



Request for Proposals
For
Demolition at 15463 Buena Vista Avenue, White Rock, BC

Request for Proposals No.: **WR019 - 050**

Issued: **Thursday, January 16, 2020**

Submission Deadline: **February 7th, 2020 at 2:00 pm**

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PART 1 – REQUEST FOR PROPOSALS AND SUBMISSION INSTRUCTIONS

1.1 Request for Proposals

This Request for Proposals (the “**RFP**”) by the City of White Rock (the “**City**”) is to prospective Proponents (“**Proponents**”) to submit Proposals for demolition of the residential building at 15463 Buena Vista Ave, White Rock, BC, as further described in the scope of work in Appendix C (the “**Work**”).

1.1.1 Definitions

In this RFP, the following definitions apply:

- .1 “**Bid Bond**” means the security to accompany the Proposal as required by Section 1.5.8 of this RFP;
- .2 “**Closing**” means the Submission Deadline;
- .3 “**Contract**” means the contract described in Section 1.3 of this RFP;
- .4 “**Contractor**” means the successful Proponent who enters into a Contract with the City;
- .5 “**Proponent**” means a proponent submitting a Proposal;
- .6 “**Proposal**” means a Proposal submitted in response to the RFP in accordance with Section 1.5.1 of this RFP;
- .7 “**Proposal Price**” means the total monetary sum identified by the Proponent the Submission Form;
- .8 “**RFP**” means this Request for Proposals;
- .9 “**RFP Contact**” means the person identified in Section 1.2 of this RFP or their successor;
- .10 “**RFP Documents**” means this RFP and all appendices and addenda;
- .11 “**Submission Deadline**” has the meaning described in Section 1.4 of this RFP;
- .12 “**Submission Form**” means the Submission Form described in Section 1.5.1 of this RFP; and
- .13 “**Work**” means the demolition of the building at 15463 Buena Vista Ave work and specifications described in Schedule A of this RFP.

1.1.2 RFP Documents and Due Diligence

- .1 RFP Documents are made available only for the purpose of obtaining Proposals for this RFP. Their use does not confer a license or grant for other purposes.

- .2 Upon receipt of RFP Documents, verify that documents include all pages and attachments indicated by the Table of Contents. Notify RFP Contact should the documents be incomplete.
- .3 The Proponent is required to satisfy itself by personal examination of the place of the Work and of the RFP Documents as to the provisions of the Contract, and to fully inform itself prior to submitting a Proposal regarding the conditions and limitations under which the Work is to be performed, the conditions which may be encountered, the materials that the Contractor will be required to supply, and other materials which are required in carrying out the Contract to a satisfactory conclusion. No claims will be entertained based on any assertion by the Proponent that the Proponent was not aware of the provisions or conditions intended to be covered by the Contract.

1.1.3 Resolution of Discrepancies and Ambiguities

- .1 If a Proponent finds discrepancies in, or omissions from the RFP Documents, or if a Proponent is in doubt as to their meaning, the Proponent should contact the RFP Contact immediately in writing. Should addenda to the RFP Documents be required for any reason, it is the City's intention not to issue addenda during a period three days prior to the Submission Deadline. All addenda become part of the Contract. Proponents should include adjustment costs in the Proposal Price.
- .2 Requests for clarification must be in writing and received by the RFP Contact six (6) business days before the date of Closing.
- .3 No oral interpretations will be effective to modify the provisions of the Proposal or Contract.

1.2 RFP Contact

For the purposes of this procurement process, the City's contact person (the "**RFP Contact**") will be:

Engineering & Facilities Clerk
E-Mail: operations@whiterockcity.ca

Proponents and their representatives are not permitted to contact any employees, officers, agents, elected or appointed officials or other representatives of the City, other than the RFP Contact, concerning matters regarding this RFP. Failure to adhere to this rule may result in the disqualification of the Proponent and the rejection of the Proponent's Proposal.

1.3 Type of Contract for Work

The successful Proponent will be required to enter into a CCDC4 - Unit Price Contract with the City for the provision of the Work which shall include the supplementary terms and conditions detailed in Appendix A to this RFP along with all addenda (the "**Contract**"). It is the City's intention to enter into the Contract with only one (1) legal entity. The term of the Contract is anticipated to be for a period of approximately four (4) months commencing on or about February 24, 2020, with substantial completion on or before April 27, 2020 and total completion of the work on or before May 8, 2020.

1.4 RFP Timetable

The timetable for this RFP consists of the following events, dates and times.

Issue Date of RFP	January 16, 2020
Mandatory Site Visit	January 23, 2020 at 2:00 PM
Deadline for Questions	January 27, 2020 at 2:00 PM
Deadline for Issuing Addenda	January 31, 2019 at 4:00 PM
Submission Deadline	February 7, 2020 at 2:00 PM
Anticipated Execution Date for Contract	February 14, 2020
End Date of Irrevocability Period for Proposals	March 13, 2020
Anticipated Construction Start Date	February 24, 2020
Target Substantial Completion Date	April 3, 2020
Target Total Completion Date	April 10, 2020

The RFP timetable is tentative only and may be changed by the City at any time.

1.4.1 Mandatory Site Visit

All Proponents will be required to attend the mandatory site visit. Interested Proponents must meet at 15463 Buena Vista Avenue, White Rock on January 23 at 11:00 AM. Each Proponent is permitted to have a maximum of two (2) representatives attend at the site visit.

1.5 Submission of Proposals

Proposals submitted in response to this RFP must be in accordance with this section.

1.5.1 Proposals to be submitted in Prescribed Form

- .1 Proposals must be submitted in the Submission Form attached as Appendix B along with all schedules consisting of:

Schedule A: Proponent's Experience, Reputation and Qualifications

Schedule B: Proponent's Work Plan and Methodology

Schedule C: Proponent's Work Schedule

Schedule D: Proponent's Pricing for Work

Schedule E: Proponent's Pricing for Additions and Deletions

(the "**Proposal**").

Other than inserting the information requested on the mandatory Submission Form set out in this RFP, a Proponent may not make any changes to any of the forms. Any Proposal containing any such changes, whether on the face of the form or elsewhere in the Proposal, may be disqualified.

- .2 Proposals shall be typewritten or made in ink. Penciled entries or changes will not be considered.
- .3 Proposals shall be in Canadian dollars and shall include all labour, material, freight, customs, and excise duties, and all applicable municipal, provincial and federal taxes, except GST, in effect on the date of Closing. The cost of bonding should be listed as an individual item and included in the Proposal Price.
- .4 Proposals shall be for the entire Work described in this RFP, including inspection and testing by qualified independent agencies as specified.
- .5 Proposals shall be firm for the duration of the Contract, and be unaffected by escalations in costs of wages and materials.
- .6 Proposals shall be executed under seal by the hands of the Proponent's duly authorized officers. The City may require proof of authority to execute the Proposal, in the form of a certified copy of a resolution naming the person or persons in question as authorized to sign the Proposal for and on behalf of the corporation or partnership.
- .7 The successful Proponent must obtain all necessary permits and the cost of permits shall be to the Contractor's account.
- .8 The successful Proponent is required to obtain a City of White Rock business license prior to commencement of Work.

1.5.2 Proposals to be Submitted at Prescribed Location

Proposals must be submitted at:

City of White Rock
15322 Buena Vista Ave,
White Rock, British Columbia, V4B 1Y6
Attention: Rosaline Choy, Manager of Engineering

1.5.3 Proposals to be Submitted on Time

Proposals must be submitted at the location set out above on or before the Submission Deadline. Proposals submitted after the Submission Deadline will be rejected. Onus and responsibility rest solely with the Proponent to deliver its Proposal to the exact location (including floor, if applicable) indicated in this RFP on or before the Submission Deadline. The City does not accept any responsibility for Proposals delivered to any other location by the Proponent or its delivery agents. Proponents are advised to make submissions well before the Submission Deadline. Proponents making submissions near the Submission Deadline do so at their own risk.

Proponents are advised to allow at least 48 hours to ensure Proposals are delivered on time. The City assumes no responsibility for any failure by a Proponent to submit a Proposal in accordance with this RFP.

1.5.4 Proposals to be Submitted in Prescribed Format

Proponents must submit two (2) hard copies and one (1) electronic copy consisting of a single PDF file on USB, enclosed in a sealed package. If there is a conflict or inconsistency between the hard copy and the electronic copy of the Proposal, the hard copy of the Proposal will prevail. Proposals should be prominently marked with the RFP title and number (see RFP cover page), with the full legal name and return address of the Proponent.

1.5.5 Amendment of Proposals

Proponents may amend their Proposals prior to the Submission Deadline by submitting the amendment in a sealed package prominently marked with the RFP title and number and the full legal name and return address of the Proponent to the location set out above. Any amendment should clearly indicate which part of the Proposal the amendment is intended to amend or replace. Amended Proposals should also be submitted in the number and format described in section 1.5.4 above.

1.5.6 Withdrawal of Proposals

Proponents may withdraw their Proposals prior to the Submission Deadline. To withdraw a Proposal, a notice of withdrawal must be sent to the RFP Contact prior to the Submission Deadline and must be signed by an authorized representative of the Proponent. The City is under no obligation to return withdrawn Proposals.

1.5.7 Proposals Irrevocable after Submission Deadline

Proposals shall be irrevocable for a period of 60 days running from the moment that the Submission Deadline passes.

1.5.8 Bonding Requirements for Proposals

- .1 Each Proposal shall be accompanied by security in the form of a Bid Bond in the amount of 10% of the Proposal Price, made payable to the City. The Bid Bond shall be with a Surety company licensed to transact business in the Province of British Columbia.
- .2 Submit with the Bid Bond a Consent of Surety stating that the surety company providing the Bid Bond is willing to supply the Performance Bond and Labour and Materials Payment Bond required.
- .3 The Bid Bond will be returned after delivery to the City of the required Performance Bond and Labour and Materials Payment Bond by the accepted Proponent.
- .4 The security of unsuccessful Proponents will be returned without interest within 90 days from the date of Closing.
- .5 If any Proponent withdraws its Proposal after the Closing time on the stipulated date and before or after receiving notification that its Proposal has been accepted by the City or if the accepted Proponent fails to execute the Contract or to provide the bonds required herein when called upon to do so, its security shall be forfeited, without recourse and without limiting the City's other legal rights and remedies against that Proponent.

1.5.9 Bonding Requirements for Successful Proponent

The accepted Proponent shall furnish a Performance Bond and Labour and Materials Payment Bond in accordance with the following:

- .1 The accepted Proponent shall provide a Performance Bond and a Labour and Material Payment Bond each in the amount of 50% of the Contract Price.
- .2 These bonds must be provided within ten (10) days of Contract award and must be maintained in good standing until the fulfillment of the Contract including the requirements of the warranty as provided for in GC 24 - Warranty and the payment of all obligations arising under the Contract. Should the accepted Proponent fail to provide these required bonds the Bid Bond may be forfeited.
- .3 All such bonds shall be issued on a form approved by the Insurance Bureau of Canada and issued by a duly licensed Surety authorized to transact business in the province or territory of the Place of the Work and shall be maintained in good standing until the fulfillment of the Contract.
- .4 The costs attributed to providing such bonds shall be included in the Bid Price.
- .5 The obligee on the bonds shall be the City of White Rock.

1.5.10 Alternative products or materials

If, for any reason, the Proponent should propose to use alternative products or materials which, in the Proponent's opinion, would improve the Work or reduce the cost of the Work, the Proponent shall:

- .1 Base a first Proposal on the exact requirements of the Proposal Documents;
- .2 Submit a second Proposal describing in full detail the different products or materials the Proponent is proposing and the reasons for the proposed substitution;
- .3 The second Proposal shall provide sufficient information to enable the Owner to determine acceptability of the proposed substitution(s) and include complete information, including the dollar amount of additions to or reductions from the Proposal Price, of required revisions to other Work to accommodate each substitution. A later claim by the Proponent for an addition to the Contract Price because of changes in the Work necessitated by use of alternative or substitute Products will not be considered.

The Owner may accept or reject any such proposal, without explanation.

