As of the date of this Quotation, we advise that we have the ability to meet all of the above requirements **except as follows** (list, if any):

Section

Requested Departure(s) / Alternative(s)

5. The Contractor acknowledges that the departures it has requested in Sections 3 and 4 of this Quotation will not form part of the Contract unless and until the City agrees to them in writing by initialing or otherwise specifically consenting in writing to be bound by any of them.

Changes and Additions to Specifications and Scope:

6. In addition to the warranties provided in the Agreement, this Quotation includes the

7. I/We have reviewed the RFQ, Schedule A – Specifications of Goods and Scope of Services. If requested by the City, I/we would be prepared to meet those requirements, amended by the following departures and additions (list, if any):

Requested Departure(s) / Alternative(s) / Addition(s)

Fees and Payments

8. The Contractor offers to supply to the City of Surrey the Goods and Services for the prices plus applicable taxes as follows:

[End of Page]

F.O.B. Destination	Payment Terms: A cash discount of ____% will be allowed if invoices are paid within ____ days, or the ____ day of the month following, or net 30 days, on a best effort basis.	Ship Via:
Item Name		Total Amount
To provide all labour, materials, plant and equipment and all other services necessary for the provision of the Demolition and Hazardous Material Removal at 6965 King George Boulevard, Surrey, BC.		
LABOUR AMOUNT:		\$ _____
MATERIALS:		\$ _____
Cost per lineal foot for the excavation, removal, and disposal of buried underground asbestos containing cement pipe for the following sizes:		
- 4" to 6" inside diameter		\$ _____
- 8" to 12" inside diameter		\$ _____
- 14" inside diameter and larger		\$ _____
Cost per vent for removal and disposal of asbestos paper insulation lining the interior of metal exhaust vents and asbestos caulking on metal exhaust vents and adjoining building materials		\$ _____
Note: Overheads, General Conditions and Profit are to be included in the above amounts.		
		Subtotal: \$
		GST (5%): \$
		(Where Applicable) PST (7%):
CURRENCY: Canadian		TOTAL QUOTATION PRICE:

List of Optional Alternative Prices:

9. The following is a list of Alternative Price(s) and forms part of this RFQ, upon the acceptance of any or all of the Alternative Price(s). The Alternative Prices are an addition or a deduction to the Total Quotation Price and do not include GST. DO NOT state a revised Total Quotation Price.

Description of Optional Alternative Prices	Addition	Deduction
OAP-1.	\$ []	\$ []
OAP 2.	\$ []	\$ []

List of Separate Prices:

10. The following is a list of Separate Price(s) to the Work and forms part of this RFQ, upon the acceptance of any or all of the Separate Price(s). The Separate Prices are an addition or a deduction to the Total Quotation Price and do not include GST. DO NOT state a revised Total Quotation Price.

Description of Separate Price Items	Addition	Deduction
SP-1. Performance Bond at 50% of total contract value:	\$[]	\$[]
SP-2. Labour and Material Payment Bond at 50% of total contract value:	\$[]	\$[]

Force Account Labour and Equipment Rates:

11. Contractors should complete the following tables setting out the all-inclusive hourly rates including overhead and profit for approved extras/credits for all applicable categories of labour (use the spaces provided and/or attach additional pages, if necessary):

Table 1 – Schedule of Labour Rates:

Labour Category	Straight Time/hr (Plus GST)	Overtime Rate/hr (Plus GST)
.1 Site Superintendent	\$	\$
.2 Site Foreman	\$	\$
.3 Journeyman	\$	\$
.4 Apprentice	\$	\$
.5 Skilled Labourer	\$	\$
.6 Asbestos Abatement labour	\$	\$
.7 Lead Paint Removal labour	\$	\$
.8	\$	\$

Table 2 – Schedule of Equipment Rates:

No.	Equipment Description	Hourly Rate
		\$
		\$

Metro Vancouver's Non-Road Diesel Engine Emissions Regulation By-law No. 1161, 2012 (the Bylaw)

