RFP-MCC-2409
Addendum #1

To All Bidders of RFP-MCC-2409:

Please note: the following addendum applies to RFP-MCC-2409 and shall be taken into consideration when preparing bid documents.

Attachments

Please see the 2 attachments for the Purchase of Property, at 169 Pearl Street, River Hebert.

- River Hebert Elementary School Testing Report
- River Hebert Elementary School All Tech Report

A signed copy of each Addendum must also be included with the bid submission. Failure to include this Addendum may be cause for rejection. If you have any questions, please contact Shelby Hum at shelbyhum@cumberlandcounty.ns.ca

ALL OTHER SPECIFICATIONS, TERMS AND CONDITIONS REMAIN UNCHANGED.

Acknowledgement by Bidder:

Company Name: _____

Print Name: _____

Signed: _____

Date: _____

End of Addendum #1

AUG 17 1998

MARITIME TESTING (1985) LIMITED
CONSULTING ENGINEERING & ENVIRONMENTAL SCIENCES

ASBESTOS SURVEY,
River Hebert Elementary School
River Hebert, N.S.

Prepared by:

Maritime Testing (1985) Limited
116-900 Windmill Rd
Dartmouth, N.S.

Prepared for:

Chignecto Central Regional School Board
60 Lorne St.
Truro, N.S.
B2N 3K3

July 30, 1998

NEO-1069.70

INTRODUCTION

The Chignecto Central Regional School has undertaken a mandate to conduct asbestos inventories in each of the schools in the School Board region. Maritime Testing (1985) Limited (MTL) was retained by the Board to conduct these inventories and prepare the asbestos survey reports. This report on River Hebert Elementary School represents one of the schools surveyed as part of this comprehensive inventory.

METHODS

Each school was inspected for building materials that might be composed of asbestos containing minerals (ACMs). Types of materials examined and sampled as needed could include but not necessarily be limited to:

mechanical systems:	insulation on pipes, fittings, boilers, air conveyance systems, structural materials
flooring:	sheet flooring, vinyl tiles*
ceilings:	suspended ceilings, rigid ceilings, texture coats
walls:	texture coats, wallboards, plasters*
building exterior:	wall panels, panels under entrances

Please note the following limitations regarding these surveys:

1. Sampling and inspection was not conducted if permanent visible damage would result from these activities. In such circumstances, inference is made to the potential for ACMs to be present based upon other observations made in the building (for example, holes are not cut into wall cavities to determine if insulated pipe work is present).

2. Materials noted with an (*) above, specifically vinyl floor tiles and hard faced plasters, were not sampled as part of these surveys. Given the visual similarity of such materials throughout a building, and the uncertainty that results from attempting to make general comments from a fixed number of samples that might not be representative of the building as a whole, and given that these materials are not friable and do not represent health risks in schools under usual school conditions, we assume here that such materials do contain asbestos and instead recommend that specific testing be conducted of materials that might be impacted by a construction or renovation project that might require their disturbance. Otherwise, such materials are not of concern.

All inspections were scheduled such that sampling could be conducted after normal school hours. This school was surveyed on July 27, 1998.

Samples collected at the school were examined under both stereo and polarised light microscopy to determine fibre types and relative percentages of each asbestos mineral if it was present. As well, any ACMs were further categorised into one of three categories as noted below:

Priority 1: materials representing a potential health risk with normal routine building use and which require immediate removal. Such materials may include damaged ceiling tiles, damaged pipe insulation, damaged friable boiler insulation.

Priority 2: materials which do not pose a health risk under normal school usage but which pose a periodic risk to maintenance and custodial staff or which are currently undamaged but which might easily be damaged in the future; these materials require removal during the next suitable time (ie a major school break, next planned renovation project). Such materials may include undamaged ceiling tiles, damaged pipe insulation above ceilings, undamaged texture coats.

Priority 3: Non-friable materials or materials that are in good condition, are not generally accessible, and which currently pose no risk to any occupant. Such materials may include floor tiles, transite panels, mechanical insulation in good repair.

All data are also available on an asbestos inventory data base accessible from the school board offices prepared specifically by MTL for this project.

INVENTORY RESULTS.

The school is heated electrically.

Exterior: No ACMS were noted on the building exterior.

Ceilings: Ceilings are constructed of mineral and glass fibre suspended tile. The tiles do not contain asbestos.

Walls: Walls are constructed of concrete block.