1.6 Proposal Openings

1.6.1 Private Opening of Proposals

Proposals will be opened in private after the Closing.

1.6.2 Disqualification of Proposals

- .1 Proposals which are incomplete, conditional, illegible or obscure, or that contain additions not called for, reservations, erasures, alterations or irregularities of any kind, may be rejected.
- .2 Proposals not accompanied by a completed Submission Form, Bid Bond, Bid Deposit and Consent of Surety as specified herein may be rejected.
- .3 Proposals may be rejected if the pricing for Work appears to be so unbalanced that it may adversely affect the interest of the City.
- .4 Proposals may be rejected if they are based on an unreasonable period of time for the completion of the Work.

[End of Part 1]

PART 2 – EVALUATION AND AWARD

2.1 Evaluation Criteria

The evaluation of Proposals will be undertaken on behalf of the City by an evaluation team. The evaluation team may consult with others, including City staff members, third-party contractors and references, as the evaluation team may in its discretion decide is required.

The evaluation team will compare and evaluate all Proposals to determine each Proponent's strength and ability to provide the goods or services in order to determine the Proposal which is most advantageous to the City, using the following criteria:

- (a) Experience, Reputation and Qualifications;
- (b) Work Plan and Methodology;
- (c) Work Schedule; and
- (d) Pricing for Work.

The evaluation team will not be limited to the criteria referred to above, and may consider other criteria that the team identifies as relevant during the evaluation process. All criteria considered by the evaluation team will be applied evenly and fairly to all Proposals. The evaluation team may apply the evaluation criteria on a comparative basis, evaluating the Proposals by comparing one Proponent's Proposal to another Proponent's Proposal.

With respect to financial criteria, Proposals will be evaluated on the basis of which Proposal will provide the best overall value to the City.

2.1.2 Clarifications and Additional Information

The evaluation team may, at its discretion, request clarifications or additional information from a Proponent with respect to any Proposal, and the evaluation team may make such requests to only selected Proponents. The evaluation team may consider such clarifications or additional information in evaluating a Proposal.

2.1.3 Appearance before Evaluation Team to Provide Clarifications

The evaluation team may, at its discretion, invite some or all of the Proponents to appear before the evaluation team to provide clarifications of their Proposals. In such event, the evaluation team will be entitled to consider the answers received in evaluating Proposals.

2.1.4 No Disclosure of Evaluations

No totals, weights, prices, scores or other evaluation information or data will be provided to any Proponent.

2.1.5 Representations of Proponents

By submitting a Proposal, a Proponent is representing that it has the qualifications, experience, knowledge, skills and abilities necessary for the fulfillment of the Contract, and that all components, labour, materials

and equipment required to undertake the Work or to provide the goods or services have been identified in the Proposal or will be provided by the Proponent and are included in Proposal price.

2.1.6 Completeness of Proposal

Proponents will be deemed to have carefully examined this RFP, including all attached schedules and appendices and any addenda, prior to preparing and submitting a Proposal with respect to any and all facts which may influence a Proposal.

2.1.7 Lowest Proposal Price Not Determinant

Without limiting its rights under this RFP and for greater certainty, the lowest Proposal Price or any Proposal will not necessarily be accepted. Because maintaining schedule for this project is critical, a Proponent's demonstrated capabilities in executing the Work may be of greater importance to the City than the Proposal Price. The City reserves the right to reject any or all Proposals or to accept any Proposal should it be deemed in the interest of the City to do so.

2.2 Notice to Proponent and Execution of Contract

Notice of selection by the City to the selected Proponent shall be in writing. Upon notification, the City and the Proponent will execute the Contract in the form set out in Section 1.3 of this RFP in accordance with the terms of this RFP.

2.3 Failure to Enter into Contract

If a selected Proponent fails to execute the Contract or satisfy any applicable conditions within ten (10) days of notice of selection, the City may, without incurring any liability and without limiting its other legal rights and remedies against the selected Proponent, withdraw the selection of that Proponent and proceed with the selection of another Proponent.

[End of Part 2]

PART 3 – TERMS AND CONDITIONS OF THE RFP PROCESS

3.1 General Information and Instructions

3.1.1 RFP Incorporated into Proposal

All of the provisions of this RFP are deemed to be accepted by each Proponent and incorporated into each Proponent's Proposal. A Proponent who submits conditions, options, variations or contingent statements to the terms as set out in this RFP, including the supplementary conditions of the Contract in Appendix A, either as part of its Proposal or after receiving notice of selection, may be disqualified. If a Proponent is not disqualified despite such changes or qualifications, the provisions of this RFP, including the supplementary conditions of the Contract set out in Appendix A, will prevail over any such changes or qualifications in the Proposal.

3.1.2 Proponents to Follow Instructions

Proponents should structure their Proposals in accordance with the instructions in this RFP. Where information is requested in this RFP, any response made in a Proposal should reference the applicable section numbers of this RFP.

3.1.3 Proposals in English

All Proposals are to be in English only.

3.1.4 No Incorporation by Reference

The entire content of the Proponent's Proposal should be submitted in a fixed form, and the content of websites or other external documents referred to in the Proponent's Proposal but not attached will not be considered to form part of its Proposal.

3.1.5 References and Past Performance

In the evaluation process, the City may include information provided by the Proponent's references and may also consider the Proponent's past performance or conduct on previous contracts with the City or other institutions.

3.1.6 Information in RFP Only an Estimate

The City and its advisers make no representation, warranty or guarantee as to the accuracy of the information contained in this RFP or issued by way of addenda. Any quantities shown or data contained in this RFP or provided by way of addenda are estimates only, and are for the sole purpose of indicating to Proponents the general scale and scope of the Work. It is the Proponent's responsibility to obtain all the information necessary to prepare a Proposal in response to this RFP.

3.1.7 Proponents to Bear Their Own Costs

The Proponent will bear all costs associated with or incurred in the preparation and presentation of its Proposal, including, if applicable, costs incurred for interviews or demonstrations.

3.1.8 Proposal to be Retained by the City

The City will not return the Proposal or any accompanying documentation submitted by a Proponent.

3.1.9 No Exclusivity of Contract

The Contract will not be an exclusive contract for the provision of the described Work. The City may contract with others for goods and services the same as or similar to the Work or may obtain such goods and services internally.

3.1.10 Sub-Contracting

Proponents may use sub-contractors for the Work, subject to the following:

- (a) Use of a sub-contractor (who should be clearly identified in the Proposal) is acceptable. This may include a joint submission by two (2) Proponents that are not affiliated and have no formal corporate links; however, in such case, one of these Proponents should be prepared to take overall responsibility for successful performance of the Contract and this should be clearly defined in the Proposal.
- (b) Sub-contracting to any firm or individual whose current or past corporate or other interests may, in the City's opinion, give rise to a conflict of interest in connection with this RFP will not be permitted. This includes, but is not limited to, any firm or individual involved in the preparation of this RFP.
- (c) Where applicable, the names of approved sub-contractors listed in the Proposal will be included in the Contract. No additional sub-contractors will be added nor other changes made to this list in the Contract, without the written consent of the City.

3.1.11 Contract Subject to applicable Permits and Licences

Neither acceptance of a Proposal nor execution of a Contract will constitute approval by the City of any activity or development contemplated in any Proposal that requires any approval, permit or license pursuant to any federal, provincial, regional district or municipal statute, regulation or by-law.

3.2 Communication after Issuance of RFP

3.2.1 Proponents to Review RFP

Proponents shall promptly examine all of the RFP Documents and

- (a) shall report any errors, omissions or ambiguities; and
- (b) may direct questions or seek additional information

in writing by email to the RFP Contact on or before the Deadline for Questions. All questions or comments submitted by Proponents by email to the RFP Contact shall be deemed to be received once the email has entered into the RFP Contact's email inbox. No such communications are to be directed to anyone other than the RFP Contact, and the City shall not be responsible for any information provided by or obtained

from any source other than the RFP Contact. The City is under no obligation to provide additional information. It is the responsibility of the Proponent to seek clarification from the RFP Contact on any matter it considers to be unclear. The City shall not be responsible for any misunderstanding on the part of the Proponent concerning this RFP or its process.

3.2.2 All New Information to Proponents by Way of Addenda

This RFP may be amended only by addendum in accordance with this section. If the City, for any reason, determines that it is necessary to provide additional information relating to this RFP, such information will be communicated to all Proponents by addenda. Should the City issue an addendum, it will be posted only on the BCBid website. Each addendum forms an integral part of this RFP and may contain important information, including significant changes to this RFP. Proponents are responsible for obtaining all addenda issued by the City. In the Submission Form (Appendix B), Proponents should confirm their receipt of all addenda by setting out the number of each addendum in the space provided.

3.2.3 Post-Deadline Addenda and Extension of Submission Deadline

If the City determines that it is necessary to issue an addendum after the Deadline for Issuing Addenda, the City may extend the Submission Deadline for a reasonable period of time.

3.2.4 Verify, Clarify and Supplement

When evaluating Proposals, the City may request further information from the Proponent or third parties in order to verify, clarify or supplement the information provided in the Proponent's Proposal. The response received by the City shall, if accepted by the City, form an integral part of the Proponent's Proposal.

3.3 Notification and Debriefing

3.3.1 Notification of Successful Proponent and Execution of Contract

1. The successful Proponent shall be notified by the City of its successful Proposal and upon notification, will be required to execute the Contract and provide a Performance Bond and Labour and Materials Payment Bond within ten (10) days of notification in accordance with the requirements of this RFP and the Contract Documents.
2. The successful Proponent shall provide confirmation of insurance from an approved company stating that the Proponent is insured as required by the General and Supplementary Conditions.

3.3.2 Notification to Other Proponents

Once the Contract is executed by the City and a Proponent, the other Proponents shall be notified by public posting, in the same manner that this RFP was originally posted, of the outcome of the procurement process on the BCBid website.

3.3.3 Debriefing

Proponents may request a debriefing after receipt of a notification of the outcome of the procurement process. All requests must be in writing to the RFP Contact and must be made within thirty (30) days of such notification.

3.3.4 Procurement Protest Procedure

If a Proponent wishes to challenge the RFP process, it should provide written notice to the RFP Contact in accordance with the City's procurement protest procedures and any applicable trade agreement or other applicable Proposal protest procedures. The notice must provide a detailed explanation of the Proponent's concerns with the procurement process or its outcome.

3.4 Conflict of Interest and Prohibited Conduct

3.4.1 Conflict of Interest

For the purposes of this RFP, a conflict of interest ("**Conflict of Interest**") includes, but is not limited to, any situation or circumstance where:

- (a) in relation to the RFP process, the Proponent has an unfair advantage or engages in conduct, directly or indirectly, that may give it an unfair advantage, including but not limited to (i) having, or having access to, confidential information of the City in the preparation of its Proposal that is not available to other Proponents, (ii) communicating with any person with a view to influencing preferred treatment in the RFP process (including but not limited to the lobbying of decision makers involved in the RFP process), or (iii) engaging in conduct that compromises, or could be seen to compromise, the integrity of the open and competitive RFP process or render that process non-competitive or unfair; or
- (b) in relation to the performance of its contractual obligations contemplated under a contract for the Work, the Proponent's other commitments, relationships or financial interests (i) could, or could be seen to, exercise an improper influence over the objective, unbiased and impartial exercise of its independent judgement, or (ii) could, or could be seen to, compromise, impair or be incompatible with the effective performance of its contractual obligations.

3.4.2 Disqualification for Conflict of Interest

The City may disqualify a Proponent for any conduct, situation or circumstances, determined by the City, in its sole and absolute discretion, to constitute a Conflict of Interest as defined above.

3.4.3 Disqualification for Prohibited Conduct

The City may disqualify a Proponent, rescind a notification of selection or terminate a contract subsequently entered into if the City determines that the Proponent has engaged in any conduct prohibited by this RFP.

3.4.4 Prohibited Proponent Communications

Proponents must not engage in any communications that could constitute a Conflict of Interest and should take note of the Conflict of Interest declaration set out in the Submission Form (Appendix B).

