Addendum A – Proponent's Questions

Is there a recent property and topographic survey available to review? NO

Is there a recent geotechnical study for the area? NO

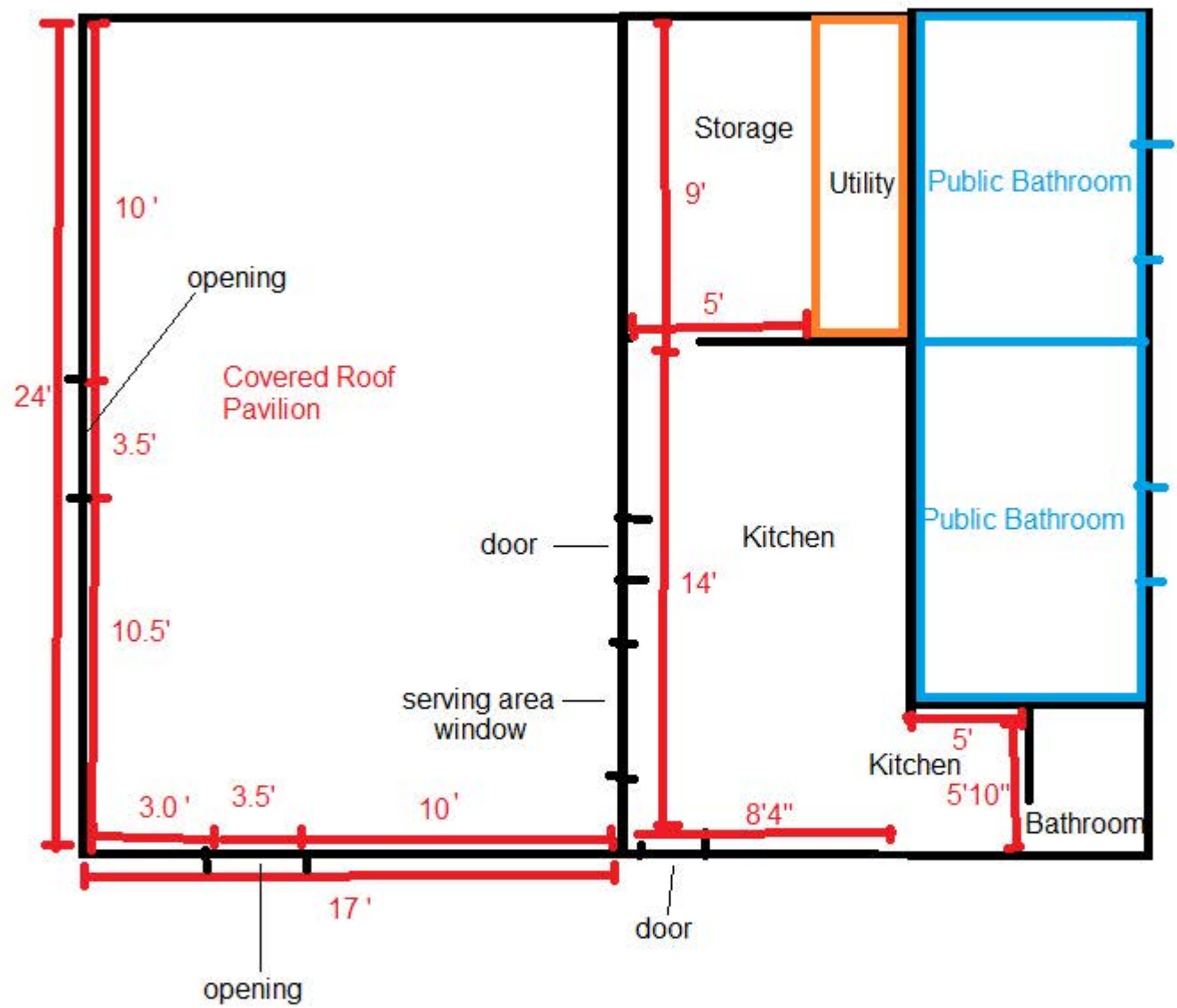
Are there any existing site or building plans of the pavilion? Yes. Included is a floor plan, a building condition assessment, and an asbestos report

Are there any sketches of the building and proposed layout? There is no proposed layout.

Can the Municipality please provide their terms and conditions for proponent review? The terms and conditions for the proposal submission are provided in the RFP documents. The reference to the "terms and condition" in the agreement on page 16 of 20 are the "terms and conditions" of the proponent.

Please provide the breakdown evaluation scoring that the Municipality will use to evaluate the proposals. Yes, included.

Government Dock Pavlion
Measurements
(not to scale)



BUILDING CONDITION ASSESSMENT
THE MINDEMOYA CHANGE HOUSE
Mindemoya, Ontario

January 2023
TULLOCH Project #: 22-1315

TULLOCH

Planners | Surveyors | Biologists | Engineers

January 2023
22-1315

The Municipality of Central Manitoulin
6020 Highway 542,
Mindemoya, ON, P0P 1S0

Attn: Patricia Mader – Municipal Coordinator

Re: Building Condition Assessment

Dear Patricia,

TULLOCH Engineering Inc. (TULLOCH) has completed our building condition assessment of the Mindemoya Lake Change House as requested by the Municipality of Central Manitoulin. Please find enclosed herein our general observations of the building's condition following our visual walk-through assessment.

Given our observations and estimated repair/replacement costs, the building has a Facility Condition Index (FCI) of 0.02 and the Municipality should budget approximately $15,000.00 for capital expenditures over the next 10 years. Appendix A outlines a more detailed breakdown of the capital expenditures.