Floors: Floors are covered with various coloured 9" tiles, carpets (which may lie over floor tiles) and terrazzo. **Floor tiles, especially 9" floor tiles, may contain asbestos and should be assumed to do so unless they are specifically tested and found to be asbestos free.** The other floor materials in this school do not contain asbestos.

Pipe Systems: **The domestic water lines are insulated with fibreglass or paper on the runs and asbestos cement (30% chrysotile) on the elbows. The asbestos cement is located only above the ceilings and is a Priority 3.**

Miscellaneous: **In the Water Tank Room, there are two incandescent light fixtures that are missing shields. The exposed paper backing on these lights contains 75% chrysotile asbestos. In the water tank room, the backings are damaged and a Priority 2. In the janitor's sink room, the backing is damaged and a Priority 2. In the Staff Washroom, the backing is not damaged and a Priority 2. In the Gym Equipment Room, the exposed paper light backing is prone to damage and a Priority 2.**

Summary: The following is a summary of the various ACMs at this school:

Priority 1:	none
Priority 2:	- water tank room, exposed and damaged paper backing on incandescent light fixtures
	- janitor's sink room, exposed and damaged paper backing on incandescent light fixture
	- Gym Equipment Room, paper backing on incandescent light fixture prone to damage
	- Staff Washroom, exposed and damaged paper backing on incandescent light fixture
Priority 3:	- throughout school, floor tile if found to contain asbestos
	- throughout lower level of school, above ceilings, asbestos cement on pipe elbows

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ASBESTOS REASSESSMENT
RIVER HEBERT ELEMENTARY SCHOOL
RIVER HEBERT, NOVA SCOTIA

Prepared by:

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The Chignecto-Central Regional School Board
60 Lorne Street
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AT Project Number: 4635

March 23, 2006

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1.0 INTRODUCTION

ALL-TECH Environmental Services Limited was contracted by The Chignecto-Central Regional School Board to conduct Asbestos Reassessments of River Hebert Elementary, River Hebert, Nova Scotia. The purpose of the audit was to reassess previously identified asbestos containing materials, listed in the Maritime Testing (1985) Limited (MTL) Asbestos Survey report dated July 30, 1998.

To ensure compliance with provincial occupational health and safety requirements, the Chignecto-Central Regional School Board must periodically verify the condition and location of asbestos containing materials to minimize potential asbestos exposure of building occupants.

Asbestos is a naturally occurring family of minerals formed by combinations of magnesium and silicon. These minerals take the form of hollow, microscopic fibres which are nearly indestructible and can be densely packed, making a tough, flexible and very useful material.[1] Asbestos was used in thousands of different building materials. Because of adverse health effects, strict limitation on its use was implemented in Canada in 1980. Most buildings constructed pre 1980, may have some form of asbestos containing materials.

Asbestos is only hazardous when the fibres become airborne. Current occupational health and safety legislation states asbestos containing materials can be left in a building, but it must be managed in place to ensure the material doesn't become damaged or fibres become airborne.

2.0 METHODS

The asbestos reassessment was performed by visually assessing asbestos containing materials previously identified in the MTL report dated July, 30, 1998. If the condition of asbestos containing materials has changed or the materials were removed, it was noted. Building systems visually assessed were:

- ✓ **Mechanical systems**: insulation on pipes, fittings, boilers, air conveyance systems, structural materials.
- ✓ **Flooring:** sheet flooring, vinyl tiles.
- ✓ **Ceilings:** suspended ceilings, rigid ceilings, texture coats.
- ✓ **Walls:** texture coats, wallboard, plasters
- ✓ **Building exterior**: wall panels, soffits.

[1] Asbestos Awareness, Coastal Training Technologies Corp, Virginia Beach, VA, 2001, Pg3.

All asbestos reassessment inspections were conducted after school hours when the custodial staff were in the school. River Hebert Elementary was reassessed on February 8, 2006.

All asbestos containing materials, which were previously identified in the MTL reports, were categorized into one of three categories:

Priority 1: *Materials representing a potential health risk with normal routine building use and which require immediate removal. Such materials may include damaged ceiling tiles, damaged pipe insulation and damaged friable boiler insulation.*

Priority 2: *Materials which do not pose a health risk under normal school usage but which pose a periodic risk to maintenance and custodial staff or which are currently undamaged but which might easily be damaged in the future; these materials require removal during the next suitable time (i.e. a major school break, next planned renovation project). Such materials may include undamaged ceiling tiles, damaged pipe insulation above ceilings and undamaged texture coats.*

Priority 3: *Non-friable materials or materials that are in good condition, are not generally accessible, and which currently pose no risk to any occupant. Such materials may include floor tiles, transite panels and mechanical insulation in good repair.*[2]

Access into ceiling plenums was limited during the reassessment survey.