3.4.5 Proponent Not to Communicate with Media

Proponents must not at any time directly or indirectly communicate with the media in relation to this RFP or any Contract or other agreement entered into pursuant to this RFP without first obtaining the written permission of the RFP Contact.

3.4.6 No Lobbying

Proponents must not, in relation to this RFP or the evaluation and selection process, engage directly or indirectly in any form of political or other lobbying whatsoever to influence the selection of the successful Proponent(s).

3.4.7 Illegal or Unethical Conduct

Proponents must not engage in any illegal business practices, including activities such as bid-rigging, price-fixing, bribery, fraud, coercion or collusion. Proponents must not engage in any unethical conduct, including lobbying, as described above, or other inappropriate communications; offering gifts to any elected officials, employees, officers, agents, elected or appointed officials or other representatives of the City; deceitfulness; submitting Proposals containing misrepresentations or other misleading or inaccurate information; or any other conduct that compromises or may be seen to compromise the competitive process provided for in this RFP.

3.4.8 Past Performance or Past Conduct

The City may prohibit a supplier from participating in a procurement process based on past performance, previous or current legal proceedings against the City, or based on inappropriate conduct in a prior procurement process, including but not limited to the following:

- (a) illegal or unethical conduct as described above;
- (b) the refusal of the supplier to honour submitted pricing or other commitments; or
- (c) any conduct, situation or circumstance determined by the City, in its sole and absolute discretion, to have constituted a Conflict of Interest.

3.5 Confidential Information

3.5.1 Confidential Information of the City

All information provided by or obtained from the City in any form in connection with this RFP either before or after the issuance of this RFP

- (a) is the sole property of the City and must be treated as confidential;

- (b) is not to be used for any purpose other than replying to this RFP and the performance of the Contract;
- (c) must not be disclosed without prior written authorization from the City; and
- (d) must be returned by the Proponent to the City immediately upon the request of the City.

3.5.2 Confidential Information of Proponent

A Proponent should identify any information in its Proposal or any accompanying documentation supplied in confidence for which confidentiality is to be maintained by the City. The confidentiality of such information will be maintained by the City, except as otherwise required by law or by order of a court or tribunal. Proponents are advised that their Proposals will, as necessary, be disclosed, on a confidential basis, to advisers retained by the City to advise or assist with the RFP process, including the evaluation of Proposals. If a Proponent has any questions about the collection and use of personal information pursuant to this RFP, questions are to be submitted to the RFP Contact.

3.6 Reserved Rights and Limitation of Liability

3.6.1 Reserved Rights of the City

The City reserves the right to:

- (a) make public the names of any or all Proponents;
- (b) make changes, including substantial changes, to this RFP provided that those changes are issued by way of addendum in the manner set out in this RFP;
- (c) request written clarification or the submission of supplementary written information in relation to the clarification request from any Proponent and incorporate a Proponent's response to that request for clarification into the Proponent's Proposal;
- (d) assess a Proponent's Proposal on the basis of: (i) a financial analysis determining the actual cost of the Proposal when considering factors including quality, service, price and transition costs arising from the replacement of existing goods, services, practices, methodologies and infrastructure (howsoever originally established); and (ii) in addition to any other evaluation criteria or considerations set out in this RFP, consider any other relevant information that arises during this RFP process;
- (e) waive formalities and accept Proposals that substantially comply with the requirements of this RFP;
- (f) verify with any Proponent or with a third party any information set out in a Proposal;
- (g) check references other than those provided by any Proponent;
- (h) disqualify a Proponent, rescind a notice of selection or terminate a contract subsequently entered into if the Proponent has engaged in any conduct that breaches the process rules or otherwise compromises or may be seen to compromise the competitive process;

- (i) select a Proponent that the City considers provides the best value to the City and other than the Proponent whose Proposal reflects the lowest cost to the City;
- (j) cancel this RFP process at any stage in whole or in part at any time for any reason; or reject any or all Proposals;
- (k) issue another request for Proposals for the same or similar Work or on the same or different terms, sole source the Contract to anyone, or do nothing further, without liability to any Proponent or non-Proponent;
- (l) enter into discussion with one or more of the Proponents without such discussions in any way creating a binding contract between the City and any such Proponent;
- (m) negotiate changes to the scope of Work with any one or more Proponents without having any duty or obligation to advise any or all other Proponents;
- (n) change the date to accept a Proposal; or
- (o) accept any Proposal in whole or in part.

and these reserved rights are in addition to any other express rights or any other rights that may be implied in the circumstances.

3.6.2 Limitation of Liability

By submitting a Proposal, each Proponent agrees that

- (a) neither the City nor any of its employees, officers, agents, elected or appointed officials, advisors or representatives will be liable, under any circumstances, for any claim arising out of this RFP process including but not limited to costs of preparation of the Proposal, loss of profits, loss of opportunity or for any other claim; and
- (b) the Proponent waives any right to or claim for any compensation of any kind whatsoever, including claims for costs of preparation of the Proposal, loss of profit or loss of opportunity by reason of the City's decision not to accept the Proposal submitted by the Proponent, to enter into the Contract or another agreement with any other Proponent or to cancel this procurement process, and the Proponent shall be deemed to have agreed to waive such right or claim.

3.6.3 Contract subject to Financing, Council Approval and Applicable Enactments

Award of the Contract is subject to available financing by the City, the approval of the City's municipal council and the City's compliance with all applicable enactments.

3.7 Governing Law and Interpretation

These Terms and Conditions of the RFP Process in this Part 3:

- (a) are intended to be interpreted broadly and independently (with no particular provision intended to limit the scope of any other provision);

- (b) are non-exhaustive and shall not be construed as intending to limit the pre-existing rights of the City; and
- (c) are to be governed by and construed in accordance with the bylaws of the City, the laws of the province of British Columbia and the federal laws of Canada applicable therein.

[End of Part 3]

PART 4 - APPENDICES

Appendix A –Supplementary Conditions of the Contract

Appendix B – Submission Form

Appendix C – Scope of Work

Appendix D – Survey

Appendix E – Site Plan

Appendix F – Arborist Report

Appendix G – Hazmat Survey & Air Monitoring

Appendix H – Vector Report

Appendix I – Site Meeting

Appendix J – Special Provisions

Appendix K - Specification

**APPENDIX A –SUPPLEMENTARY CONDITIONS OF THE
CONTRACT**

SUPPLEMENTARY GENERAL CONDITIONS OF THE UNIT PRICE CONTRACT

CCDC4-2011

For this Contract, the Owner will use the Canadian Construction Documents Committee, Standard Construction Document CCDC4 Unit Price Contract – 2011 for the duration of this Contract with amendments as noted in the sections below.

These Supplementary Conditions presuppose the use of the CCDC4 Unit Price Contract – 2011. These “Supplementary Conditions” void, supersede or amend the applicable provisions of the standard form CCDC4 Unit Price Contract – 2011 “Agreement”, “Definitions” and “General Conditions”, as the case may be, as hereinafter provided.

ARTICLE A-3 CONTRACT DOCUMENTS

Add article A-3.2 to provide as follows:

“3.2 The *Contractor* acknowledges that it has reviewed and satisfied itself as to the *Contract Documents*, including without limitation, the plans, specifications and other materials referred to in this Article, and all other materials it desires, prior to execution of this *Contract*.”

ARTICLE A-5 PAYMENT

Revise the article A-5.3.1 to provide as follows:

“5.3.1 Should either party fail to make payments as they become due under the terms of the *Contract* or in an award by arbitration or court, interest at the following rates on such unpaid amounts shall also become due and payable until payment:

- (1) 0% per annum above the prime rate for the first 60 days.
- (2) 0% per annum above the prime rate after the first 60 days.

Such interest shall be compounded on a monthly basis. The prime rate shall be the rate of interest quoted by the Bank of Canada, for prime business loans as it may change from time to time.”

Retitle Article A-7 as follows:

ARTICLE A-7 ADDITIONAL PROVISIONS

Add the following articles 7.3 and 7.4 to Article A-7

“7.3 The *Contractor* acknowledges that the *Owner*, in the preparation of the *Contract Documents*, supply of oral or written information to *Proponents*, review of *RFPs* or the carrying out of the *Owner's* responsibilities under the *Contract* does not owe a duty of care to the *Contractor* and the *Contractor* waives for itself and its successors the right to sue the *Owner* in tort for any loss, including economic loss, damage, cost or expense arising from or connected with any error, omission or misrepresentation occurring in the preparation of the *Contract Documents*, supply of oral or written information to *Proponents*, review of *RFPs* or the carrying out of the *Owner's* responsibilities under the *Contract*.”

“7.4 All time limits stated in this *Contract* are of the essence of the *Contract*.”

DEFINITIONS

The following definitions are amended:

1. Consultant

Add the following sentence:

“The words “Engineer”, “Contract Administrator” or “Consultant” wherever used in the *Contract Documents* shall be regarded as synonymous.”

2. Contractor

Add the following sentence:

“For the purpose of the *Contract*, the words “*Contractor*” and “*General Contractor*” shall be regarded as synonymous.”

3. Subcontractor

Delete and replace with the following:

“A *Subcontractor* is a person, firm or corporation, which has been approved by the *Owner*, undertaking the execution of a part of the *Work* by virtue of an agreement with the *Contractor*.”

The following definitions are added to the Agreement:

4. Builders Lien Act

Builders Lien Act means the *Builders Lien Act*, S.B.C. 1997, c45, as amended, and all regulations thereto, and any successor legislation in the Province of British Columbia in relation to builders liens.

5. Certificate of Completion

A *Certificate of Completion* is a certificate of completion as defined in the *Builders Lien Act*.

6. Engineer’s Representative

The *Engineer’s Representative* means any person authorized from time to time by the *Engineer* to perform the duties of the *Engineer* whose authority shall be notified in writing to the Contractor by the *Engineer*.

7. Final Acceptance

Final Acceptance means the *Work* has successfully passed all inspections and testing requirements at the end of the warrantee period.

9. RFP

RFP means the Request for Proposals issued by the Owner for the Project dated March 1, 2019.

GENERAL CONDITIONS OF THE UNIT PRICE CONTRACT

GC 1.1 CONTRACT DOCUMENTS

Add new paragraph 1.1.11 as follows:

- “1.1.11 The table of contents and the headings of all the articles, paragraphs, parts and sections of any of the *Contract Documents* are provided for convenience of reference only and shall not affect the construction or interpretation of the *Contract Documents*.”

GC 2.4 DEFECTIVE WORK

Amend paragraph 2.4.1 by adding “, at the *Contractor’s* expense,” after “*Contract Documents*”.

GC 3.4 DOCUMENT REVIEW

Add new paragraph 3.4.2 as follows:

“3.4.2 Notwithstanding the foregoing, inconsistencies and omissions shall not include lack of reference on the *Drawings* or in the *Specifications* to labour and/or *Products* that are required or normally recognized within respective trade practices as being necessary for the complete execution of the *Work*.”

GC 4.2 CONTINGENCY ALLOWANCE

Delete paragraph 4.2 in its entirety.

GC 5.1 FINANCING INFORMATION REQUIRED OF THE OWNER

Delete paragraph 5.1 in its entirety.

GC 5.2 APPLICATIONS FOR PROGRESS PAYMENT

Add paragraph 5.2.8 as follows:

“5.2.8 Before any payment is made by the *Owner* to the *Contractor*, the *Consultant* or the *Owner* may by written notice require that the *Contractor* furnish such further detailed information as the *Consultant* or the *Owner* may determine is necessary to establish compliance by the *Contractor* with the *Contract Documents*.”

GC 5.3 PROGRESS PAYMENT

Amend paragraph 5.3.1.2 to provide as follows:

“5.3.1.2 the *Consultant* will issue to the *Owner* and copy to the *Contractor*, no later than 30 calendar days after the receipt of the application for payment, a certificate for payment in the amount applied for, or in such other amount as the *Consultant* determines to be properly due. If the *Consultant* amends the application, the *Consultant* will promptly advise the *Contractor* in writing giving reasons for the amendment,”

Amend paragraph 5.3.1.3 to provide as follows:

“5.3.1.3 the *Owner* shall make payment to the *Contractor* on account as provided in Article A-5 of the Agreement - PAYMENT on or before 30 calendar days after the later of:
- receipt from the *Consultant* of the certificate of payment, or
- the last day of the monthly payment period for which the application for payment is made.”