We trust the enclosed is adequate for your needs at this time. If there is anything further, we can provide or should you have questions regarding the information provided herein, please contact TULLOCH at your convenience.

Sincerely,

Dan Moody, A.Sc.T.
Project Manager
DM/dm

Enclos. (1)
Cc: File

Sault Ste. Marie Office
71 Black Rd. Unit 8, Sault Ste. Marie, ON. P6B 0A3
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REVISION LOG

Revision #	Revised By	Date	Issue / Revision Description

TULLOCH SIGNATURES

Report Prepared By:

Meagan Figures, CET, rcsi
Associate Project Manager

Report Reviewed By:

Dan Moody, A.Sc.T.
Project Manager

STATEMENT OF QUALIFICATIONS AND LIMITATIONS

The attached Report (the "Report") has been prepared by Tulloch Engineering Inc. ("Consultant") for the benefit of the client ("Client") in accordance with the agreement between Consultant and Client, including the scope of work detailed therein (the "Agreement").

The information and data contained in the Report:

- are subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations")
- represent Consultant's professional judgement in light of the Limitations and industry standards for the preparation of similar reports
- may be based on information provided to Consultant which has not been independently verified
- have not been updated since the date of issuance of the Report and their accuracy is limited to the time period and circumstances in which they were collected, processed, made or issued
- must be read as a whole and sections thereof should not be read out of such context
- were prepared for the specific purposes described in the Report and the Agreement
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time

Unless expressly stated to the contrary in the Report or the Agreement, Consultant:

- shall not be responsible for any events or circumstances that may have occurred since the date on which the Report was prepared or for any inaccuracies contained in information that was provided to Consultant
- agrees that the Report represents its professional judgement as described above for the specific purpose described in the Report and the Agreement, but Consultant makes no other representations with respect to the Report or any part thereof
- in the case of subsurface, environmental or geotechnical conditions, is not responsible for variability in such conditions geographically or over time

The Report is to be treated as confidential and may not be used or relied upon by third parties, except:

- as agreed by Consultant and Client
- as required by law
- for use by governmental reviewing agencies

Any use of this Report is subject to this Statement of Qualifications and Limitations. Any damages arising from improper use of the Report or parts thereof shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report.

TABLE OF CONTENTS

LIST OF APPENDICES

1. INTRODUCTION

1.1 INTRODUCTION

The Municipality of Central Manitoulin (Owner) commissioned TULLOCH Engineering Inc. (TULLOCH) to prepare a Building Condition Assessment for the property located on Rockville Road in Mindemoya, ON. A site visit was conducted on October 25, 2022.

The purpose of this study was to provide the Owner with a current condition assessment of the building.

The purpose of the report was to conduct a cursory review of the major building elements (architectural, structural, mechanical, electrical, and civil) and inform the Owner of any major deficiencies observed in order to assist with the Municipalities asset management program.

2. STUDY METHOD

The study consists of a visual observation of the building and site at the subject building to assess the current condition of the individual building components. Components with an observed material physical deficiency in excess of $2,000 per item have been identified if repair is required over the next 10 years.

It is noted that access was not available to all areas of the building's structure. Areas that were covered with finishes or were obscured by stored materials or coverings were not inspected, the area below the main floor in the original portion of the building was unavailable for assessment.

The report provides:

- a basic description of each of the various major components of the Site/Building.
- a list of deficiencies noted with respect to the components examined; and
- recommendations and cost estimates for the corrections required.

Cost estimates provided in this report are preliminary Class "D" and provided only as an indication of the order of magnitude of the remedial work. More precise cost estimates would require a more detailed investigation to define the specific scope of repair work.

All costs are identified in 2022 Canadian Dollars, and do not include consulting fees or applicable taxes. (For consulting fees, TULLOCH typically recommends a budget allowance of 10% to 15% of the costs identified).

All cost estimates assume that regular annual maintenance and repairs will be performed to all building elements at the facility.

3. BACKGROUND INFORMATION

3.1 DEFINITIONS

"EUL" – expected useful life

"BCA" – Building Condition Assessment

3.2 BACKGROUND DATA

The Mindemoya Change House is a single-story building of wood and masonry block construction, with two washrooms, a servery area and covered exterior concrete pavilion area.

The building was constructed in approximately1977 and now serves as a community space to support outdoor recreation activities and community gatherings,

Details of the Mindemoya Lake Change House construction are as follows:

Site Configuration

- The parking lot and access from the Municipal roadway was gravel, with a small driveway entrance to the building off of Rockville Road.
- The front, side and rear yards are generally grass covered
- There were two concrete access ramps to the pavilion
- Municipal representatives reported that a sewage holding tank was present on site. No additional details were provided

Structure/Building Configuration

- The building size was approximately 1,000ft^2 in area
- Foundation configuration was not determined on site. Foundations above grade were cast in place concrete throughout all areas.
- The building wall structure was not visible at the time of the assessment but is assumed to be conventional wood framed stud walls. The covered pavilion area consisted of partial height perimeter walls (concrete masonry units, stone veneer, concrete cap stone) and exposed steel columns supporting an assumed wood framed roof structure. The steel columns were showing signs of mild corrosion. The beams in the pavilion roof structure were clad with painted plywood. The soffit is painted plywood.

