REQUEST FOR PROPOSALS

FOR

DEMOLITION, REMOVAL, AND SITE GRADING

OF 2076 OTTER POINT ROAD

FOR THE DISTRICT OF SOOKE, BC

RFP ISSUED	September 8, 2020
SUBMISSION CLOSING TIME	September 29, 2020 at 2:00 p.m. (local time)
MANDATORY MEETING	September 22, 2020 at 10:00 am at 2076 Otter Point Road
DELIVERY ADDRESS	111 – 957 Langford Parkway, Langford, BC V9B 0A5
CONTACT PERSON	Gabe Forrester
EMAIL ADDRESS	gforrester@oppel.ca

Contents

1.0 PROJECT INTRODUCTION

This Request for Proposals ("RFP") is an invitation by the District of Sooke (the "District") to prospective proponents ("Proponent") to submit proposals for the demolition, removal and site grading of the building and related structures at 2076 Otter Point Road. This project is to proceed immediately upon the District of Sooke's Council approval on October 13, 2020.

2.0 SUBMISSIONS

One (1) copy of each submission must be received in a sealed envelope addressed to at the District of Sooke c/o On Point Project Engineers, 111 – 957 Langford, Parkway, Langford, B.C., V9B 0A5, by 2:00 p.m. (Pacific Standard Time), on September 29, 2020, clearly labelled:

Request for Proposals
Demolition, Removal and Site Grading Services
District of Sooke
c/o On Point Project Engineers Ltd.
Attention: Gabe Forrester, Project Manager
111 – 957 Langford Parkway
Langford, B.C., V9B 0A5

Late or misdirected submissions will not be accepted and will be returned unopened. Proposals will be binding for 90 Days. Unless otherwise specified, all formal proposals submitted shall be irrevocable for 90 calendar days following proposal opening date, unless the proponent(s), upon request of the Purchasing Agent, agrees to an extension. Proposals submitted by fax or email will not be accepted.

In addition to any rights identified elsewhere in this RFP, the District of Sooke reserves the right to:

a) Reject any or all responses;
b) Add, delete or change the terms of this RFP at any time prior to the specified closing date and time;
c) During the evaluation period, seek clarification of any proponent's response, including consequential amendments, or any additional information from any proponent;
d) Accept or reject, in whole or in part, any response without giving any reason;
e) Have any documents submitted by the proponent reviewed and evaluated by any party, including independent consultants;
f) Cancel the RFP process without penalty at any time for any reason; and
g) Negotiate and enter into an agreement with any proponent notwithstanding any noncompliance by the proponent's response with any requirement of this RFP.

The District of Sooke is the sole and final judge with respect to the selection of any Successful Proponent as a result of this RFP process. The District of Sooke takes no responsibility for the accuracy or completeness of any information supplied of this project and, further, **will not be responsible for any costs incurred in responding to this RFP.**

All enquiries regarding any aspect of this RFP are to be directed to Gabe Forrester via email at: gforrester@oppel.ca.

3.0 REQUIREMENTS AND SCOPE OF WORK

The project is located at 2076 Otter Point Road, Sooke, BC; a site plan is included as Appendix A.

In carrying out these works and services, the Proponent will act as an independent contractor, and must agree to keep the District indemnified against all claims, actions or demands that may be brought, made, or arise in respect of anything done, or omitted to be done, by its employees, who shall be, and remain at all times and for all purposes, the servants or employees of the Vendor.

The Proponent shall keep the work under their personal control, and shall not, without the written consent of the District, assign or sub-let this contract or any part thereof. The Contractor is to provide all materials, equipment and labour, certified traffic control, disposal and site grading material to complete the required works.

3.1 Demolition and Disposal

The work involves demolition of all structures, the proper removal and disposal of all interior refuse, abate hazardous materials, demolition of existing structures and re grading of site to a

The Proponent must:

- submit written proof of disposal of all materials (recycling of the construction materials is encouraged);
- fence off site for public safety;
- remove demolition waste materials from the project site and legally dispose of them in a manner approved by the Province of B.C. and all authorities having jurisdiction;
- not allow demolished materials to accumulate on-site;
- remove and transport the debris in a manner that will prevent spillage on adjacent surfaces and roadways;
- not burn or burying materials on site; and
- identify and determine the nature and scope of the materials to be disposed of and the lawful disposal of all demolition materials, debris and accumulations.

The District has had a Pre-Demolition Hazardous Building Materials Assessment done for the building and is included as Appendix B. A qualified contractor in accordance with an approved dismantling plan must abate the building before demolition commences. Disposal of existing hazardous materials identified is the responsibility of the Proponent. The District of Sooke must be informed in writing of the presence of all hazardous materials identified. All hazardous materials shall be disposed of by the Contractor in a manner approved of by the Province of B.C., WCB and all authorities having jurisdiction. A 'CRD Waste Declaration Form' is required as proof of disposal for all hazardous waste.

The removal and disposal to include all concrete footings, foundations, basement walls/floors, concrete pads, steps, perimeter drainage and any below or above ground structure. The existing site utilities shall be removed this includes disconnecting, capping or sealing and/or abandoning in place.