Add paragraph 5.3.3 as follows:

“5.3.3 Notwithstanding any other provision of this *Agreement*, the *Owner* shall not be obligated to make any payment on account of the *Contract Price* under this GC 5.3 PROGRESS PAYMENT if following payment, the balance of the *Contract Price* would be less than the potential reduction in the *Contract Price* under GC 13.1 LIQUIDATED DAMAGES.”

GC 5.4 SUBSTANTIAL PERFORMANCE OF THE WORK

5.4.1 Delete “if permitted by the lien legislation applicable to the *Place of the Work*” on the first two lines.

Add at the end of paragraph 5.4.1:

“The *Contractor* shall submit the following documents with its request for review by the *Consultant* to establish *Substantial Performance of the Work*. These requirements do not limit the *Contractor’s* obligations for *Substantial Performance* noted elsewhere in the *Contract*. A deficiency holdback will be retained for three (3) times the estimated value of correcting or supplying the following items until they are all submitted, reviewed and accepted by the *Consultant*:

- .1 The list of all deficient and incomplete items of *Work* including the estimated value of each item;
- .2 Complete reports including a balancing report for the mechanical system and certification by all testing, cleaning or inspection authorities or associations as specified in the *Contract Documents*;
- .3 A complete demonstration of all mechanical and electrical systems and electrically-operated devices to the *Owner’s* operating and maintenance staff and any training required by the specifications, to the *Owner’s* satisfaction;
- .4 All maintenance manuals, operating instructions, maintenance and operating tools, replacement parts or materials and warranties as specified in the *Contract Documents*;
- .5 A complete set of marked up construction *Drawings* and other data in the form specified in the *Contract Documents*, or as required by the *Consultant*, for the production of as built *Drawings* to show all significant changes to the *Work* made during construction;
- .6 Current certification by the *Workers’ Compensation Board* that the *Contractor* and all *Subcontractors* are in good standing;
- .7 A statement that all claims and demands for extra work or otherwise, under or in connection with the *Contract*, have been presented to the *Consultant* and that the *Contractor* expressly releases the *Owner* from all claims and demands except those made in writing prior to that date and still unsettled;
- .8 A statutory declaration in accordance with paragraph 5.2.8 of these Supplementary Conditions of the *Contract*; and
- .9 All keys required for the entire *Project*.

The requirement to provide documents and other items listed in sub-paragraphs .1 through .9 does not limit the *Contractor’s* obligations for *Substantial Performance of the Work* noted elsewhere in the *Contract*. A deficiency holdback will be retained for documents and other items not submitted and an estimated value is to be submitted for review and acceptance by the *Consultant*.

GC 5.5 PAYMENT OF HOLDBACK UPON SUBSTANTIAL PERFORMANCE OF THE WORK

Add the following as GC 5.5.6 and 5.6.7:

- “5.5.6 At the time of *Substantial Performance of the Work*, the *Owner* may retain a deficiency holdback established by the *Consultant* based upon three times the estimated value of the outstanding items to be completed or corrected. The amount will be released by the *Owner* in one lump sum only upon correction of all deficiencies.
- 5.6.7 In addition to the deficiency holdback, the *Owner* may retain additional holdbacks as specified in the *Contract Documents* to be retained until receipt of items specified, such as close-out documentation, as-built documentation and *Owner’s* manuals.”

GC 6.2 CHANGE ORDER

Add paragraph 6.2.4 to provide as follows:

- “6.2.4 The allowance for overhead and profit charged by the *Contractor* and *Subcontractors* shall be as follows:
- .1 Cost of materials and labour plus 10% mark-up by the *Contractor* for changes in the *Work* performed by the *Contractor*;
 - .2 Cost of labour and materials plus 10% mark-up by the *Contractor* on changes in the *Work* performed by the *Subcontractors*;
 - .3 Cost of labour and materials plus 10% mark-up by the *Subcontractors* for changes in the *Work* performed by the *Subcontractors*; and
 - .4 The overhead and profit for changes in the *Work* shall include supervision, administrative costs, small tools, miscellaneous materials, layout, additional bonding costs, and recording of the changes on the record drawings.”

GC 6.5 DELAYS

Add the following new paragraphs:

- “6.5.6 If the *Contractor's* operations expose any items which may indicate an archaeological find, such as building remains, hardware, accumulations of bones, pottery, or arrowheads:
- .1 The *Contractor* shall immediately notify the *Consultant* and suspend operations within the area identified by the *Consultant*. *Work* shall remain suspended within that area until otherwise directed by the *Consultant* in writing.
 - .2 Any delay in the completion date of the *Contract* that is caused by such a cessation of construction operations will be considered to be beyond the *Contractor's* control in accordance with paragraph GC 6.5.3, but will not be considered to be a delay resulting from an action of the *Owner* or the *Consultant* or anyone employed or engaged by them directly or indirectly.
 - .3 Any work directed or authorised by the *Consultant* with an archaeological find will be considered a change in *Work* authorized by a *Change Directive*, and GC 6.3 shall apply.”

GC 9.1 PROTECTION OF WORK AND PROPERTY

Add the following new paragraphs:

- “9.1.5 The *Contractor* shall be responsible generally for the care, maintenance and protection of the *Work* during construction and during any shut-down or suspension of the *Work*.
- 9.1.6 The *Contractor* shall ensure that all rights and privileges presently accorded to all properties adjacent to the *Place of the Work* are maintained.
- 9.1.7 When carrying out excavation work, the *Contractor* may encounter underground utilities such as, without limitation, sewers, gas mains, telephone cables, power cables, and water mains. The *Contractor* shall be fully responsible for any breakage or damage to such utilities, and the *Contractor* shall pay the full cost of repairing such damages and making good any losses or damages which are caused as a result of his or her operation in carrying out this *Contract*.
- 9.1.8 It shall be the *Contractor's* responsibility to obtain written permission and to make any required arrangements with the owners of any adjacent properties on which the *Contractor* may encroach.

- 9.1.9 The *Contractor* shall furnish and bear the cost of any watchman the *Contractor* may require for protection to perform this *Contract*.”

GC 9.4 CONSTRUCTION SAFETY

Add the following new paragraph:

- “9.4.2 The *Contractor* shall be responsible for and ensure the safety not only of the workers, *Subcontractors*, tradesmen and suppliers and their plant and equipment but also of all other persons who enter the *Place of the Work* whether during working hours or not and for that purpose shall erect such fencing, boardings and signs and shall employ such safety measures as may be necessary to ensure the safety of such persons.”

GC 11.1 INSURANCE

Amend paragraph 11.1.1 as follows:

Delete the words “the minimum requirements of which are specified in CCDC 41 – CCDC Insurance Requirements in effect at the time of bid closing except as hereinafter provided” in lines 2 and 3.

Delete paragraph 11.1.1.1 and replace with the following:

- “1 Commercial general liability insurance in the form of a wrap-up liability insurance in the amount of not less than five million dollars (\$5,000,000) per occurrence. The *Owner*, the *Consultant*, sub-consultants and special consultants as identified by the *Owner* and all *Subcontractors* involved in the performance of the *Work* shall be additional insureds under the commercial general liability insurance policy which shall contain a cross liability clause whereby one insured can make a claim, or bring an action, against another insured. The commercial general liability insurance shall remain in force from the commencement of the performance of the *Work* under the *Contract*, and shall include completed operations coverage effective for a period of two (2) years following issuance of the Certificate of Completion.”

Delete paragraph 11.1.1.2 and replace with the following:

- “2 Vehicle liability insurance in the amount of not less than \$5,000,000 per occurrence from the date of commencement of the *Work* until one year after the date of issue of the *Certificate of Completion*.”

Delete paragraph 11.1.1.3 in its entirety.

Delete the first sentence in paragraph 11.1.1.4 and replace with the following:

- “4 "Broad form" property insurance in the joint names of the *Contractor*, the *Owner* and the *Consultant* and sub-consultants and special consultants as identified by the *Owner*.”

Delete paragraph 11.1.1.5 in its entirety.

Add the following to paragraph 11.1.1:

- “8 Course of construction or builder’s risk insurance in the amount of 100% of the *Contract Price*.”
- “9 Professional liability insurance in the amount of not less than \$2,000,000 for any professionals that the *Contractor* may engage in performing the *Work* in this *Contract*.”

Delete paragraphs 11.1.6 to 11.1.8 in their entirety and replace with the following new paragraphs:

- “11.1.6 All insurance policies shall have the right of subrogation waived as against the *Owner*, the *Consultant*, their employees and agents.
- 11.1.7 All insurance policies shall contain provisions to the effect that thirty (30) days prior notice of cancellation will be given in writing to each insured, including the *Owner*. In the event that some or all of the insurance policies required under this *Contract* are cancelled, the *Contractor* shall promptly obtain insurance with other insurers so as to comply with the provisions of this *Contract*.
- 11.1.8 The *Contractor* shall ensure that its *Subcontractors* comply with all applicable insurance requirements.
- 11.1.9 Where the *Work* involves blasting and other activities, any exclusions of such aspects of the *Work* shall be deleted from the insurance policies.”

GC 11.2 CONTRACT SECURITY

Delete paragraph 11.2.1 in its entirety and replace with the following:

- “11.2.1 The *Contractor* shall, at least 7 calendar days prior to the commencement of construction, provide to the *Owner* a performance bond and a labour and material payment bond, each in the amount of 50% of the *Contract Price* covering the performance of the *Work*.”

Delete paragraph 11.2.2 in its entirety and replace with the following:

- “11.2.2 All bonds shall be issued by a duly licensed surety company authorized to transact a business of suretyship in British Columbia and in a form acceptable to the *Owner*, and shall be maintained in good standing until the fulfillment of the *Contract* including all warranty obligations pursuant to GC12.3 WARRANTY.

GC 12.3 WARRANTY

Amend paragraph 12.3.1 to provide as follows:

- “12.3.1 Except for extended warranties as described in paragraph 12.3.6, the warranty period under the *Contract* is two years from the date of *Substantial Performance of the Work*.”

Amend paragraphs 12.3.3, 12.3.4 and 12.3.6 to provide as follows:

- “12.3.3 The *Owner*, through the *Consultant*, shall promptly give the *Contractor Notice in Writing* of observed defects and deficiencies which occur during the two-year warranty period.
- 12.3.4 Subject to paragraph 12.3.2, the *Contractor* shall correct promptly, at the *Contractor's* expense, defects or deficiencies in the *Work* which appear prior to and during the two-year warranty period.
- 12.3.6 Any extended warranties required beyond the two-year warranty period as described in paragraph 12.3.1, shall be as specified in the *Contract Documents*. Extended warranties shall be issued by the warrantor to the benefit of the *Owner*. The *Contractor's* responsibility with respect to extended warranties shall be limited to obtaining any such extended warranties from the warrantor. The obligations under such extended warranties are solely the responsibilities of the warrantor.”

END OF SECTION

APPENDIX B – SUBMISSION FORM

1. Proponent Information

Please fill out the following form, naming one person to be the Proponent's contact for the RFP process and for any clarifications or communication that might be necessary.	
Full Legal Name of Proponent:	
Any Other Relevant Name under which Proponent Carries on Business:	
Street Address:	
City, Province/State:	
Postal Code:	
Phone Number:	
Fax Number:	
Company Website (if any):	
Proponent Contact Name and Title:	
Proponent Contact Phone:	
Proponent Contact Fax:	
Proponent Contact Email:	

☐ I acknowledge that the above company does have a valid City of White Rock Business License or British Columbia Professional License/Permit to Practice.

☐ I acknowledge that the above company does not have a City of White Rock Business License and understands the procedure in obtaining a valid license that must accompany the signed award letter.

The awarded vendor must provide a copy of their City of White Rock Business License with the signed award letter.