- The roof structure over the building was observed to be site-built wood roof trusses (observed through an attic access hatch in the mechanical room)
- The building interior space consisted of a men's and women's washroom, a servery (food prep) area, mechanical/storage room and a staff washroom
- Details of the men's and women's washrooms were as follows:
    - Women's Washroom had two (2) toilets and one (1) sink, painted concrete flooring with a drain, wood partitions, concrete block wall, dual tube surface mounted T8 lighting with an inoperable fan
    - Men's Washroom had one (1) toilet, one (1) urinal and one (1) sink, painted concrete flooring with a drain, wood partitions, concrete block wall, with dual tube surface mounted T8 lighting, and inoperable fan

Interior and Exterior Finishes

- The building exterior consisted of two (2) courses of regular concrete block at the base, with the remainder of the wall cladding being a natural stone product
- The building had a prefinished, corrugated screw down metal roof, prefinished vented metal soffit and prefinished metal fascia
- At the servery area, a wood framed plate glass window was provided. Minimal paint was observed on the frame. A cast in place concrete sill was noted at the base of the windows and a painted steel angle lintel was provided over the windows. Mild corrosion of the steel lintels was noted
- At the washroom area, PVC frame single pane windows were noted. The windows were inserted into the original wood frames.
- The building has painted, wood frame, wood slab entry doors. A screen door was present at the servery entry. Municipal representatives indicated that the washroom doors were scheduled to be replaced with new prefinished steel entry doors.
- Interior doors were hollow core wood with wood frames
- Interior walls were typical in all rooms, consisting of a mix of painted masonry block, painted OSB, and some painted drywall
- Interior ceiling finishes were painted drywall throughout
- The floor throughout the entire building/pavilion is cast in place concrete, with a floor drain in the pavilion slab, the server area and washrooms are 12x12 VCT tiles throughout
- There is a storage room, with cast in place concrete floor and a central floor drain

Mechanical, Electrical and Plumbing Systems

- No heat source is provided in the building. Plumbing systems are drained and winterized seasonally. A dry well is provided on the building exterior to permit draining of the plumbing systems
- Incoming electrical service was noted to be single phase, underground, 200-amp
- The electrical service was a 200-amp fuse panel

- There was a fused disconnect servicing a water pump
- Observed electrical conductors at the electrical distribution panel were a mix of armoured cable and Romex cabling
- All mechanical and electrical equipment was noted to be contained within a storage room
- Lighting throughout the building was noted to be surface mounted fluorescent fixtures
- Pot lights with fluorescent lamps were provided in the pavilion area
- A non-functioning dual lamp light fixture was noted on the soffit of the pavilion
- One (1) exterior wall pack was noted on the washroom side of the building
- No emergency lighting or exit lighting was noted
- Water distribution piping within the building was noted to be copper
- There was no water filtration/treatment equipment observed within the building
- Domestic hot water was provided by a 40-gallon capacity, electric hot water tank (Cascade)

3.3 STUDY LIMITATIONS

The inspections conducted in performance of this Study were cursory and as such this is not to be considered a technical audit. The inspections were based on a cursory visual review or discussion with the Owner. No intrusive testing or monitoring was conducted. The accuracy of this study is therefore limited to the extent of information available at the time of this study.

Assessment of the mechanical and electrical systems including heating, cooling, ventilation, plumbing, electrical, and fire protection, was based on inspection in conjunction with information provided by the Owner. Existing drawings, maintenance records and other pertinent documents (if available) were reviewed in conjunction with the site inspection. No testing of the mechanical systems and/or equipment was undertaken.

Components located below grade, such as sewer systems and/or components concealed from view such as electrical, were not reviewed or considered within this study.

Replacement costs of components expected to last the life of the development, such as: attic insulation, structural building components, foundations, etc., were not included, since their expected lives are considered to be equal with that of the development. Periodic and/or random repairs or upgrades to these types of components may be necessary in the future.

Should our work in preparing this report uncover conditions that are deemed beyond the scope of this study, recommendations for further investigation have been included.

4. PHYSICAL ASSESSMENT

The Data Sheets included in Appendix-A summarizes the results of our observation of each of the building elements.

The following definitions apply to the headings in the Data Sheets.

“Component” - The specific part or system of the building system being reviewed

“Overall Condition” - The following definitions will be used in the text to describe the condition of each element reviewed.

- Good Condition: Reasonable condition, not requiring capital expenditure
- Fair Condition: Deteriorating condition, likely to become “poor” within a few years if not addressed
- Poor Condition: Observable deterioration, requiring capital repair and expenditure.
- Concealed: The component was concealed and not exposed for viewing.

“Remedy” – Suggested remedy, as described below:

- Additional Investigation Required: For physical deficiencies, where determining a suggested remedy or scope warrants further study/research and/or design and exploration of various repair schemes, all of which are outside the scope of this study. **The time frame for such action is within the next 90 days.**
- Immediate Repair: Includes deficiencies that **require action within the next 90 days** as a result of (i) existing or potentially unsafe conditions, (ii) negative conditions significantly impacting marketability or habitability, (iii) material building code violations, (iv)poor or deteriorated condition of a critical element or system, or (v) a condition that if left “as is” with an extensive delay in addressing same, would result in or contribute to critical element or system failure within 12 month or a significant escalation in the repair cost.
- Short Term Repair: Includes opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. **The time frame for such repairs is 1 (one) year**.
    - Replacement Reserve: Includes (i) deficiencies that may not warrant immediate attention but require repair of replacement that should be undertaken on a priority basis over routine preventive maintenance work and (ii) components or systems that have

realized or exceeded their EUL during the evaluation period (realization of EUL alone does not constitute an immediate repair). **The time frame for such repairs is the evaluation period of this assessment, or 10 (ten) years**.