The Contractor shall be required to empty (pump out), remove and dispose of any oil tanks found on the property. A receipt for the disposal (pump out) must be provided to the District of Sooke prior to final inspection of the completed works. No fuels, oils, sewage, water runoff, dust or other toxic materials shall enter any soils, ditch, creek or water course.

No items are expected to be salvaged by the Owners in the building scheduled for demolition. There are no aspects of the contents or structures to be protected. The hazmat testing, removal and disposal of all existing contents, furnishings and personal items shall be included in the demolition contract. No on-site sale of demolition, salvage or recyclable material is permitted. All salvaged materials become the property of the Contractor

All existing trees adjacent to the property shall be protected with barrier fencing during the demolition work. The fencing must be in place prior to the start of demolition or deconstruction.

All permits and licences necessary for the completion of the work shall be secured by the Proponent. The Contractor shall contact BC-1-Call for underground service locate prior to starting work.

After demolition the excavated areas shall be filled with fill and topsoil approved by the District of Sooke. The grading shall be such that a natural contour and grade is achieved, and no low spots or depressions are present.

The Proponent is responsible for site safety including worker and public safety during all hours for the term of the project. The site shall be secured during the demolition and until all the debris is removed and site is safe for the public. No waste or salvaged materials from other projects or properties shall be placed on the project properties. The demolition schedule shall be arranged so not to interfere with the surrounding public streets.

The Proponent shall provide the District of Sooke proof of comprehensive general liability insurance of not less than five million dollars ($5,000,000) inclusive per occurrence for bodily injury, death or property damage. The District of Sooke shall be named on the policy as an additional named insured.

The Proponent shall be in good standing with WorkSafe BC and will comply with all conditions of WorkSafe BC throughout the duration of the contract. The Proponent shall abide by all current Bylaws that have jurisdiction over the work and actions taking place during the project.

Prior to the start of on-site work, the Proponent must meet on-site with representatives of the District to review the methods, procedures, site protection and schedules related to the building demolition. The following will be discussed:

1. Inspect and discuss the condition of the buildings to be demolished.
2. Review and finalize the building demolition schedule.
3. Review and finalize the site protection requirements.
4. Review procedures for noise and dust control.
5. Verify that the utilities have been disconnected and capped prior to starting demolition.
6. Review Hazardous Materials status.

The Proponent shall contact the District to inspect the site after all materials have been removed, prior to backfilling. A final inspection must be arranged at the completion of the project.

4.0 MANDATORY SITE VISIT

A ***mandatory site meeting*** will be held on September 22, 2020 at 10:00 am.

Each Proponent will satisfy itself of the conditions of the site, structures and their surroundings with respect to risks, contingencies and other circumstances, which may influence its proposal, including, without limiting the generality of the foregoing:

- laws and regulations;
- the nature and location of the site;
- general and local conditions of the site, particularly those bearing upon transportation, disposal, handling and storage of materials;
- availability of labour, water, and electric power;
- the character of equipment and facilities required prior to and during the work; and
- all other matters that can in any way affect the progress, performance or cost of work under the Contract.

The Proponent shall not claim, at any time after submission of a Proposal, that there was any misunderstanding of the terms and conditions of the Contract relating to the conditions of the site.

The site visit is mandatory for all prospective bidders. Any bids received from prospective bidders that have not attended the site visit, will be returned unopened by the owner.

Proponents are advised that all persons visiting the site must provide their own safety equipment (CSA approved safety hard hats, safety boots, and safety glasses). Persons who do not have the proper safety equipment will not be permitted on site.

Proponents are advised that any pertinent changes or clarifications deemed necessary by the District, resulting from the visits to the site, shall be included as an amendment to the RFP. All questions or request for clarifications are to be submitted via email to gforrester@oppel.ca. Proponent questions received less than 5 calendar days prior to the Bid Closing, will not be answered.

5.0 DETAILED TECHNICAL REQUIREMENTS OF THE PROPOSAL

The Proponents response to this RFP must include:

a) Firm name, and address;
b) Primary Point of Contact
c) List of key personnel and resumes detailing qualifications and experience;
d) List of similar projects undertaken, including references
e) Work Plan including:
    a. Methods of demolition, including all machinery that will be used and methods used in handling all Hazardous Waste. Provide a summary the site will be demolished inclusive of special constraints, sorting activities, dust control, abatement strategies, demolition techniques/methods, stockpile areas (if necessary), include an isolation/traffic plan for site activities.
    b. Disposal Methods, including the disposing of Hazardous Materials
    c. Salvage and recycling expectations
f) Schedule
g) Costing

6.0 EVALUATION CRITERIA

The District will evaluate and score Proposals based on the following rating criteria:

Evaluation Criteria	Max. Possible	Score
Qualifications and Experience of the Proponent:	40%	
Pricing	30%	
Schedule	20%	
Work Plan	10%	
TOTAL	100%	

7.0 ATTACHMENTS

APPENDIX A – SITE PLAN

APPENDIX B – LOCAL REMEDIATION HAZARDOUS MATERIALS SURVEY REPORT

APPENDIX A


TRADING POST
BUY · SELL · TRADE
SOOKE TRADING POST


Ayre Rd
Ayre Rd
Ayre Rd
Otter Point Rd
Otter Point Rd
Otter Point Rd
Otter Point Rd
Sooke Centre
Auto Repair
2076 Otter Point Road
Sooke Brewing Company
Eustace Rd

APPENDIX B

HAZARDOUS MATERIAL SURVEY REPORT

Warehouse Located at 2076 Otter Point Road, Sooke BC

Local Hauling & Clean Ups Ltd.
6776 Wendonna Place
Brentwood Bay BC V8M 1A5
250.589.4054
info@localhaulingvictoria.com

Prepared for:
Patti Rear
District of Sooke
250.642.1632
prear@sooke.ca

*WorkSafeBC regulation section 20.112(b) requires that this report be on site during any work or demolition.