All related information on obtaining a Business License can be found here:

www.whiterockcity.ca/333/Business-Licences

2. Offer

The Proponent has carefully examined the RFP Documents and has a clear and comprehensive knowledge of the Work required under the RFP. By submitting a Proposal, the Proponent agrees and consents to the terms, conditions and provisions of the RFP, including the Form of Contract, and offers to provide the Work in accordance therewith at the rates set out in its Proposal.

3. Schedules

This Submission Form includes the following schedules completed by the Proponent which are attached to and form part of this Submission Form:

Schedule A: Proponent's Experience, Reputation and Qualifications

- Schedule B: Proponent's Work Plan and Methodology
- Schedule C: Proponent's Work Schedule
- Schedule D: Proponent's Pricing for Work
- Schedule E: Proponent's Pricing for Additions and Deletions

The Proponent confirms that it has factored all of the provisions of this RFP, including insurance and indemnity requirements, into its pricing assumptions and calculations.

4. Addenda

The Proponent is deemed to have read and accepted all addenda issued by the City prior to the Deadline for Issuing Addenda. The onus is on Proponents to make any necessary amendments to their Proposals based on the addenda. The Proponent is requested to confirm that it has received all addenda by listing the addenda numbers, or if no addenda were issued by writing the word "None", on the following line: _____.

Proponents who fail to complete this section will be deemed to have received all posted addenda.

5. No Prohibited Conduct

The Proponent declares that it has not engaged in any conduct prohibited by this RFP.

6. Conflict of Interest

Proponents must declare all potential Conflicts of Interest, as defined in section 3.4.1 of the RFP. This includes disclosing the names and all pertinent details of all individuals (employees, advisers, or individuals acting in any other capacity) who (a) participated in the preparation of the Proposal; **AND** (b) were elected officials or employees of the City within twelve (12) months prior to the Submission Deadline.

If the box below is left blank, the Proponent will be deemed to declare that (a) there was no Conflict of Interest in preparing its Proposal; and (b) there is no foreseeable Conflict of Interest in performing the contractual obligations contemplated in the RFP.

Otherwise, if the statement below applies, check the box.

- ☐ The Proponent declares that (a) there was no Conflict of Interest in preparing its Proposal; and (b) there is no foreseeable Conflict of Interest in performing the contractual obligations contemplated in this RFP.
- ☐ The Proponent declares that there is an actual or potential Conflict of Interest relating to the preparation of its Proposal, and/or the Proponent foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the RFP.

If the Proponent declares an actual or potential Conflict of Interest by marking the box above, the Proponent must set out below details of the actual or potential Conflict of Interest:

7. Disclosure of Information

The Proponent hereby agrees that any information provided in this Proposal, even if it is identified as being supplied in confidence, may be disclosed where required by law or by order of a court or tribunal. The Proponent hereby consents to the disclosure, on a confidential basis, of this Proposal by the City to the advisers retained by the City to advise or assist with the RFP process, including with respect to the evaluation this Proposal.

The following individuals, as employees, advisers, or in any other capacity (a) participated in the preparation of our Proposal; **AND** (b) were elected officials or employees of the City and have ceased that employment within twelve (12) months prior to the Submission Deadline:

Name of Individual:
Job Classification:
Department:
Last Date of Employment with the City:
Name of Last Supervisor:
Brief Description of Individual's Job Functions:
Brief Description of Nature of Individual's Participation in the Preparation of the Proposal:

(Repeat above for each identified individual)

The Proponent agrees that, upon request, the Proponent shall provide the City with additional information about each individual identified above in the form prescribed by the City.

8. Proposal Irrevocable

The Proponent agrees that its RFP shall be irrevocable for a period of 60 days following the Submission Deadline.

9. Execution of Contract

The Proponent agrees that in the event its Proposal is selected by the City, in whole or in part, the Proponent will finalize and execute the Contract in the form set out in Section 1.3 of this RFP and in accordance with the terms of this RFP.

Signature of Witness

Signature of Proponent Representative

Name of Witness

Name of Proponent Representative

Title of Proponent Representative

Date

I have the authority to bind the Proponent.

Schedule A: Proponent's Experience, Reputation and Qualifications

Proponents should provide the following information in the space provided and/or by attaching additional pages, if necessary:

A) Proponent Profile

Proponent profile, including full legal name, form of business organization (e.g. corporation, sole proprietorship, etc.), length of time in business, number of employees, and a brief description of Proponent's current business:

B) Qualifications and Experience

Details of Proponent's ability and expertise that will allow Proponent to satisfactorily provide the Work, including a description of relevant past experience with similar contracts (including references, contract value, and date of performance). Proponent should detail at least three (3) projects it has completed in the past three (3) years that it considers is substantially similar to the Work required under this RFP:

C) Key Personnel

Key personnel of the Proponent who will be responsible for the Work, together with a description of their respective responsibilities and related experience:

1) Name: _____

Responsibilities:

Experience:

2) Name:

Responsibilities:

Experience:

3) Name: _____

Responsibilities:

Experience:

4) Name: _____

Responsibilities:

Experience:

5) Name: _____

Responsibilities:

Experience:

6) Name: _____

Responsibilities:

Experience:

D) Subcontractors (if any)

Subcontractors that the Proponent intends to use for performance of the Work, including a description of the portion of the Work proposed to be subcontracted and the subcontractor's relevant experience:

1) Subcontractor Name:

Responsibilities:

Experience:

2) Subcontractor Name:

Responsibilities:

Experience:

3) Subcontractor Name:

Responsibilities:

Experience:

4) Subcontractor Name:

Responsibilities:

Experience:

5) Subcontractor Name:

Responsibilities:

Experience:

6) Subcontractor Name:

Responsibilities:

Experience:

E) Financial History

Details of Proponent's financial strength including copies audited financial statements for past three years, details of any ongoing or recent bankruptcy/insolvency proceedings in past three years and details of other contracts that have terms that would overlap with the Contract:

F) References

Details of Proponent's references:

1) Reference Name:

Reference address, phone number and email address:

Reference's employer and position within employer:

Reference's relationship to Proponent and basis for reference:

Experience:

2) Reference Name:

Reference address, phone number and email address:

Reference's employer and position within employer:

Reference's relationship to Proponent and basis for reference:

3) Reference Name:

Reference address, phone number and email address:

Reference's employer and position within employer:

Reference's relationship to Proponent and basis for reference:

Schedule B: Work Plan and Methodology

Proponents should provide the following information in the space provided and/or by attaching additional pages, if necessary:

- A) A brief narrative that illustrates the Proponent’s understanding of the Municipality’s requirements for the performance of the Work:

- B) A description of the general approach and methodology the Proponent would take in performing and managing the Work:

- C) Any suggested amendments to the Work as described in the RFP that the Proponent suggests would be of benefit to the Municipality in terms of value for money, cost savings, environmental benefits, technological benefits, or other benefits:

D) Proponent's proposals to minimize neighbourhood and community disruptions and nuisances in carrying out Work:

E) Proponent's proposals to ensure compliance with all applicable environmental laws and regulations:

F) Proponent's proposals to address any archaeological issues arising from the Work:

G) Proponent's proposals to protect trees as part of the Scope of Work:

H) Proponent’s proposals to protect landscaping that are to be retained as part of the Scope of Work:

I) Proponent’s proposals to address any schedule delays:

Schedule C: Work Schedule

Proponents should provide the following information in the space provided and/or by attaching additional pages, if necessary:

<u>Work Description</u>	<u>Target Date</u>
Start Date	
Completion Date	

Schedule D: Pricing for Work

Proponents should provide their estimated pricing for the Work in the table below. If a Proponent wishes to provide an alternative pricing structure for the Work, the Proponent may describe the alternative structure, including how it would benefit the Municipality, in an attached page.

- (a) Proponents should provide the information requested below.
- (b) Rates must be provided in Canadian funds, inclusive of all applicable duties and taxes except for Goods and Services Tax (“GST”), which should be itemized separately.
- (c) Rates quoted by the Proponent must be all-inclusive and must include all labour and material costs, all freight and carriage costs, all insurance costs, all costs of delivery to the City, all costs of installation and set-up, including any pre-delivery inspection charges, and all other overhead, including any fees or other charges required by law.

Description	Qty.	Unit	Unit Price	Amount (\$)
Materials removal and disposal	1	LS		\$
Drywall removal and disposal	1	LS		\$
Deconstruction of structure	1	LS		\$
Other fees and permits	1	LS		\$
Grading	1	LS		\$
Topsoil and Sod	700	Sq.m.		\$
Miscellaneous (all other works necessary or incidental to complete the scope of work)				
Subtotal				\$
GST 5%				
TOTAL with GST @ 5%				\$

Anticipated % of the following equipment, materials and structure to be recycled:

Appliances	%
Concrete	%
Metal	%
Wood	%
Drywall plaster (non ACM)	%
Others	
Total recycled equipment/materials/structure	%

Percentage of work to be performed by Contractor's own forces % _____

Percentage of work to be performed by approved Subcontractor's % _____

Please state the completion date of the Work for this job site _____

By Proponent (company name) _____

APPENDIX C – SCOPE OF WORK

SCOPE OF WORK

1.1 Scope of Work

The Contractor is required to provide all necessary materials, labour, plant, tools, equipment and permits, for the demolition of the buildings located at:

- 15463 Buena Vista Avenue, White Rock, BC V4B 1Y9

All abatement, deconstruction / demolition and removal work has been performed by the pre-qualified demolition contractor and approved subcontractor for the hazardous material removals.

The scope of work is in accordance with the attached terms, conditions, requirements as well as appendices and attachments under Part 4 - Appendices. The scope of work will include the following:

- Deconstruction/Demolition and offsite disposal of building materials, including any materials separation, drywall and any identified substance that requires special disposal. The demolition work shall include tree protection barriers. Trees and palm trees to be protected per the arborist report in Appendix F. South boulder retaining wall to be protected. The demolition work shall include the removal of concrete foundations and retaining walls that may be below grade, walkways and driveways within the property line that is identified in the site plan per Appendix E.
- Landscaping: grading, installing growing medium and hydroseed per specification
- Provide dust screens, barriers, and warning signs in locations where demolition work is adjacent to areas used by public or adjacent properties.
- The job sites must be kept clean, tidy and safe during and at completion of Work. Any earth disturbed in the removal must be backfilled and sloped to the satisfaction of the City. Grade fills requirement reference Specification section 2.8.
- No materials shall be buried within or close to the job site.
- The Contractor shall have an on-site project supervisor assigned to the project.
- The Contractor is responsible to arrange and pay for all required municipal and other permits including Damage Deposits required for the Work. The City can help apply for demolition permit.
- The Contractor is responsible to provide safety fences and to ensure security of the work area at all the times.

1.2 Work Schedule Constraints

The Contractor to comply with the City of White Rock Noise Bylaws.