5. EXECUTIVE SUMMARY

Overall, the property appeared to be in fair to good condition with only some elements requiring attention:

5.1 WATER FILTRATION

No water filtration system was observed at the time of the assessment, we recommend that a detailed review of regulatory requirements be undertaken to ensure that the potable water system within the building is compliant.

5.2 ON-SITE SEWAGE SYSTEMS

Given the limited information available regarding the size, configuration, or condition of the on-site sewage system, we recommend that a detailed review be completed by a licensed septic/sewage installer.

5.3 NEW ELECTRICAL DISTRIBUTION

It is recommended that all existing fuse style electrical distribution equipment be removed and replaced with breaker style equipment.

5.4 KITCHEN/SERVERY

We understand that there has historically been food prepared and served from within the space. The area assumed to have been used for these purposes has not been reviewed for compliance with food service or food safety requirements. Accordingly, no costs have been assigned for any potential upgrades that may be required.

5.5 EMERGENCY LIGHTING

No emergency or exit lighting was observed in the building. It is recommended that emergency and exit lighting be installed in accordance with applicable code.

6. FACILITY CONDITION INDEX (FCI)

Facility Condition Index (FCI) is a scale used to assist in building management to assess the general condition of the building. The FCI is calculated by taking the total cost of the existing deficiencies (over the next 10 years) divided by the current replacement value of the building. The Mindemoya Change House has an FCI value of 0.02 (2.0%) or is in good to excellent condition.

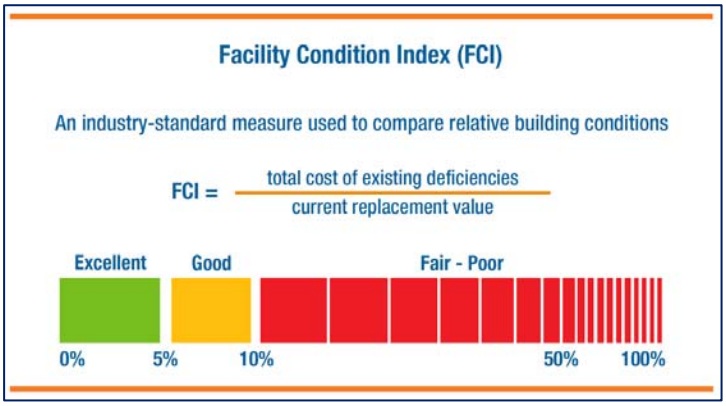


Figure 1 - Facility Condition Index

APPENDIX A

BCA Data Sheets

Building Condition Assessment
Mindemoya Change House, Mindemoya, Ontario
FINAL: January 2023

Row	COMPONENT		CONDITION ASSESSMENT			RECOMMENDATION		LIFECYCLE DATA			OPINION OF PROBABLE COST					CAPITAL PLAN YEARS 1-10									
	ID	Location / Type	Description & History	Condition	Actual or Estimated Year of Acquisition	Recommendation	Priority	Age in 2022	Typical Life Cycle	Estimated Remaining Life	Quantity	Unit Rate	Unit	Repair or Replacement Cost	Recommended Budget in 2022 Dollars	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
																$4,000	$0	$0	$0	$3,000	$3,000	$0	$0	$0	$5,000
A10 Foundations	Building Foundations	Below Grade	Foundation configuration was not determined on site. Foundations above grade were cast in place concrete through out all areas.	Concealed	1977			45	100	55															
	Slab on Grade Floor		There is a cast in place concrete floor slab throughout the building.	Good	1977			45	100	55															
	Trenches / Catch Basins			Not Applicable																					
B10 Superstructure	Floor Construction				1977			45	75	30															
	*Exterior Wall Construction		The building wall structure was not visible at the time of the assessment but is assumed to be conventional wood framed stud walls. The covered pavilion area consisted of partial height perimeter walls (concrete masonry units, stone veneer, concrete cap stone) and exposed steel columns supporting a wood framed roof structure. The steel columns are showing signs of mild corrosion.	Good	1977	Surface prepare and apply rust inhibiting paint.	3 - Restore Functionality	45	75	30			LS	$1,000	$1,000	$1,000									
	Roof Construction		The beams in the pavilion roof structure are clad with painted plywood. The roof structure over the building was observed to be site-built wood roof trusses (observed through an attic access hatch in the mechanical room).	Good	1977			45	75	30															
	*Interior Wall / Support Beam & Column Construction			Concealed																					
	Canopies			Not Applicable																					
B20 Exterior Enclosure	Siding		The building exterior consisted of two (2) courses of regular concrete block at the base, with the remainder of the wall cladding being a natural stone product.	Good	1977			45	30	-15															
	Soffit / Fascia		Prefinished vented metal soffit and prefinished metal fascia.	Good	1977			45	30	-15															
	Windows		Servery area - wood framed plate glass window Washrooms/Storage - PVC frame single pane windows	Good	1977	Upgrade windows	3 - Restore Functionality	45	30	-15			LS		$5,000										$5,000
			A cast in place concrete sill was noted at the base of the windows and a panted steel angle lintel was provided over windows. Mild corrosion of the steel lintels was noted.	Fair	1977	Surface prepare and apply rust inhibiting paint.	3 - Restore Functionality	45	30	-15			LS		$500	$500									
	Overhead Doors			Not Applicable	1977																				
	Personnel Doors		Painted, wood frame, wood slab entry doors, a screen door was present at the server entry	Fair	1977			45	30	-15															
	Insulation			Concealed	1977																				
B30 Roofing	Roofing		The building had a prefinished, corrugated screw down metal roof.	Good	2012			11	30	19															
	Roof Insulation			Concealed	1977																				
	Flashings and Trim		Prefinished metal	Fair	1977			45	30	-15															
	Downspouts and Gutters		Prefinished metal	Fair	1977			45	30	-15															
C10 Interior Construction	Floors			Good																					
	*Walls		Assumed conventionally framed stud walls	Good	1977			45	75	30															
	Ceilings		Assumed conventionally framed wood joists	Good	1977			45	75	30															
	*Doors		Hollow core wood with wood frames	Good	1977			45	30	-15															
C20 Stairs	*Interior Stair Construction			Not Applicable	1977																				
	Exterior Stair Construction			Not Applicable	1977																				
C30 Interior Finishes	Flooring		Exposed and painted concrete floor slab 12x12 VCT tiles in washrooms	Good	1977			45	20	-25															
	Walls		Mix of painted masonry block, painted OSB, and some painted drywall	Good	1977			45	30	-15															
	Ceilings		Painted drywall throughout (verify)	Good	1977			45	30	-15															
D20 Plumbing	Plumbing Fixtures		Women's Washroom had two (2) toilets and one (1) sink Men's Washroom had one (1) toilet, one (1) urinal and one (1) sink	Good	1977			45	30	-15															
	Water Supply			Fair	2007																				
	Water Distribution Piping		Cooper pipe	Good	1977			45	30	-15															