April 26, 2020

Hazardous Materials Survey of 2076 Otter Point Road, Sooke BC

Local Hauling & Clean Ups Ltd. has completed a pre-demolition limited survey of the Commercial Building located at 2076 Otter Point Road, Sooke BC. The purpose of this survey was to document the presence of hazardous materials, that may be handled, disturbed or removed throughout the building for the purpose of future demolition, as required per *WorkSafeBC OHS Regulation Part 20*. The site investigation was conducted on March 26, 2020 and we report the following:

SITE DESCRIPTION

This is a 2-story Commercial Building with concrete foundation, presumed to be built in the 1960's. The interior walls are smooth drywall in most areas, and acoustic T-bar tile on ceilings, flooring is concrete and plywood. Heat for the building is provided by wood stove. No attic space was observed but signs of fiber glass bat insulation were observed. The exterior of the building consists of metal sheathing and some red brick, the roof on the main part of the building is metal and roof on shed attached to main building is composite shingle.

SCOPE OF PROJECT

The survey conducted by Local Hauling & Clean Ups Ltd. on March 26, 2020 was limited to materials suspected to be hazardous that will be disturbed or removed during the proposed demolition.

ASBESTOS

Methodology

A total of eighteen (18) bulk samples suspected of containing asbestos were collected. All of these samples were analyzed at International Asbestos Testing Laboratories (IATL) in accordance with the following method:

-Test Method for the Determination of Asbestos in Bulk Building Materials (EPA/600/R-93/116, dated July 1993) published by the United States Environmental Protection Agency

Results

Asbestos Containing Materials WERE Identified

Table 1 provides a summary of asbestos containing materials. Detailed sampling analyses are attached at the end of this report.

Table 1: Summary of Asbestos Containing Materials

LOCATION	DESCRIPTION	PERCENTAGE	PHOTO #
Store Front Exterior	Wooden Windows Mastic	**Presumed**	

These are over the WorkSafeBC limit of 0.5% and must be safely removed before renovation, demolition, or any other type of disturbance that could release fibers into the air.

HOMOGENEOUS AREAS

2 Front store windows were inaccessible during time of inspection due to metal grating. This mastic is presumed to contain and would require further testing to confirm ACM.

RISK ASSESSMENT FOR ASBESTOS REMOVAL

Prior to the performance of any work that may disturb asbestos containing materials it is a regulatory requirement that a qualified person perform a Risk Assessment. This requirement is in compliance with the WorkSafeBC Occupational Health & Safety Regulation *Part 6 "Substance Specific Requirements"*; specifically, Section 6.6 subsections (1), (2), (3), & (4).

WHAT IS ASBESTOS?

Asbestos is a fibrous material used in many products because it adds strength, heat-resistance, and chemical-resistance. Despite its many uses, asbestos is a hazardous material. Three types of asbestos have been used commercially:

- Chrysotile (white asbestos) is the most commonly used form of asbestos.
- Amosite (brown asbestos) has been used in sprayed coatings, in heat insulation products, and in asbestos cement products where greater structural strength is required.
- Crocidolite (blue asbestos) is no longer used in B.C. and is rarely found. Before 1973 it was commonly used in sprayed coatings on structural steelwork for fire protection and for heat or noise insulation. It was also used in gasket materials and asbestos cement pipe.

Other types of asbestos are actinolite, anthophyllite, and tremolite. These usually have had little commercial value or use.

Asbestos Containing Materials (ACM) is often referred to as friable and non-friable. Friable materials are materials that, when dry, can be easily crumbled or powdered by hand. This term may also refer to materials that are already crumbled and powdered. Some non-friable materials, such as vinyl-asbestos floor tile or asbestos cement products have the potential to become friable if they are disturbed and/or handled in an aggressive manner (for example, sanded with a power sander).

POTENTIAL HEALTH EFFECTS OF ASBESTOS

Asbestos has been recognized as a health hazard for people employed in its production and processing for centuries. However, it was not until the late nineteenth century and the onset of the Industrial Revolution that its use became widespread, and it was not until the early part of the twentieth century that the relationship between the use of asbestos and a variety of health effects became a source of concern to the medical profession.

Many serious, debilitating and often fatal diseases have been linked to the inhalation of asbestos fibers. Although the mechanism of asbestos related diseases is still not fully understood, it is known that there is normally a significant latency period between the time of exposure and the occurrence of disease. This latency period can typically be between ten to over forty years.