<https://www.whiterockcity.ca/177/Bylaws>

Construction noise permitted during the following times:

- Monday – Friday - 7:00 am – 7:30 pm
- Saturday – 9:00 am – 7:00 pm
- Sunday & Holidays – no construction noise permitted

APPENDIX D – SURVEY

TOPOGRAPHIC SITE PLAN OF LOT 27
EXCEPT: PARCEL A (EXPLANATORY PLAN 9515),
SEC 11 TP 1 NWD PLAN 2781

CIVIC ADDRESS:

15463 Buena Vista Avenue, White Rock, BC
P.I.D. 013-382-861

LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES CATCH BASIN - TOP ENTRY
- PP DENOTES UTILITY POLE
- ⊙ DENOTES STREET LIGHT - DAVIT
- MH-S DENOTES SANITARY MANHOLE
- MH-D DENOTES STORM MANHOLE
- ⊙ DENOTES TREE AND CANOPY EXTENT
- × DENOTES GROUND ELEVATION
- (t) DENOTES TOP OF Rt. WALL ELEVATION

SCALE 1 : 250

2.5 0 5 10
ALL DISTANCES ARE IN METRES



BCS467

REM 27
PLAN 2781

145
PLAN 67440

Lot dimensions are derived from FIELD SURVEY

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS) Derived from Control Monument 88H389.
Elevation = 86.049m

Spot elevations along curb are taken in gutter

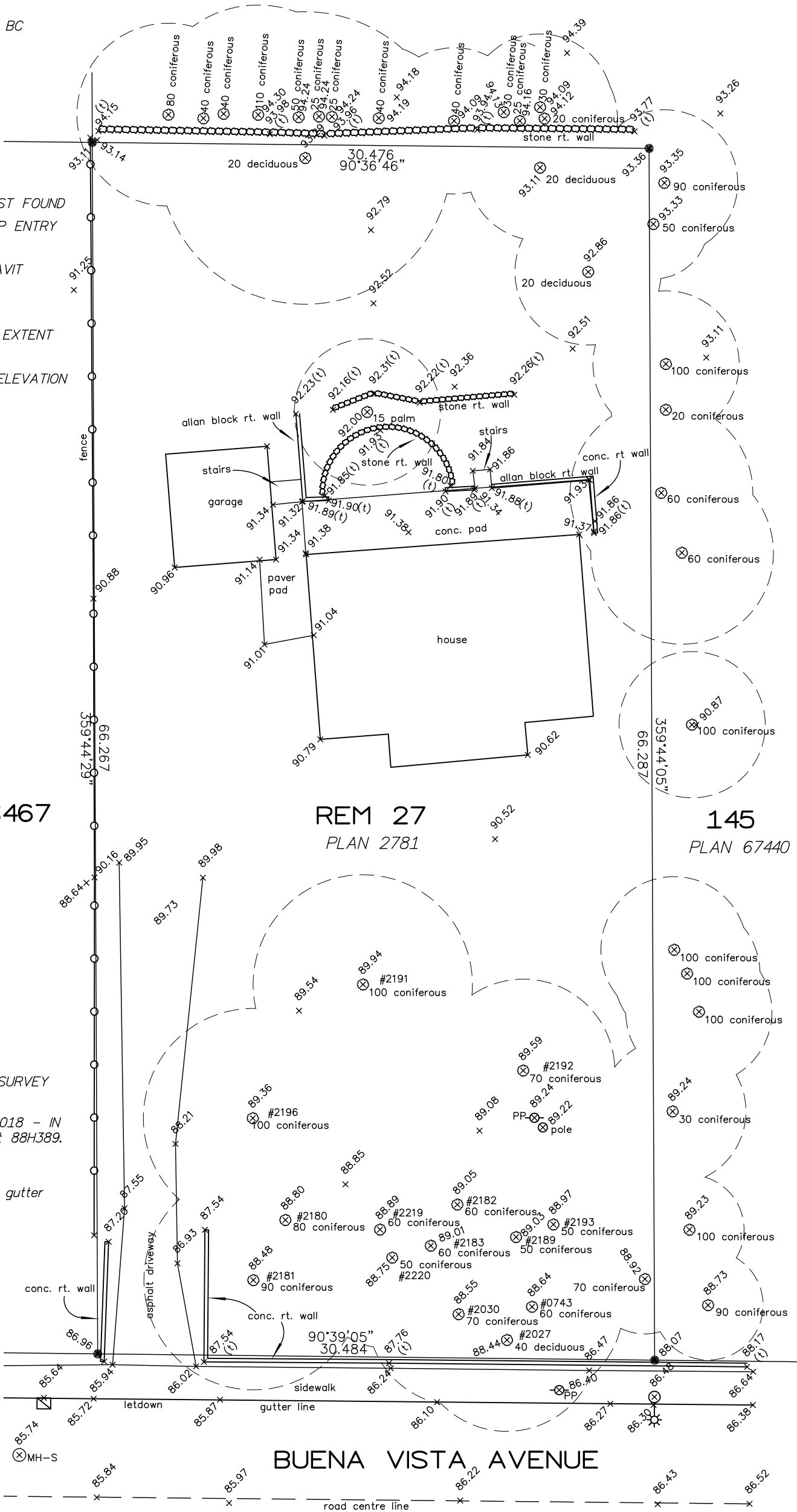
Tree diameters are taken at 1.4m above grade and are shown in cm.

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 8TH DAY OF JULY, 2019

----- B.C.L.S.
Finny Philip



TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161

FILE: 9363-SITE

APPENDIX E – SITE PLAN

TOPOGRAPHIC SITE PLAN OF LOT 27
EXCEPT: PARCEL A (EXPLANATORY PLAN 9515),
SEC 11 TP 1 NWD PLAN 2781

CIVIC ADDRESS:

15463 Buena Vista Avenue, White Rock, BC
P.I.D. 013-382-861

LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES CATCH BASIN - TOP ENTRY
- PP DENOTES UTILITY POLE
- ⊙ DENOTES STREET LIGHT - DAVIT
- MH-S DENOTES SANITARY MANHOLE
- MH-D DENOTES STORM MANHOLE
- ⊙ DENOTES TREE AND CANOPY EXTENT
- × DENOTES GROUND ELEVATION
- (t) DENOTES TOP OF Rt. WALL ELEVATION

SCALE 1 : 250

2.5 0 5 10
ALL DISTANCES ARE IN METRES



BCS467

REM 27
PLAN 2781

145
PLAN 67440

driveway to be
removed and
restored with
top soil and sod

Contractor to restore approximately 700 sq.m of top soil and sod with minimum depth of 150mm. Demolition near trees to be supervised by City arborist. Regrading to be reviewed and approved by Engineering Department prior to placement of sod.

garage,pave pad,
allan block retaining wall
and stairs to be removed
and deposited

stone retaining wall
to be removed

oval stone retaining
wall to remain

allan block
retaining wall,
stairs and
concrete pad to
be removed

driveway access
and retaining wall
at this point south
to remain

Lot dimensions are derived from FIELD SURVEY

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS) Derived from Control Monument 88H389. Elevation = 86.049m

Spot elevations along curb are taken in gutter

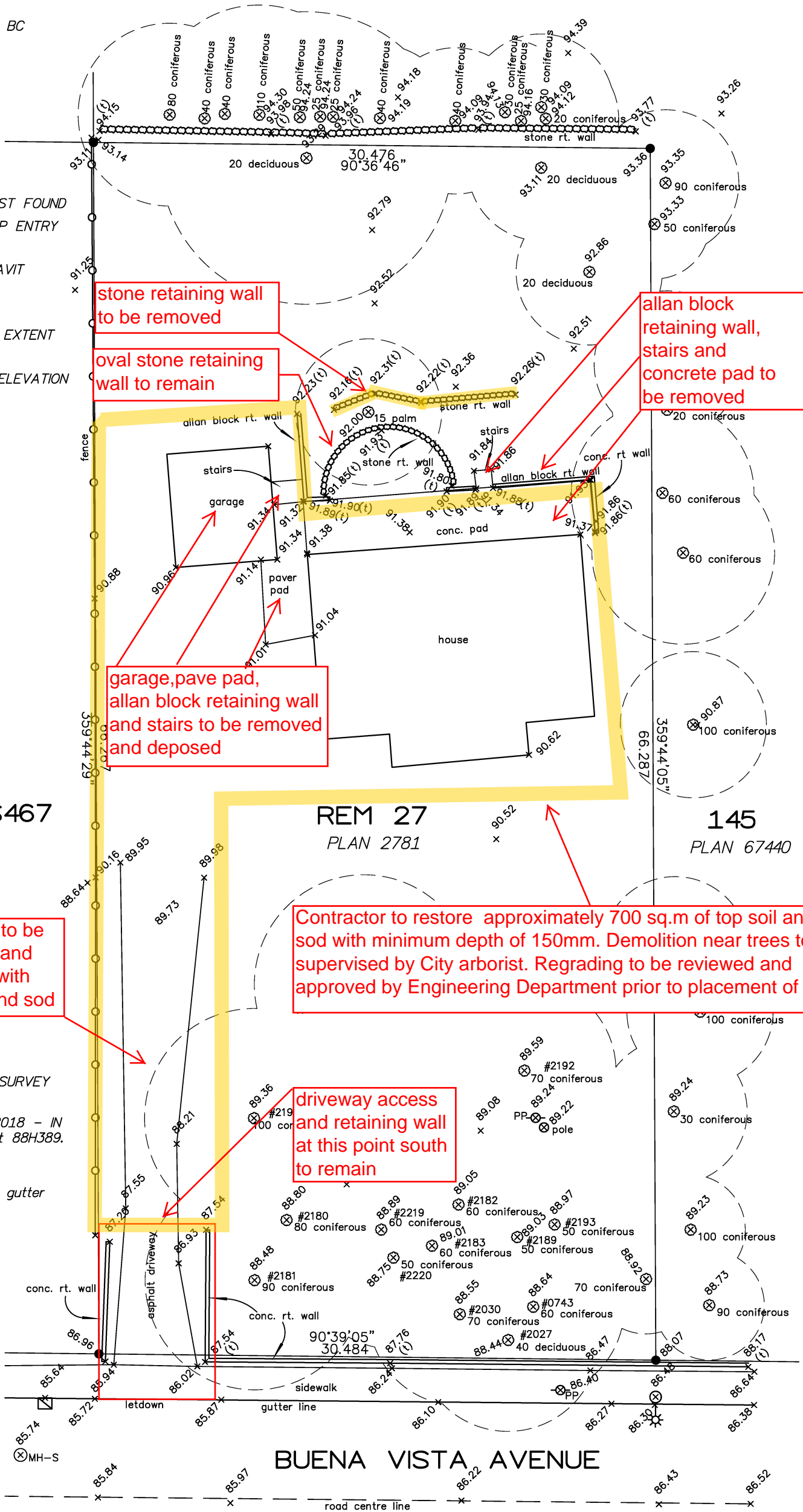
Tree diameters are taken at 1.4m above grade and are shown in cm.

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CERTIFIED CORRECT
DATED THIS 8TH DAY OF JULY, 2019

Finny Philip B.C.L.S.



FILE: 9363-SITE

APPENDIX F – ARBORIST REPORT



Arborist Report
15463 Buena Vista Avenue, White Rock

Prepared for:
Steve Whitton (City of White Rock)
Email: SWhitton@whiterockcity.ca

September 27, 2019

Prepared by:

Reginald Eddy
ISA Certified Arborist PN- 8850A
B. of Urban Forestry

Anne Kulla
Certified ISA Arborist PN-6263A
Certified Tree Risk Assessment Qualified
Member BCLNA

Huckleberry Landscape Design

9756 Crown Cres,
Surrey, BC V3V 6H9

Cell: 604-724-3025

Email: anne@huckleberrylandscape.ca

Subject Property Address: 15463 Buena Vista Avenue, White Rock

Property Inspection Date: August 29th & September 18th, 2019

Submittal Date: September 27, 2019

Summary:

Huckleberry Landscape Design was retained by Steve Whitton to assess the condition and inventory the trees at 15463 Buena Vista, White Rock. Recommendations have been made for lowering tree risk and preparing the site to become a public park.

The subject property is a residential property that has been acquired by the City of White Rock. A single-family dwelling and a shed are located at the center of the property. The structures are to be demolished and the property will become a public park area.

A total of sixty trees have been inventoried. Twenty-four trees are on-site and thirty-six trees are off-site. All recommendations are listed in the attached tree inventory table at the end of this report. The location of the trees is shown on the attached site plan.

A list of tree risk mitigation recommendations is included in the inventory. It is the discretion and responsibility of the property owner to take the appropriate action to reduce tree risk as recommended.

All trees on-site have been tagged or were tagged prior to the inspection. Off-site trees were not tagged by the inspector, however certain off-site trees were tagged prior to the inspection and those tag numbers are used to identify them in the attached inventory. There is numerical discontinuity of on-site and off-site trees because of the varying times these trees have been inventoried.

Several trees were not shown on the survey provided. The location of these trees has been estimated by the inspector and drawn on the attached site plan.

Assignment:

Huckleberry Landscape Design was hired to:

- Inspect and inventory any trees on the subject property and nearby trees on adjacent properties.
- Make recommendations for tree risk mitigation and best management
- Provide a written report of the findings for the City of White Rock

Methodology:

The trees were assessed using Basic Visual Assessment from the ground. Tools used for assessment may include: binoculars, rubber mallet for sounding and a small trowel for minimal removal of soil around roots.