12. Contractor should confirm they are in compliance with By-law (if applicable)

Applicable as follows Not applicable to this project

No.	Equipment Description	Engine Tier Designation	Engine Registration Number as Issued by Metro Vancouver
1		<input type="checkbox"/> Tier 0 or <input type="checkbox"/> Tier 1	
2		<input type="checkbox"/> Tier 0 or <input type="checkbox"/> Tier 1	
3		<input type="checkbox"/> Tier 0 or <input type="checkbox"/> Tier 1	
4		<input type="checkbox"/> Tier 0 or <input type="checkbox"/> Tier 1	
5		<input type="checkbox"/> Tier 0 or <input type="checkbox"/> Tier 1	

Time Schedule:

12. Contractors should provide an estimated schedule, with major item descriptions and time indicating a commitment to perform the Contract within the time specified (use the spaces provided and/or attach additional pages, if necessary).

- (a) Commence the Work on or before: _____; and
- (b) Substantial Performance: _____.

Contractor may provide a Microsoft Project (or similar) schedule outlining the Critical Path and should include all major phases of the Work and indicate start and substantial completion dates for each.

ACTIVITY	SCHEDULE									
	1	2	3	4	5	6	7	8	9	10
Mobilization										
Substantial Completion										
Total Completion Feb. 1, 2020 (Firm)										

Proposed Disposal Site: _____

Key Personnel & Sub-contractors:

13. Contractor to provide information on the background and experience of all key personnel proposed to provide the Goods and Services (use the spaces provided and/or attach additional pages, if necessary):

Key Personnel

Name: _____
Experience: _____
Dates: _____
Project Name: _____
Responsibility: _____

14. Contractor to provide the following information on the background and experience of all sub-contractors and material suppliers proposed to undertake a portion of the Goods and Services (use the spaces provided and/or attach additional pages, if necessary):

<i>Description Of Work/supply</i>	<i>Sub-Contractors & Material Suppliers Names</i>	<i>Years Of Working With Contractor</i>	<i>Telephone Number And Email</i>

The City reserves the right of approval for each of the subcontractors and material suppliers. The Contractor will be given the opportunity to substitute an acceptable subcontractor and material supplier, if necessary.

Experience and References:

15. Contractor's relevant experience and qualifications in delivering Goods and Services similar to those required by the Agreement (use the spaces provided and/or attach additional pages, if necessary):

16. Contractor's references (name and telephone number) (use the spaces provided and/or attach additional pages, if necessary). The City's preference is to have a minimum of three references. Previous clients of the Contractor may be contacted at the City's discretion

17. I/We the undersigned duly authorized representatives of the Contractor, having received and carefully reviewed the RFQ and the Agreement, submit this Quotation in response to the RFQ.

This Quotation is executed by the Contractor this _____ day of _____, 2021.

CONTRACTOR

I/We have the authority to bind the Contractor.

(Legal Name of Contractor)

(Signature of Authorized Signatory)

(Signature of Authorized Signatory)

(Print Name and Position of Authorized Signatory)

(Print Name and Position of Authorized Signatory)

**Attachment 1 – Astech Pre-Demolition Hazardous Building Materials
Survey of the Buildings and Structures Located at 6965 King George
Boulevard. Report dated December 11, 2020**



December 11, 2020

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

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

Ref: CONTRACTOR VERSION - PRE-DEMOLITION HAZARDOUS BUILDING MATERIALS SURVEY OF THE BUILDINGS AND STRUCTURES LOCATED 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.

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 currently pending.

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,
- 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	
Lead Paint Remaining Attached to Building Materials for Recycle/Disposal, Dependent on TCLP Lead Testing Results (laboratory analytical results pending)	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: 23480HE02C.RK



ASBESTOS BULK SAMPLE REPORT

Date: December 11, 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	None Detected	

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	1: Brown	100% Non-Fibrous	None Detected
		Filling Compound on Gypsum Board (South Wall)	2: White		
23480 BS54	Warehouse Building - Ground Floor - Mezzanine Lunchroom	Paint	1: Off-White	97% Non-Fibrous	3% Chrysotile
		Filling Compound on Gypsum Board (Ceiling)	2: Grey		
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 11, 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