Asbestosis, mesothelioma and lung cancer are the diseases most commonly associated with asbestos exposure, although several other diseases have also been linked to asbestos exposure. Asbestosis is a chronic lung disease resulting from prolonged exposure to asbestos dust. The fibers gradually cause the lung to become scarred and stiff, making breathing difficult. Asbestosis is a progressive disease, meaning that scars keep forming in the lungs after the exposure to asbestos has stopped.

Lung cancer may be caused by asbestos fibers in the lung. No one knows exactly how asbestos causes lung cancer. Researchers have shown, however, that the combination of smoking tobacco and inhaling asbestos fibers greatly increases the risk of lung cancer. Again, asbestos may be one of many causes of lung cancer.

Mesothelioma is a rare but very malignant form of cancer affecting the lining of the chest or the abdominal cavity. This cancer spreads rapidly and is always fatal. The exact mechanism of the disease is unknown. There is a confirmed link between asbestos exposure and mesothelioma.

LEAD PAINT

Methodology

A total of five (5) bulk samples suspected of containing lead were collected from interior and exterior of the building. All of these samples were analyzed at International Asbestos Testing Laboratories (IATL) in accordance with the following method:

-Test Method for the determination of lead in paint by weight (Paint by AAS: ASTM D3335-85A, 2009)

Results

A summary of lead in paint results is given in Table 1.

LOCATION	DESCRIPTION	PERCENTAGE	PHOTO #
Store	Beige Paint	**0.032**	LP1
Warehouse	Green Paint	**0.042**	LP2
Throughout	Tan Paint	**<0.0053**	LP3
Exterior	Tan Paint	**0.074**	LP4
Exterior	Grey Paint	**0.098**	LP5

In Canada, under the *Hazardous Products Act*, a paint or similar material that dries to a solid film and contains greater than 90 mg/kg or 0.009% dry weight of lead is considered to be a lead-containing surfacing coating material. WorkSafeBC cites that the improper removal of lead paint containing 600 mg/kg or 0.06% lead results in airborne concentrations that exceed half of the exposure limit. Lead concentrations as low as 90 mg/kg may present a risk to pregnant women and children.

WorkSafeBC requires that worker exposure to airborne lead be kept below 0.05 mg/m^3. Lead is also likely to be present as solder on plumbing systems and may be present on other fixtures such as flashings or roof vents. Precautions must be put in place during demolition and renovation activities to ensure that workers are not exposed to lead containing dust and debris. Flashings can be removed and recycled.

RISK ASSESSMENT FOR HANDLING LEAD PAINT

Procedures will vary depending on the nature of the work and may be dictated by the pending lead leachability results (see highlighted section below), but in general terms:

Operating an excavator (within the cab) during demolition of the house is considered **a low risk activity.**

Employers are required to have an exposure control plan if their employees will be working with lead

containing materials**.** In order to control worker exposure to lead paint particulate, any cutting, burning, grinding, sanding or other disturbance of identified lead painted surfaces should be conducted following appropriate safe work procedures. Procedures will vary depending on the nature of the work but should consider the following:

- NOP for work involving significant disturbance of lead containing paint submitted to WorkSafeBC a minimum of 24 hours prior to commencement of the work
- Half-face respirator with NIOSH P100 Series filters, protective clothing, gloves, and laceless rubber boots or other appropriate footwear designed to be easily decontaminated
- Isolation of the work area with warning signs and warning tape
- Use of drop sheets and tarps to prevent spread of lead-containing dust
- Use of a power tool with an effective dust collection system and HEPA filter
- Use of HEPA filter equipped vacuum cleaner
- Use wet methods (amended water saturation of the material being disturbed)
- Thorough washing before eating, drinking or smoking

LEACHABILITY

Under the BC Hazardous Waste Regulation materials with lead paint concentrations over 0.01 wt% (100ppm) destined for disposal at a licensed landfill facility must be tested for leachability to determine if they should be handled as a hazardous waste. Consult the waste disposal facility for disposal requirements prior to disposal. Prior to demolition it is the responsibility of the client or the contractor to have samples collected by a qualified person and analyzed using the toxicity characteristic leachate procedure (TCLP).

POTENTIAL HEALTH EFFECTS OF LEAD

Workers can be exposed to lead through inhalation of fumes and dusts, as well as through ingestion as a result of lead-contaminated hands, food, drinks, cosmetics, tobacco products, and clothing. Furthermore, workers can take lead home on their clothes, skin, hair, tools, and in their vehicles, potentially exposing their families to harmful health effects.

It does not matter if a person breathes in, swallows, or absorbs lead particles, the health effects are the same; however, the body absorbs higher levels of lead when it is breathed in. Within our bodies, lead is absorbed and stored in our bones, blood, and tissues.

Lead poisoning can happen if a person is exposed to very high levels of lead over a short period of time. When this happens, a person may feel:

- Abdominal pain
- Constipated
- Excessively tired
- Headache
- Irritable
- Loss of appetite
- Memory loss
- Pain or tingling in the hands and/or feet
- Weak

Because these symptoms may occur slowly or may be caused by other things, lead poisoning can be easily overlooked as their cause. Being exposed to high levels of lead may cause anemia, weakness, and kidney

and brain damage. Very high lead exposure can cause death.