Building Condition Assessment
Mindemoya Change House, Mindemoya, Ontario
FINAL: January 2023

Row	COMPONENT		CONDITION ASSESSMENT			RECOMMENDATION		LIFECYCLE DATA			OPINION OF PROBABLE COST					CAPITAL PLAN YEARS 1-10									
	ID	Location / Type	Description & History	Condition	Actual or Estimated Year of Acquisition	Recommendation	Priority	Age in 2022	Typical Life Cycle	Estimated Remaining Life	Quantity	Unit Rate	Unit	Repair or Replacement Cost	Recommended Budget in 2022 Dollars	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
																$4,000	$0	$0	$0	$3,000	$3,000	$0	$0	$0	$5,000
	Water Filtration		None was observed	Poor	1977	No water filtration system was observed at the time of the assessment, we recommend that a detailed review of regulatory requirements be undertaken to ensure that the potable water system within the building is compliant.	1- Additional Investigation Required					LS			$500	$500									
	Hot Water Tank		40-gallon capacity, electric hot water tank	Fair	1977			**20**	**30**	**10**		LS													
	Drain/Waste/Vent Piping		Floor drains in all rooms except servery	Good	1977			**45**	**30**	**-15**															
	Emergency Fixtures			Not Applicable	1977																				
D30 HVAC	**Fuel Type**			Not Applicable	1977																				
	Heating Type		Seasonal Property (winterized)	Not Applicable	1977																				
	Cooling Type			Not Applicable	1977																				
	Heat Recovery Ventilator			Not Applicable	1977																				
	Exhaust Fans			Not Applicable	1977																				
	Ceiling Fans			Not Applicable	1977																				
	***Gas Detection and Exhaust Systems**			Not Applicable	1977																				
	Emergency Backup Generator			Not Applicable	1977																				
D50 Electrical	**Electrical Service Type**		200-amp, single phase underground	Good	1977			**45**	**45**	**0**															
	Electrical Distribution		Surface mounted in the storage area, fused panel	Poor	1977	Upgrade Electrical Distribution panel and all associated disconnects.	4 - Discretionary	**45**	**30**	**-15**			LS	$3,000	$3,000						$3,000				
	Electrical Wiring Type		Mix of armoured cable and Romex	Good	1977			**45**	**40**	**0**															
	Emergency Lighting/Power		None noted	Poor	1977	Install exit and emergency lighting. Test all emergency and exit lighting monthly and repair/replace as required		**45**	**35**	**-10**			LS	$2,000	$2,000	$2,000									
	Detection Devices			Not Applicable	1977																				
G20 Site Development	**Parking Lots**		The parking lot and access from the Municipal roadway was gravel, with a small driveway entrance to the building off of Rockville Road	Good	1977			**45**	**50**	**5**															
	Septic System		Municipal representatives reported that sewage holding tank was present on site (System details unknown)	Not Reviewed	1977	Recommend pump out and full inspection by a licensed septic installer	3 - Restore Functionality	**45**	**30**	**-15**															
	Well		Well details unknown	Not Reviewed	1977			**45**	**100**	**55**															
	Landscaping		The front, side and rear yards are generally grass covered	Good	1977			**45**	**50**	**5**															
	Signs			Not Applicable	1977																				
Future Building Condition Assessments																				$3,000					$3,500