3.0 INVENTORY REASSESSMENT RESULTS

Previously identified asbestos containing materials (MTL Reports, July, 1998) were reassessed for location and condition. Inventory reassessment results are found in Table 1.0 on the next page.

[2] Maritime Testing (1985) Limited, Asbestos Survey Report, Dartmouth, NS, July, 1998, Pg 2.

Table 1.0
Asbestos Reassessment Results
February 8, 2006

MARITIME TESTING (1985) LIMITED ASBESTOS SURVEY, 1998			ALL-TECH ENVIRONMENTAL ASBESTOS REASSESSMENT, 2006	
PREVIOUS ID ACM	LOCATION	PRIORITY 1998	2006 REASSESSMENT RESULTS	COMMENTS
Paper backing incandescent light fixtures	Water Tank Room	2	Still a Priority 2, condition did not change.	Should be removed during next suitable time.
Paper backing incandescent light fixtures	Janitor's Sink Room	2	Still a Priority 2, condition did not change.	Should be removed during next suitable time.
Paper backing incandescent light fixtures	Gym Equipment Room	2	Still a Priority 2, condition did not change.	Should be removed during next suitable time.
Paper backing incandescent light fixtures	Staff Washroom	2	Still a Priority 2, condition did not change.	Should be removed during next suitable time.
Floor Tile	Computer Room and Janitor's Sink Room	3	Now a Priority 2, some tiles are lifting	Floor tile should be tested prior to repair.
Floor Tile	Throughout school	3	Floor tile still a Priority 3. Condition did not change	Floor tile should be tested prior to renovations or demolition.
Pipe Insulation	In ceiling plenums, throughout lower level of school.	3	Still a Priority 3, condition did not change.	Ongoing management.

The following is a list of materials which contain asbestos or may have the potential to be an asbestos containing product which were not identified in the original Asbestos Survey Report (MTL, 1998).

- ✓ The custodian indicated there is vermiculite insulation inside some of the concrete block walls. Could not gain access to cavity to assess. If present, this material maybe contaminated with tremolite asbestos. Prior to renovations or demolition, completed destructive testing to confirm the presence of vermiculate insulation.
- ✓ Older chalkboards may be a non-friable asbestos type cement board. The material should be tested if impacted by construction or renovation activities.

4.0 SUMMARY

The following is an updated summary of the various ACM located at the school during the 2006 asbestos reassessment survey:

Priority 1:

- ✓ None

Priority 2:

- ✓ Water Tank Room, exposed and damaged paper backing on incandescent light fixtures.
- ✓ Janitor's Sink Room, exposed and damaged paper backing on incandescent light fixtures.
- ✓ Gym Equipment Room, exposed and damaged paper backing on incandescent light fixtures.
- ✓ Staff Washroom, exposed and damaged paper backing on incandescent light fixtures.
- ✓ 9" x 9" Floor Tile, Computer Room and Janitor's Sink Room, if found to contain asbestos.

Priority 3:

- ✓ Throughout school, floor tile if found to contain asbestos.
- ✓ Throughout lower level of school, above ceilings, asbestos cement on pipe elbows.

5.0 DISCLAIMER

This report was prepared by ALL-TECH Environmental Services Limited for the sole benefit of our client (The Chignecto-Central Regional School Board). The information in the report is based on information provided or obtained by ALL-TECH. The report is based on ALL-TECH's best judgement of the information provided at the time of the reassessment. It is possible that these survey procedures will not identify all asbestos containing materials within a building; however, this survey approach can be considered to be a reasonable estimate of the extent of asbestos containing materials present. Any use of this report by a third party, is the responsibility of that third party. ALL-TECH accepts no liability and/or damages occurred by any third party which may use information obtained in this report.

If you have any questions and/or comments regarding this report, please do not hesitate to call me at (902) 835-3727.

Thank You,

Matthews Brewer for

Robert Gardner, CET
Senior Consultant
ALL-TECH Environmental Services Limited