People with prolonged exposure to lead may also be at risk for high blood pressure, heart disease, kidney disease, and reduced fertility.

Most houses and buildings built before 1950 have had lead-based paint applied to the interior or exterior surfaces. In most cases, lead paint of this era contained up to 40% lead by weight. Paints made between 1950 and 1978 typically contained smaller quantities of lead.

POLYCHLORINATED BIPHENYLS (PCBs)

Fluorescent light ballasts were observed. These fixtures may contain PCB ballasts. There are several

methods that can be used to determine if ballasts contain PCBs:

- Ballasts that were manufactured without PCBs will have an obvious "No PCBs" mark on the manufacturer's label.
- Many manufacturers will imprint a manufacturing date on the ballast case. Any ballast with a manufacturing date prior to 1979 should be assumed to contain PCBs. This may lead to false positives, but it would eliminate the risk of downstream contamination. Date codes after July 1, 1980, can be considered to not contain PCBs.
- If the building was erected after July 1, 1980, there is a good chance that the light fixtures were manufactured after the legislative cut off for PCBs and therefore be PCB-free.

Unfortunately, after many years of exposure to heat, dust and other elements, the labels on old ballasts become illegible or are missing altogether. If PCBs cannot be ruled out based on the age of the building or lighting system as a whole, the prudent response would be to treat suspect ballasts as if they did contain PCBs. This is especially true if PCB ballasts have already been found in the facility.

Prior to disposal, ballasts should be stored in a safe and secure location for inspection to determine the presence or absence of PCB's. Any PCB containing ballasts determined to be present must be stored in an approved storage facility or disposed of by a certified company that will accept ownership of the ballasts.

MERCURY

Fluorescent tube lights and compact fluorescent bulbs were observed. Fluorescent bulbs are known to contain mercury. Further items containing mercury may be found during clean up of materials inside warehouse and store front.

OZONE DEPLETING SUBSTANCES (ODS)

A freezer was observed but due to the number of items in the warehouse as cleanup is performed additional Fridge or Freezer may be uncovered– refrigerators made before 2005 may contain ODSs. ODSs such as chlorinated fluorocarbons (CFCs) were used in chemical fire suppression systems and refrigeration and air conditioning units. In the case of demolition, these ODSs will require proper recovery and disposal by a licensed contractor, in accordance with the BC Ozone-Depleting Substances Regulation.

RADIOACTIVE MATERIALS / SMOKE DETECTORS

Smoke detectors were observed Smoke detectors often contain the radioactive material americium. These must be handled and disposed of in accordance with Canadian Nuclear Safety Commission (CNSC) regulations.

SILICA

Silica is the primary component of many construction materials, such as drywall, plasters, stuccos, mortars, grout, concrete and other similar materials. Silica is the second most common mineral on earth and makes up nearly all of what we call “sand” and “rock.” Silica exists in many forms – one of these, “crystalline” silica (including quartz) is the most abundant and poses the greatest concern for human health. Exposure to silica dust can cause a disabling, sometimes fatal disease called silicosis, after fine particles deposit in the lungs and cause permanent damage to lung tissue. Symptoms from exposure may not appear for many years.

Silica dust is created when silica containing materials are disturbed by cutting, grinding, blasting, sanding, drilling, chipping and/or other methods. Exposure Control Plans MUST be implemented when:

Situation 1.

Exposure monitoring indicates that a worker is or may be exposed to an air contaminant in excess of 50% of its exposure limit,

Situation 2.

Measurement is not possible at 50% of the applicable exposure limit

Situation 3.

Required by regulation

Situation 4.

If a material has been identified with any of the following Notations and it can’t be eliminated from the workplace:

(a) ACGIH A1 or A2, or IARC 1, 2A or 2B carcinogen

(b) ACGIH reproductive toxin – ACGIH uses the abbreviation “repro” in the “TLV Basis” column to identify these substances (WorkSafeBC identifies these substances with the letter “R”)

(c) ACGIH sensitizer – ACGIH uses the notations, DSEN, RSEN and SEN (WorkSafeBC identifies these substances with the letter “S”)

(d) ACGIH L endnote - The "L" endnote appears for some substances in the "TWA" column. "L" is defined as "exposure by all routes should be carefully controlled to levels as low as possible." This notation is primarily for substances considered highly toxic, and which have not been assigned a TLV. Examples of substances in this category include benzo(α)pyrene, chrysene, and rosin core solder thermal decomposition products (colophony).

Part of this exposure control plan includes training for workers on the hazards of silica, respiratory protection, personal protective equipment, and methods to control silica dust such as dust suppression (“wet methods”), local exhaust ventilation, HEPA equipped tools or other controls that should be used to control silica dust.

FLAMMABLE / CHEMICAL MATERIALS

Ensure all flammable & chemical materials are removed from the site prior to demolition. These were evident during inspection see photo's

HANTAVIRUS

In Canada, the hantavirus is found only in wild mice, specifically the deer mouse (*Peromyscus maniculatus*). The mice shed the virus in their urine, droppings and saliva. The virus is mainly transmitted to people when they breathe in air contaminated with the virus. Rodent feces were observed see attached photo.