APPENDIX B

Sheets

Photo 1 – Lakeside Elevation of Change House/Pavilion

Photo 2 – Rear Elevation of Change House/Pavilion

Photo 3 – Washroom Exterior Wall Elevation

Photo 4 – Pavilion Looking Out

Photo 5 – Pavilion Servery / Entry to Main Building

Photo 6 – Caulking at Exterior Window

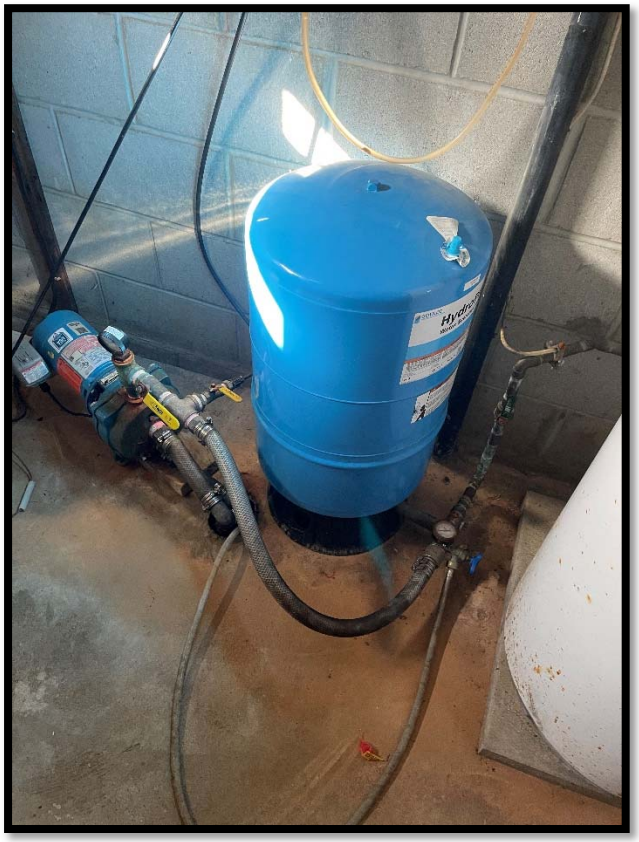


Photo 7 – Pump in Mechanical Room

Photo 8 – Fused *Electrical Panel*

ASBESTOS SURVEY

Municipality of Central Manitoulin
Mindemoya Lake Pavillion
10 Will-O-Wisp Way
Mindemoya, ON

September 2014

Prepared by:

BZ Environmental Consulting

70C Mountjoy Street N
Suite 125
Timmins, ON
P4N 4V7

1.0 INTRODUCTION

BZ Environmental Consulting was retained by Mr. Silvio Berti – Municipal Coordinator of the Municipality of Central Manitoulin, to conduct an asbestos survey at various pre-determined buildings located within and owned by the Corporation of the Municipality of Central Manitoulin, Manitoulin Island, ON.

As part of due diligence and as per the regulatory requirements, BZ Environmental Consulting was retained by the Municipality of Central Manitoulin to complete this Asbestos Survey which involves an identification and analysis of suspected asbestos containing materials for the requested public buildings and includes this record of findings for future reference.

The objective of the Asbestos Survey was to identify and quantify all asbestos containing material (ACM) as defined by the Ontario Occupational Health and Safety Act (OHSA) and the Ontario Ministry of Labour (MOL).

Our Mr. Mark Bednarz, Sr. Environmental Geoscientist, attended the subject property on August 12th, 2014 to complete the work. The work was completed using our experience and established industry practices including, but not limited to the following:

> Ontario Regulation 278/05 Occupational Health and Safety Act, June 2005.
>
> "Determination of Asbestos from Bulk Insulation Samples", Ontario Ministry of Labour.
>
> "Regulation Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations". Occupational Health and Safety Act, R.R.O. 1990, Reg.838.
>
> Regulation General – Waste Management R.R.O. 1990, Reg 347, Environmental Protection Act.

The disturbance of asbestos on construction projects is specifically regulated by Ontario Regulation 278/05. It classifies all disturbance of asbestos as Type 1, Type 2 or Type 3, each of which is associated with defined work practices. All asbestos material waste is subject to special handling and disposal practices, and must be removed prior to partial or full demolition. Disposal of asbestos waste is subject to General Waste Management Regulation O. Reg. 347 as amended by 461/05.

2.0 DESCRIPTION OF ASBESTOS

Asbestos is the name used for a group of fibrous minerals that occur naturally in soil and rock. Asbestos fibres were formerly used for primarily its insulating and fireproofing properties in roofing shingles, ceiling tiles, floor tiles, asbestos cement products, gaskets, insulation, paper products and other building materials and insulating products.

In terms of impact to people, asbestos mainly affects the respiratory system. Inhalation of asbestos over a long period of time, may result in the build-up of scar-like tissue resulting in cancer of the lungs and the surrounding membrane.

There are over 3,000 asbestos containing materials ('ACM'), which can be divided into two broad categories: friable and non-friable.

Friable ACMs are defined as materials that can be crumbled, pulverized and reduced to powder when dry using hand pressure. Typical friable materials include acoustical or decorative spray applications, fireproofing and thermal insulation.

Non-friable ACMs are hard or manufactured products such as floor tiles, fire blankets, preformed manufactured cementitious insulation and wallboards, pipes, and siding, wherein the asbestos fibres are bound,

3.0 SCOPE OF WORK

The asbestos containing material (ACM) survey was conducted on August 12th, 2014. The asbestos survey was completed with consideration to Ontario Regulation (O.Reg.) 278/05 entitled "Designated Substance – asbestos on construction projects and in Buildings and repair operations". O.Reg. 278/05 revoked and replaced O.Reg. 838/90 on November 1, 2005. Sampling activities were performed in accordance with bulk asbestos sampling procedures outlined in O.Reg 278/05 and in the document entitled "Designated Substances in the Workplace: A Guide to the Asbestos Regulation for Construction Projects, Buildings and Repair Operations", MOL, April 1987.

In areas where finished surfaces required partial removal to inspect hidden materials (e.g., surface coverings on pipe insulation and multiple layers of flooring material), openings were made by BZ Environmental to allow for inspection of the underlying materials

BZ Environmental Consulting completed the following scope of work on August 12th, 2014 for this project located at 10 Will-O-Wisp Way, Mindemoya, ON:

Attend the Mindemoya Lake Pavillion and conduct a thorough asbestos survey using established industry practices.