What we are looking for during a visual inspection:

- Any structural defects or injuries
- Signs or symptoms of disease, infections or insect infestations
- The height of the tree and spread of the canopy
- Color and density of the foliage

The inspection provides us with an idea of the overall condition of the tree. The *Tree Inventory and Risk Assessment Table* near the end of this report states these findings.

Site Conditions and Tree Locations:

The site is a rectangular shaped city-sized lot (.20 ha) in a residential area. In the center of the lot is a single-family dwelling that is accessed by the driveway in the southwest corner of the lot. The lot slopes south until the sidewalk, where there is a 6-8 foot retaining wall. Surrounding the property on the east and north sides is a city-owned park that is densely treed. West is a residential property with condos. South is Buena Vista Avenue.

Arborist Observations:

The observations have been divided into four separate areas: front yard, back yard, offsite trees at the east property boundary, and offsite trees at the north property boundary.

Front Yard

There are sixteen Douglas-fir trees and one Arbutus tree in the front yard of the site. The trees are growing as a stand and have adapted to each other. The site and trees

are contained on the south boundary by a powerline and a retaining wall. The available soil for trees near the retaining wall is limited. Most of the groundcover in the front yard is lawn except near the retaining wall, where it is covered with various native and non-native vegetation.

The Douglas-fir trees in the front yard have normal to low vigor, with slightly lighter green foliage than usual for such species. This low vigor is likely the result of the severe droughts in 2017 and 2018. The trees have been weakened by the drought and are vulnerable to pathogens. An increase of fungal pathogens in the up coming years, especially with the recent increase in precipitation the past summer, is expected.



Above: The front yard from Buena Vista Avenue.

Most of the trees in the front yard had some dead branches that will probably detach within the next year. If this area is used frequently after the property has changed into a park, it is recommended that the dead branches greater than 3-centimeters diameter are pruned.

Many of the trees had resinosis on the lower or upper stems. Resinosis can be indicative of some serious decay pathogens, however it can also be the result of mechanical damage. No fruiting bodies were observed during the site visit however it is recommended that these trees are inspected annually at different times of the year for fungi.

Some trees in the front yard have broken tops. From the ground, most of the tops appear to be low risk of failure, except for tree #2220. Tree #2220 is subordinated by nearby trees, had a top break at roughly 10 meters. The new canopy growth from the break is very bias to the south and the breaking point does not appear to have responded with regrowth. It is recommended the attachment of the new growth on tree #2220 is aerially inspected and management of the tree is made accordingly after the inspection.



Left: trees in the front yard from the Buena Vista Avenue; Right: trees in the front yard from the top of the drive way.

Back Yard

Four trees are in the backyard. Two plums, one cherry, and one palm tree. The back yard is on a south facing slope. The area has a stone patio near the house, a small shed, and otherwise is mostly lawn.



Left: palm tree and patio area in backyard; Right: backyard, facing west.

The two plum trees (tree #79 & 81) are leaning significantly south because off-site cedars are suppressing them from the north. The trees are mature and do not have a long expected life-span. Tree #81 has a fruiting body of what looks like *Phellinus pomaceus*, a slow heart rot decay pathogen. Tree #81 will need to be monitored for progression of the heart rot. The trees do not have much value with respect to specimen quality. However, the trees are shading the ground near the drought sensitive cedar trees. It is recommended these trees are retained but shade tolerant trees are proactively planted nearby as replacement to help moderate soil moisture.



Above: Fruiting body on tree #81.

The palm tree (tree #99) near the patio of the existing house is in good condition. It is recommended for general maintenance that the older fronds are removed. The tree should be retained because of its specimen value.

The one cherry tree (tree #82) in the backyard is dead and has significant decay. It is recommended the cherry tree is removed.



Above: Plum trees in backyard.

Offsite Trees at The East Property Boundary

There are eighteen inventoried trees along the east property boundary. In this area there are vine maples and a variety of other species that were too small to inventory. The trees are on the edge of the park which does not appear to get much park user traffic.



Above: Off-site trees near the east property boundary from in the park.

Many of the trees have resinosis on the lower part of the stem - the cause could not be determined with a basic visual inspection. Tree OS11 has extensive resinosis and swelling at the base of the trees. It is recommended the tree OS11 have an advance inspection to check for fungal pathogens.

Many trees have moderate dead branches which will probably detach in a wind event. Because these trees are not on the subject property, no recommendations will be made about maintenance or risk mitigation.



Left: resinosis typical of many trees on site; Right: trees near the house that will be demolished. The house on the subject property will be demolished. There are three trees (OS1, OS18 & 19) that are near the east side of the house. Machines required for demolishing the house have the potential to damage these trees or their critical root areas. It is recommended an ISA Certified be on site during the demolition to ensure tree protection.

Offsite Trees at The North Property

There are eighteen cedar trees and one black walnut tree along the north property line. The group of cedars is an overgrown hedge row. All the trees are growing closely with each other causing asymmetrical growth and suppression of smaller trees. Cedars at the east side of the row are showing symptoms of drought stress and several are dead or in terminal decline.

Most of the cedars were tagged by The City of White Rock, though many are not. Additionally, the survey provided for report did not show the associated tag numbers for the cedars. Therefore, the plan attached to this report may be inaccurate in this area.



Left: the cedars and walnut at the east side of the row; Right: the cedars are the west side of the row.

Five cedars (trees OS5-7, OS7434 & OS7435) at the east end of the row are dead and dying and will increase in risk of failing. However, these trees are in an area with little to no park user traffic and are low risk. Birds are currently using these cedars for cavity nesting. Therefore, it is recommended that the five trees are reduced to 8 meters in height and are retained as wildlife trees.



Above: The cedars from the park facing south.

The opinions and recommendation presented above are based on the site visit made by the writer to view the trees on the dates noted above and are valid for these dates only. While every effort has been taken to assess accurately, the very nature of trees and the unpredictability of weather patterns make it impossible to unequivocally state the condition of the trees for the future.

September 27th, 2019



Reginald Eddy
ISA Certified Arborist PN- 8850A
B. of Urban Forestry



Anne Kulla
Certified ISA Arborist PN-6263A
Certified Tree Risk Assessment Qualification
Dipl. Horticulture, CLT
BCLNA member

Tree Inventory and Risk Assessment

Tree # - tag #	Species	DBH (cm)	Location Details	Canopy spr X ht(m)	LCR (%)	Tree Conditions	Other Information	Recommendation
On-site Trees								
08	Douglas-fir <i>Pseudotsuga menziesii</i>	43	East property line, near retaining	5 x 22	50	Fair	Asymmetrical canopy, minor deadwood	No work
79	Purple-leaf plum <i>Prunus cerasifera</i>	21, 19	Northwest corner of backyard	7 x 8	35	Fair	Lots of epicormic growth, subordinated, significant lean south	No work
80	Cedar <i>Thuja plicata</i>	42	Backyard, Northeast corner	6 x 10	60	Fair	Subordinated	No work
81	Purple-leaf plum <i>Prunus cerasifera</i>	29, 10	Backyard, Northeast corner	10 x 8	35	Poor	Multi-stemmed at base, 45 degree lean south, decay and fungal fruiting bodies on stem, keeping sun off the soil under the cedar trees	Retain and monitor
82	Cherry <i>Prunus spp.</i>	42	Backyard, Northeast corner	7 x 8	5	Poor	Terminal decline, 95% dead	Remove tree
99	Palm <i>Trachycarpus fortunei</i>	28	Backyard, on retaining wall near patio	4 x 6	N/A	Good	Lower fronds are chlorotic	Remove lower fronds, Retain
100	Holly <i>Ilex aquifolium</i>	~11, 10, 10	East side of property near house	8 x 8	60	Fair	Over-grown bush, multi-stemmed at base	No work
743	Douglas-fir <i>Pseudotsuga menziesii</i>	49	Front yard, SE corner	7 x 25	45	Fair	Canopy bias to south, pruned for hydro, near retaining wall	No Work

2027	Arbutus <i>Arbutus menziesii</i>	26, 24	Front yard, SE corner	6 x 9	70	Fair	Subordinated, twin stems at 0.5 meters, suppressed on northside, 10-15 cm of included bark in union	No Work, monitor union
2030	Douglas-fir <i>Pseudotsuga menziesii</i>	57	Front yard, SE corner	7 x 25	45	Fair	Previously broken top, new growth at top may have weak branch attachment, canopy bias to south	Inspect union at broken top
2179	Douglas-fir <i>Pseudotsuga menziesii</i>	72	Center of front yard	10 x 25	70	Fair	Large deadwood, resinosis at 8 meters	Remove deadwood
2180	Douglas-fir <i>Pseudotsuga menziesii</i>	48	Front yard, Southwest corner close to driveway	9 x 22	70	Good	Minor deadwood in lower crown, stem resinosis at 1.5 meters	Remove deadwood
2181	Douglas-fir <i>Pseudotsuga menziesii</i>	56	Front yard, Southwest corner close to driveway	9 x 25	60	Good	Canopy bias to south, pruned for hydro, near retaining wall	No work
2182	Douglas-fir <i>Pseudotsuga menziesii</i>	52	Center of front yard, closer to retaining wall	6 x 26	45	Fair	Moderate deadwood in lower crown, canopy bias to south	Remove deadwood
2183	Douglas-fir <i>Pseudotsuga menziesii</i>	46	Center of front yard, closer to retaining wall	6 x 25	45	Fair	Minor crown dieback, canopy bias to south	No work
2189	Douglas-fir <i>Pseudotsuga menziesii</i>	41	Front yard, SE corner	4 x 18	40	Fair	Subordinated	No work
2190	Douglas-fir <i>Pseudotsuga menziesii</i>	60	Front yard, Southwest corner close to driveway	9 x 26	60	Fair	Moderate deadwood in lower crown, canopy bias to west	Remove deadwood