OTHER CONCERNS

There may be additional hazardous materials in concealed and other inaccessible areas that can be disturbed during deconstruction. If any suspect materials are discovered, all work must cease immediately at that location until the material has been identified.

Warehouse area there is a pit that runs in the back portion of building. This is full of water and should be tested prior to draining.

Lots of items within this building making if difficult to identify all hazardous materials, prior to demolition all areas must be cleaned out to ensure no other hazardous materials are buried within.

Right rear corner of warehouse has a room structure built also containing hazardous materials.

Black mould was observed throughout building and will require appropriate abatement prior to demolition. See photo's.

LIMITATIONS

Local Hauling & Clean Ups Ltd. was retained to perform a survey of asbestos building materials establishing types and locations. Approximate quantities indicated herein are provided for Client information only and are not intended to provide exact amounts for tendering purposes.

This report is intended for the exclusive use of the *CLIENT* in order to identify all accessible asbestos-containing materials in the surveyed property. The use of this document for any other purpose is at the sole risk of the user.

The contents of this report were based on a site survey conducted by Local Hauling & Clean Ups Ltd.. Please note that this survey was intended to identify the hazardous materials on the subject site only prior to the proposed demolition of the structure surveyed.

The scope of work was limited to an assessment of readily accessible materials at the subject building defined by the Client as being impacted by planned demolition/renovation. No major destructive investigation was performed in areas with solid covering, or where there was no absolute access point. Should suspect materials be encountered during demolition activity, cleanup -is to stop immediately, and the material be tested for the presence or absence of the hazardous substance.

In certain instances, visual identification of material was made based on similar homogeneous characteristics to analyzed samples (i.e. vent packing felt material may be considered typical to each other).

This report is **not** intended for use as a scope of work for removal or as a specification section for inclusion in Tender Documents. Any unauthorized use of this report in that fashion is at the sole discretion and liability of the Owner.

We trust this is the information you require. Should you have any additional questions please contact our office or the undersigned at your convenience. Thank you for having AREC Environmental conduct this work on your behalf.

Sincerely,

Shawn Dodge – Owner
AHERA Certified Building Inspector
#3509-20-1-26675

PHOTOS (sampled for asbestos)

Photo 1: Drywall Joint Compound
Store Front W. Wall – (ND)

Photo 2: Acoustic Tile Large Fissure
Store Front N. Ceiling - (ND)

Photo 3: Firebox Brick -
Store Front Fireplace – (ND)

Photo 4: Firebox Rope Gasket
Store Front Fireplace – (ND)

Photo 5: Drywall Joint Compound– Store Front E. Wall (ND)

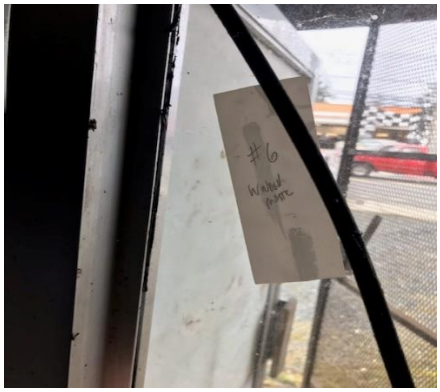


Photo 6: Mastic
Store Front E. Window – (ND)

Photo 7: Drywall Joint Compound – Store Front S. Wall - (ND)

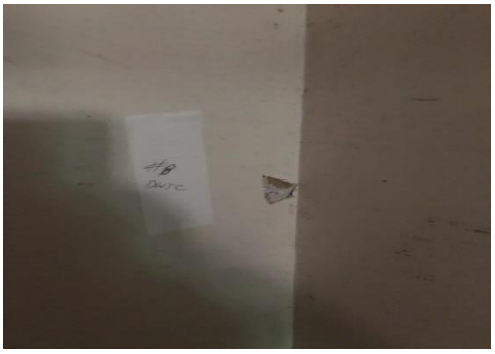


Photo 8: Drywall Joint Compound
Office S. Wall – (ND)

Photo 9: Tar Paper – Outside Office
N Wall – (ND)

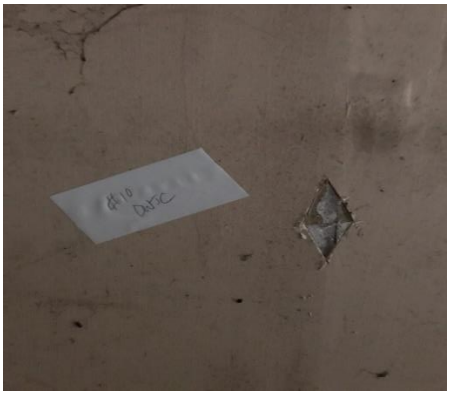


Photo 10: Drywall Joint Compound
Loading Zone SE. Wall – (ND)