Collected 2 samples of suspected asbestos containing material in triplicate from the Kitchen area and from the ceiling of the outdoor pavillion. The first sample was of floor tile and the second was of drywall joint compound.

These suspected asbestos-containing materials were submitted to EMSL Environmental Laboratory in Mississauga, ON.

EMSL Environmental is accredited for bulk asbestos fiber analysis. Samples were analyzed using polarized light microscopy ('PLM') technique (following method EPA/600/R-93/116). This standard is specified by Ontario Regulation 278/05 as the method for establishing whether the material is asbestos-containing and defining the content and type of asbestos.

4.0 ASBESTOS SURVEY & RESULTS

An inspection of the entire building was completed and a total of 2 samples of suspected asbestos containing material were collected from the following areas: floor tile in the kitchen and drywall joint compound from the ceiling of the pavillion. Please see Table 1 for a detailed listing of the material sampled.

The suspected asbestos containing building material samples that were collected are described as follows:

Samples 1 A, B and C – brown and white floor tile
Samples 2 A, B and C – drywall joint compound from the pavilion ceiling

Each sample was collected using a clean pair of surgical type gloves. The gloves were discarded after each sample was collected. The individual sample was placed in a sealed plastic bag, all air was removed, it was then labeled and documented.

All of the individually sealed samples were placed in a large sealed plastic bag and delivered to the EMSL Environmental laboratory in Mississauga, ON, for analysis for asbestos fibres.

The laboratory procedures for sample preparation and analytical procedures were in compliance with the Code for Determination of Asbestos from Bulk Insulation Samples, dated August 23rd, 1985 issued by the Occupational Health and Safety Division of the Ontario Ministry of Labour and the US EPA Method 600/R-93/116 dated July 1993. The laboratory is also accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Code 101270-0) for selected test methods for the identification of asbestos in bulk samples and meets all requirements of ISO/IEC 17025:1999 and relevant requirements of ISO 9002:1994.

The asbestos fibres, if present, are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the volume percentage of asbestos present. The lower limit of reliable quantitation is estimated to be 0.5%. These particular samples were analyzed using the Polarized Light Microscopy and Dispersion Staining method.

The survey included minimal destructive testing of drywall surfaces. However, it is possible that materials may exist which could not be reasonably identified within the scope of the assessment or which were not apparent or accessible during the

site visit. An area above a suspended tile ceiling, behind a closed door, or behind an access hatch is considered accessible. An area enclosed by gypsum board, plaster, or paneling, roofing materials, boiler refractory, etc., where minor demolition is required to gain entry, is considered non-accessible and was not included as part of this investigation.

TABLE 1

ACM MATERIAL SAMPLING RECORD

Sample ID	Material Description	Friable or Non-Friable	Condition
1 a-b-c	12 x 12 brown and white floor tile	Non-Friable	Fair
2 a-b-c	Drywall joint compound	Friable	Fair

Definitions of Condition

Good Condition:
- Non-Friable
- Asbestos is well maintained and is very unlikely to become friable
- Friable asbestos is fully encapsulated and is not airborne

Fair Condition:
- Non-Friable asbestos is maintained but may need future attention if left alone.
- Friable asbestos is encapsulated but may need further attention if left alone.

Poor Condition:
- Non-Friable asbestos is cracking and breaking and may become friable.
- Friable asbestos may be airborne.
- Enclosure and removal is highly recommended.

4.1 Confirmed ACM

Based on the analytical report, all samples identified to have an asbestos content of 0.5% or higher are summarized in Table 2. Detailed sampling results can be found in Appendix B.

TABLE 2

CONFIRMED ASBESTOS CONTAINING MATERIAL RECORD

Sample ID	Material Description	Friable or Non-Friable	Asbestos % & Type
1 a-b-c	12 x 12 brown and white floor tile	Non-Friable	2%- Chrysotile
2 a-b-c	Drywall joint compound	Friable	Non-detected

5.0 FINDINGS

The results of the laboratory analysis of the samples collected indicated that one of the samples collected was found to contain asbestos fibres. Please see the laboratory results located in the Appendices.

Asbestos was confirmed in the brown and white 12” x 12” floor tiles found in the kitchen area.

The drywall joint compound was determined to be asbestos free.

6.0 CONCLUSIONS

An Asbestos Survey was completed at the Mindemoya Lake Pavillion on August 12th, 2014.

There were no immediate dangers found with these substances.

There were no other Asbestos issues identified.

Representative samples- Please assume that all similar materials found within buildings will have similar asbestos content when materials are found from the same construction year in the same building

7.0 CLOSURE

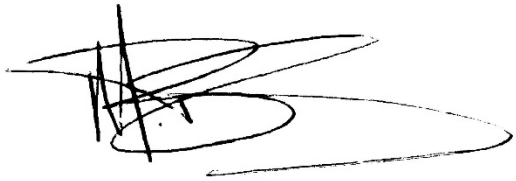
BZ Environmental Consulting has prepared this report using the information available at the time of the assessment and accessibility issues within the building. Samples were collected of areas that were visible; no major destructive means were taken to collect samples behind walls or above ceilings or roofing material for example.

Our report is believed to provide a reasonable representation of the general conditions with respect to asbestos within this building and in the areas of investigation. It should be noted that the data presented in this report represents information from specific locations and may vary between locations however, it is generally accepted that like materials should be expected to contain similar results and should be treated as such.