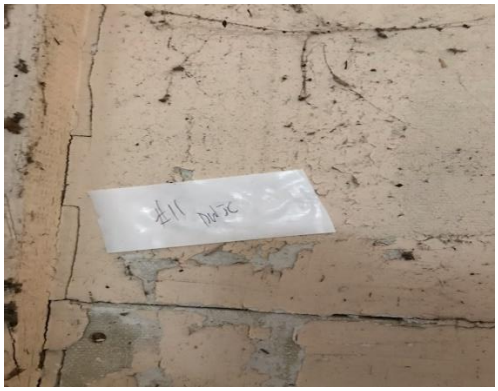


Photo 11: Drywall Joint Compound– Loading Zone S. Wall - (ND)

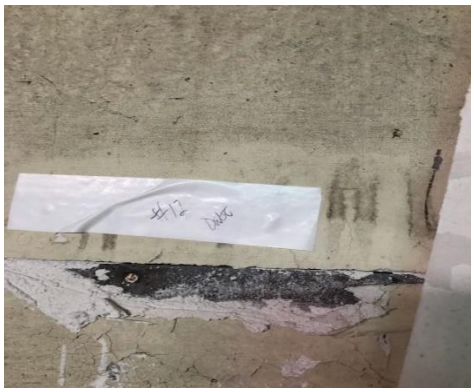


Photo 12: Drywall Joint Compound Warehouse E. Wall – (ND)

Photo 13: Acoustic Tile – Upstairs Room N. Ceiling - (ND)

Photo 14: Drywall Joint Compound – Upstairs Room N Ceiling – (ND)

Photo 15: Acoustic Tile – Upstairs Room E. Ceiling – (ND)

Photo 16a&b: Roof Shingle and Tar Paper N Shed off Main Warehouse – (ND)

Photo 17a&b: Vinyl Floor Tile (White and Black– Store Front Glass Cabinet - (ND)

Photo 18: Mortar Exterior at E. Entry – (ND)

Photo 19 - Ballasts

Photo 20 - Freezer

Photo 21 – Mastic ACM

Photo 22 – Pit full of Water


Photo 24 – Rodent Feces


Photo - Chemicals


Photo - Chemicals


Photo - Chemicals


Photo - Chemicals

Photo - Chemicals


Photo - Chemicals

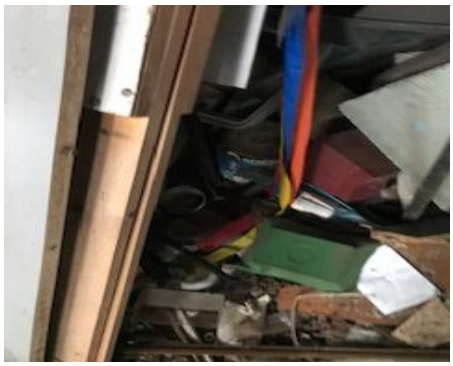


Photo - Chemicals


Photo - Chemicals


Photo - Chemicals


Photo – Mould 1

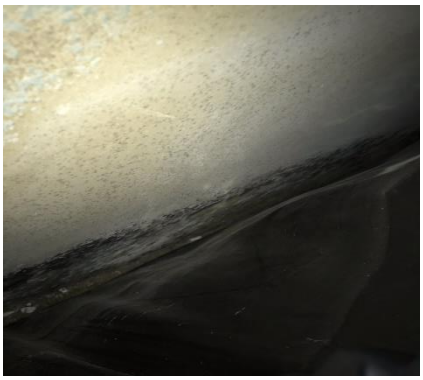
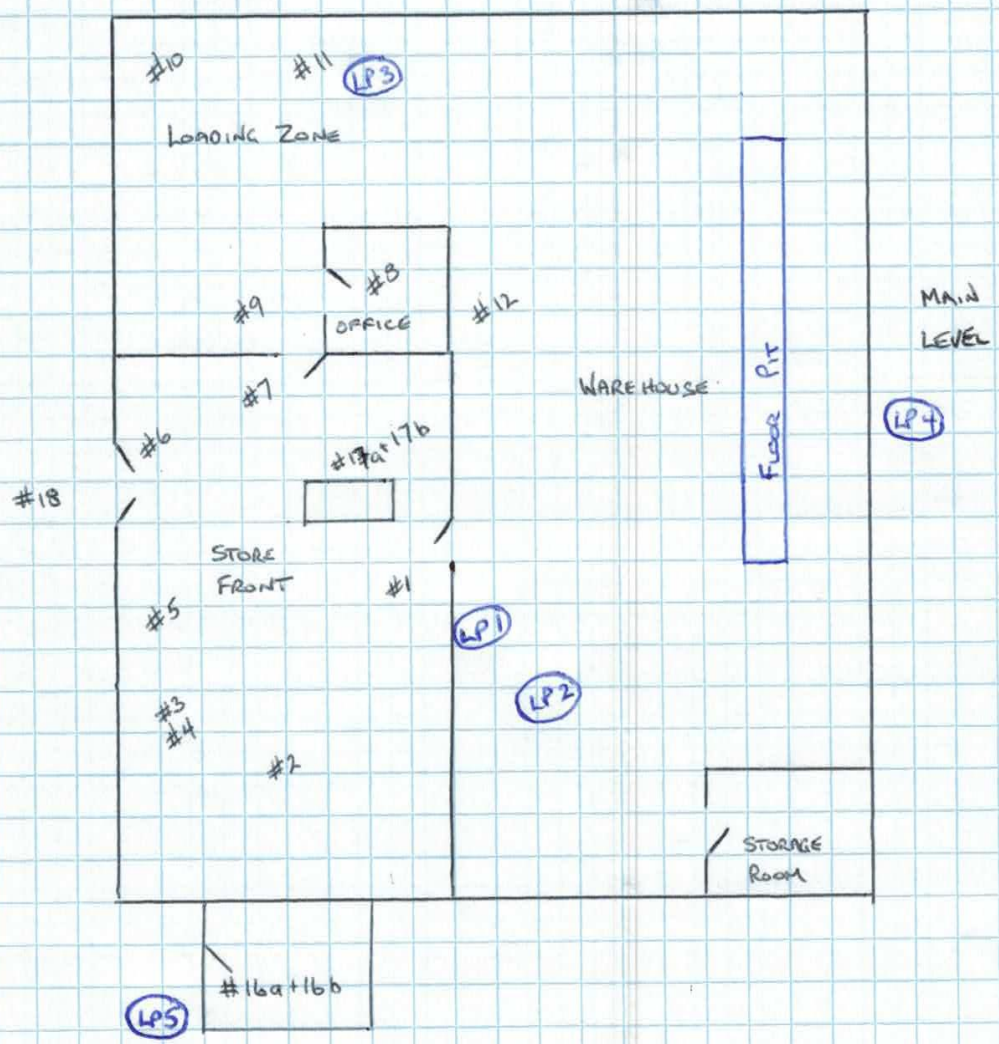


Photo - Mould 2


Photo – Mould 3

DISTRICT OF SOOKE
2076 OTTER POINT RD
SOOKE B.C.
V9Z 1A5



SAMPLE IDENTIFICATION

#1	DWJC	#8	DWJC	#16a	SHINGLE
#2	ACCOUSTIC TILE	#9	TAR PAPER	#16b	TAR PAPER
#3	FIRE BOX BRICK	#10	DWJC	#18	MORTAR
#4	FIRE BOX ROPE	#11	DWJC		
#5	DWJC	#12	DWJC		
#6	WINDOW MASTIC	#17a	VFT WHITE		
#7	DWJC	#17b	VFT BLACK		

DISTRICT OF SOOKE
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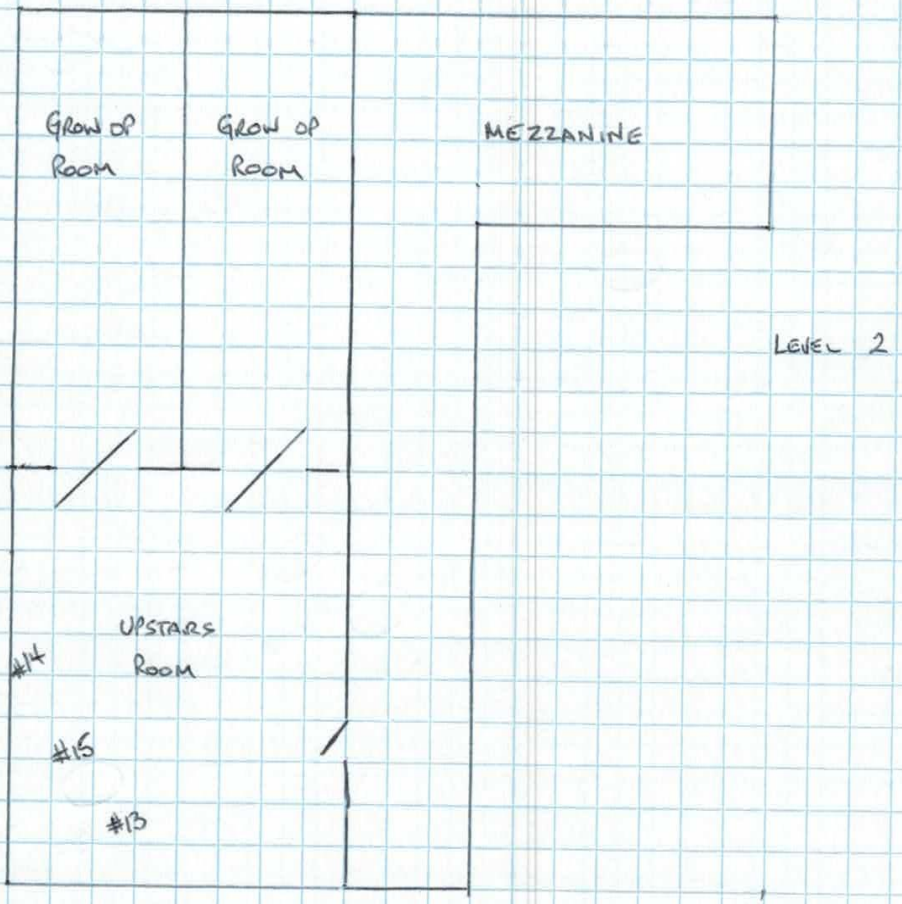

SAMPLE IDENTIFICATION
#13 ACCOUSTIC TILE
#14 DATC
#15 ACCOUSTIC TILE