We trust this information is sufficient for your present purposes. Should you have any questions, please do not hesitate to contact the undersigned directly.

Yours Truly,

BZ ENVIRONMENTAL CONSULTING



Mark J. Bednarz, B.E.S., P. Geo.,
Sr. Environmental Geoscientist

8.0 LIMITATIONS OF REPORT

The information, conclusions and recommendations given herein are specifically for this project and this client only, and the scope of work described herein. It may not be sufficient for other uses.

The conclusions and recommendations regarding environmental conditions, which are presented in this report are based on a scope of work authorized by the Client, however, it should be noted that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground. For example, conditions between test holes or sample locations may differ from those encountered in the investigation and conditions may change with time. This report therefore cannot warranty that all conditions on or off the site are represented by those identified at specific locations.

Note also that standards, guidelines and practices related to environmental investigations may change with time. Those that were applied at the time of this investigation may be obsolete or unacceptable at a later date.

The comments given in this report on potential remediation problems and possible methods are intended only for the guidance of the designer. The scope of work may not be sufficient to determine all of the factors that may affect construction or clean-up methods and costs.

Any results from an analytical laboratory reported herein have been carried out by others, in this case, EMSL Environmental Ltd., and BZ Environmental Consulting does not warranty their accuracy. All laboratories used by BZ Environmental Consulting are accredited by the appropriate authorities for the specific registered tests.

APPENDIX A

Analytical Results

EMSL Canada Inc.
2756 Slough Street Mississauga, ON L4T 1G3
Phone/Fax: 289-997-4602 / (289) 997-4607
http://www.EMSL.com / torontolab@emsl.com

EMSL Canada Order 551406434
Customer ID: 55BZEN78
Customer PO: 2014-042
Project ID:

Attn: Mark Bednarz
BZ Environmental Consulting
70 C Mount Joy Street North
Suite 125
Timmins, ON P4N 4V7

Proj: 2014-042

Phone: (705) 268-6220
Fax: (705) 268-1220
Collected:
Received: 9/05/2014
Analyzed: 9/08/2014

Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

Client Sample ID: 1 A ***Lab Sample ID:*** **551406434-0001**
Sample Description: FLOOR TILE

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	9/08/2014	Gray	0%	98%	**2% Chrysotile**	

Client Sample ID: 1B ***Lab Sample ID:*** **551406434-0002**
Sample Description: FLOOR TILE

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	9/08/2014	Gray	0%	98%	**2% Chrysotile**	

Client Sample ID: 1C ***Lab Sample ID:*** **551406434-0003**
Sample Description: FLOOR TILE

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	9/08/2014	Gray	0%	97%	**3% Chrysotile**	

Client Sample ID: 2A ***Lab Sample ID:*** **551406434-0004**
Sample Description: DRYWALL JOINT COMPOUND

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	9/08/2014	Gray	0%	100%	None Detected	

Client Sample ID: 2B ***Lab Sample ID:*** **551406434-0005**
Sample Description: DRYWALL JOINT COMPOUND

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	9/08/2014	Gray	0%	100%	None Detected	

Client Sample ID: 2C ***Lab Sample ID:*** **551406434-0006**
Sample Description: DRYWALL JOINT COMPOUND

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	9/08/2014	Gray	0%	100%	None Detected	

EMSL Canada Inc.
2756 Slough Street Mississauga, ON L4T 1G3
Phone/Fax: 289-997-4602 / (289) 997-4607
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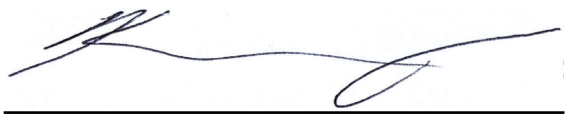
EMSL Canada Order 551406434
Customer ID: 55BZEN78
Customer PO: 2014-042
Project ID:

Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

Analyst(s):

Arabee Sathiaseelan PLM (4)
Kevin Pang PLM (2)

Reviewed and approved by:



Kevin Pang
or Other Approved Signatory

None Detected = <0.5%. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP of any agency of the U.S. Government.

Samples analyzed by EMSL Canada Inc. Mississauga, ON NVLAP Lab Code 200877-0

Initial report from: 09/08/201419:38:37

APPENDIX B

Jobsite Photos

Photo 1: Mindemoya Lake Pavillion exterior

Photo 2: View of rear of building – access to washroom

Photo 3: View of washroom interior – Men's side

Photo 4: View of Pavillion Ceiling drywall – sample collected

Photo 5: View of floor tiles in kitchen area – sample taken

RFQ 2025-08 CEN MAN LAKE MINDEMOYA PAVILLION DESIGN AND RETRO

Name of Evaluator:

SUMMARY					
Total Part A - Technical Proposal	90pts				
Total Part B - Financial Proposal	20 pts				
Total Part C - Forms	Pass/Fail				
TOTAL ALL SECTIONS					

PART - BREAKDOWN					
Part A					
Teams Qualifications	20				
Experience on Similar Projects	20				
Proposed Approach/Project Understanding/ Methodology	20				
Project Schedule	20				
Value added items	10				
Part C - Forms and declaration - complete application					
Meets all requirements and forms submitted, mandatory site meeting, bid forms signed, contract submitted	Pass/fail				

Part C - Financial to be evaluated separately					
Financial Proposal (Bid)	5				
Estimated disbursement amounts	5				
Awarded price points = (lowest proposal/evaluated proposal)x max 30 points	30 total				

)FIT