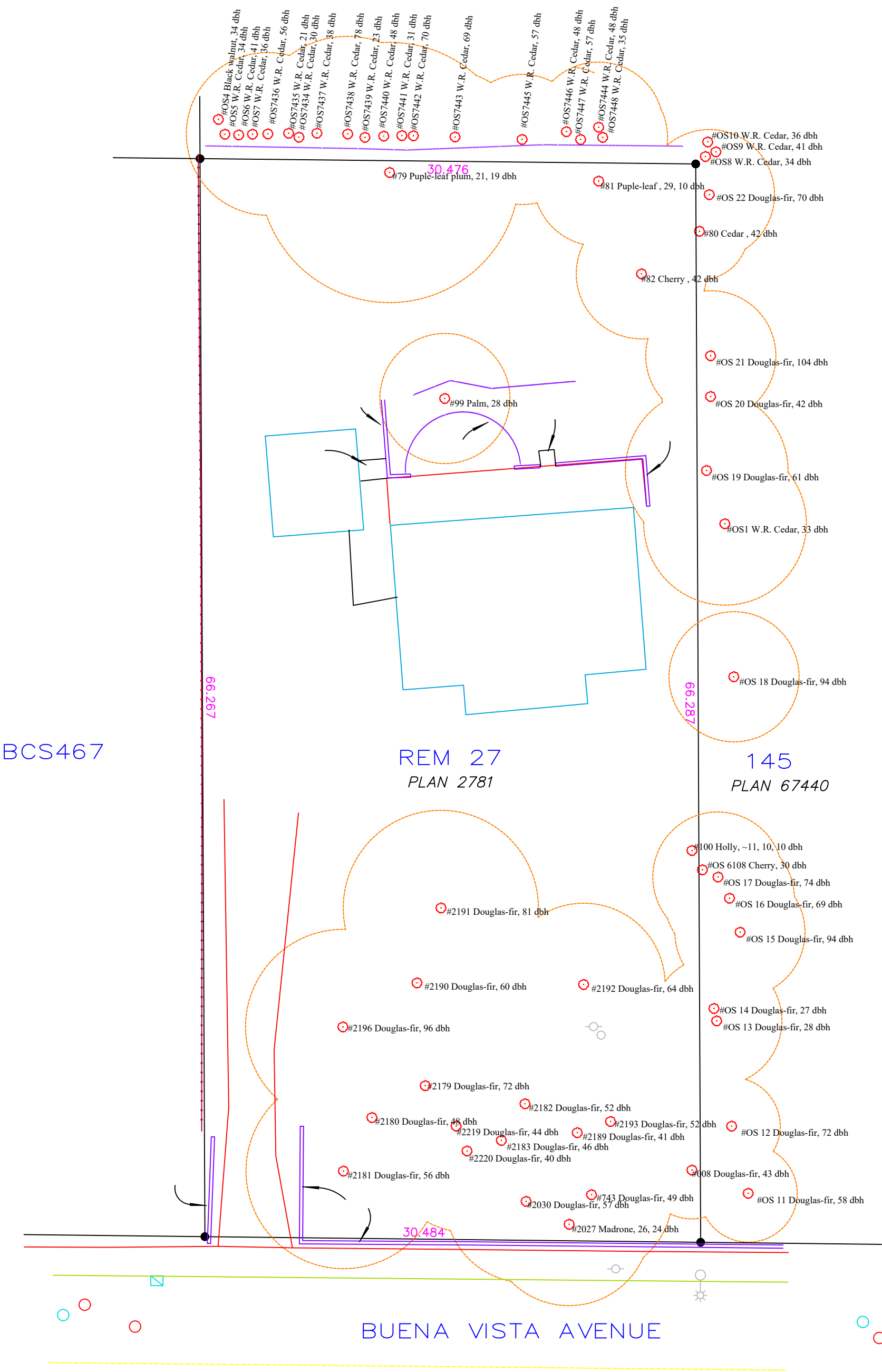
2191	Douglas-fir <i>Pseudotsuga menziesii</i>	81	Center of front yard	14 x 27	75	Fair	Multi-stemmed, narrow stem unions	No work
2192	Douglas-fir <i>Pseudotsuga menziesii</i>	64	Center of front yard	8 x 25	50	Fair	Large deadwood in lower crown	Remove deadwood
2193	Douglas-fir <i>Pseudotsuga menziesii</i>	52	Front yard, SE corner	6 x 25	40	Fair	Minor deadwood in lower crown	Remove deadwood
2196	Douglas-fir <i>Pseudotsuga menziesii</i>	96	Front yard, Southwest corner close to driveway	12 x 27	70	Good	Over-extending branches to west, three stems at 18 meters, resinosis in crown and near base	No work
2219	Douglas-fir <i>Pseudotsuga menziesii</i>	44	Center of front yard, closer to retaining wall	7 x 26	35	Fair	Deadwood in lower crown, canopy bias to south	Remove deadwood
2220	Douglas-fir <i>Pseudotsuga menziesii</i>	40	Center of front yard, closer to retaining wall	7 x 14	40	Poor	Broken top at 10 meters, two new stems from broken point, appears to be a weak poorly compartmentalized union at top, canopy bias to south	Inspect broken top

Off-site Trees								
OS1	Cedar <i>Thuja plicata</i>	33	East of house	6 x 12	60	Fair	Canopy bias to west, subordinated, branches will be in the way of the demolition of the house	Prune away from house before demolition
OS4	Black walnut <i>Juglans nigra</i>	34	Northwest corner of backyard	14 x 24	60	Good	Canopy bias to west	No Work
OS5	Cedar <i>Thuja plicata</i>	34	Northwest corner of backyard	6 x 18	20	Poor	Drought stress, terminal decline	Reduce to 8 meter wildlife stump
OS6	Cedar <i>Thuja plicata</i>	41	Northwest corner of backyard	6 x 20	20	Poor	Drought stress, terminal decline	Reduce to 8 meter wildlife stump
OS7	Cedar <i>Thuja plicata</i>	36	Northwest corner of backyard	5 x 20	21	Poor	Drought stress, terminal decline	Reduce to 8 meter wildlife stump
OS8	Cedar <i>Thuja plicata</i>	34	Northeast corner of backyard	~6 x 20	20	Good	No obvious issues	No work
OS9	Cedar <i>Thuja plicata</i>	41	Northeast corner of backyard	~6 x 20	20	Good	No obvious issues	No work
OS10	Cedar <i>Thuja plicata</i>	36	Northeast corner of backyard	~6 x 20	21	Good	No obvious issues	No work
OS11	Douglas-fir <i>Pseudotsuga menziesii</i>	58	East property line, in park	8 x 22	50	Fair	Extensive resinosis on lower stem, asymmetrical canopy, swelling on south side of stem, ivy	Advanced inspection; check for fungal pathogen
OS12	Douglas-fir <i>Pseudotsuga menziesii</i>	72	East property line, in park	7 x 22	50	Fair	Slightly swollen buttress, moderate deadwood	No work

OS13	Douglas-fir <i>Pseudotsuga menziesii</i>	28	East property line, in park	4 x 18	40	Fair	Subordinated, asymmetrical	No work
OS14	Douglas-fir <i>Pseudotsuga menziesii</i>	27	East property line, in park	4 x 18	40	Fair	Subordinated, asymmetrical	No work
OS15	Douglas-fir <i>Pseudotsuga menziesii</i>	94	East property line, in park	9 x 25	45	Fair	Moderate deadwood	No work
OS16	Douglas-fir <i>Pseudotsuga menziesii</i>	69	East property line, in park	4 x 22	45	Fair	Suppressed canopy on north and south sides, minor deadwood	No work
OS17	Douglas-fir <i>Pseudotsuga menziesii</i>	74	East property line, in park	9 x 23	50	Fair	Asymmetrical canopy, minor deadwood	No work
OS18	Douglas-fir <i>Pseudotsuga menziesii</i>	94	East property line, in park	10 x 23	50	Fair	Moderate deadwood, asymmetrical canopy, co-dominant top,	No work
OS19	Douglas-fir <i>Pseudotsuga menziesii</i>	61	East property line, in park	5 x 20	45	Fair	Asymmetrical canopy, previously broken top	No work
OS20	Douglas-fir <i>Pseudotsuga menziesii</i>	42	East property line, in park	3 x 19	45	Fair	Asymmetrical canopy, broken top, resinosis on lower stem	No work
OS21	Douglas-fir <i>Pseudotsuga menziesii</i>	104	East property line, in park	7 x 25	50	Fair	Moderate deadwood, resinosis on lower stem	No work

OS22	Douglas-fir <i>Pseudotsuga menziesii</i>	70	East property line, in park	6 x 20	45	Fair	Minor deadwood	No work
OS6108	Cherry <i>Prunus spp.</i>	30	East side of property near house	8 x 10	30	Poor	Cracks and decay on stem, deviated bark, epicormic growth on stem	No work
OS7434	Cedar <i>Thuja plicata</i>	30	Back property line, on rock retaining wall	~6 x 20	15	Poor	Drought stress, terminal decline	Reduce to 8 meter wildlife stump
OS7435	Cedar <i>Thuja plicata</i>	21	Back property line, on rock retaining wall	~6 x 20	15	Poor	Drought stress, terminal decline	Reduce to 8 meter wildlife stump
OS7436	Cedar <i>Thuja plicata</i>	56	Back property line, on rock retaining wall	~6 x 20	50	Fair	Thin canopy	No work
OS7437	Cedar <i>Thuja plicata</i>	38	Back property line, on rock retaining wall	~6 x 20	50	Fair	Thin canopy	No work
OS7438	Cedar <i>Thuja plicata</i>	78	Back property line, on rock retaining wall	~6 x 20	50	Fair	Twin stemmed at 5 meters, thin canopy	No work
OS7439	Cedar <i>Thuja plicata</i>	23	Back property line, on rock retaining wall	~6 x 20	50	Fair	Subordinated	No work
OS7440	Cedar <i>Thuja plicata</i>	48	Back property line, on rock retaining wall	~6 x 20	50	Fair	Twin stemmed at 5 meters	No work
OS7441	Cedar <i>Thuja plicata</i>	31	Back property line, on rock retaining wall	~6 x 20	50	Fair	No obvious issues	No work
OS7442	Cedar <i>Thuja plicata</i>	70	Back property line, on rock retaining wall	~6 x 20	50	Fair	Three stems at 5 meters	No work

OS7443	Cedar <i>Thuja plicata</i>	69	Back property line, on rock retaining wall	~6 x 20	50	Fair	Small dead stem at 6 meters, previously failed branch, included bark	Remove dead stem, inspect stem unions
OS7444	Cedar <i>Thuja plicata</i>	48	Back property line, on rock retaining wall	~6 x 20	50	Fair	Twin stem at 5 meters	No Work
OS7445	Cedar <i>Thuja plicata</i>	57	Back property line, on rock retaining wall	~6 x 20	50	Fair	Twin stem at 7 meters	No Work
OS7446	Cedar <i>Thuja plicata</i>	48	Back property line, on rock retaining wall	~6 x 20	50	Fair	Twin stem at 6 meters	No Work
OS7447	Cedar <i>Thuja plicata</i>	57	Back property line, on rock retaining wall	~6 x 21	50	Fair	Twin stem at 7 meters	No Work
OS7448	Cedar <i>Thuja plicata</i>	35	Back property line, on rock retaining wall	~6 x 20	50	Fair	Subordinated	No Work

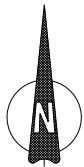


15463 Buena Vista Ave
Tree Protection Plan

Tree Protection Plan

Client City of White Rock
Date September 2019
Drawn by Reg Eddy

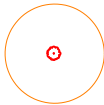
Scale 1:250



1:250

Legend

Inventoried
Tree



Anne Kulla
Certified ISA Arborist PN-6263A
Member BC/LNA
Huckleberry Landscape Design
9756 Crown Cres.
Surrey, BC V3V 6H9
Cell: 604-724-3025
Email: anne@huckleberrylandscape.ca

APPENDIX G – HAZMAT SURVEY & AIR MONITORING



DEMOLITION ASBESTOS REPORT

15463 Buena Vista Ave., White Rock

Prepared for:
City of White Rock

Attention:
Elana Gamache,
Project Manager

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INTRODUCTION

OMNI Hazmat conducts all surveys under current applicable regulations of The Worker's Compensation Board of British Columbia and Occupational Health and Safety Regulation: 20.112 regarding the handling, distribution, or removal of ACM hazardous building material assessments by a qualified person.

The City of White Rock retained OMNI Hazmat Consulting Inc. to perform an inspection of 15463 Buena Vista Ave., White Rock to extract samples, conduct testing, and provide lab analysis data in order to identify and locate asbestos-containing materials to prepare for demolition.

OMNI Hazmat staff Michael Dandurand and Alicia Rhyno carried out the survey on July 11, 2019.

SCOPE OF WORK

SCOPE OF INSPECTION

The purpose of this inspection is to determine if asbestos fibres are present within materials that will be handled or otherwise disturbed during demolition activities. If new materials are discovered that were not sampled or referenced in this report, all demolition work must cease and OMNI Hazmat must be contacted to sample and provide consultation in order to ensure the materials are handled and disposed of properly.

It is crucial for our purposes and the safety of this site to emphasize that this report is entirely exclusive to the property titled and results are limited only to the areas observed at the time of our inspection. Assumptions cannot be made regarding the asbestos content of a material or area that was not sampled or investigated. If there is uncertainty regarding an area or material that was not sampled, the area or material in question must be handled as a potential source of asbestos until further testing confirms otherwise. Inaccessible areas such as wall cavities, below floors, or areas that require invasive dismantling of the building may not have been thoroughly investigated.

METHODOLOGY

Samples of materials suspected to contain asbestos were collected from accessible areas of the home for laboratory analysis. A total of 30 bulk samples were collected from the home during the survey and submitted for analysis utilizing Polarized Light and Binocular Stereo Microscopy at an AIHA Proficient laboratory in accordance with NIOSH 9002 methods.

Samples of gross painted interior and exterior surfaces were collected and submitted for analysis to determine lead concentration. Sarcova Laboratories examined the samples using Flame Atomic Absorption Spectroscopy. See NIOSH method 7082 for a complete overview.

PROJECT MANAGEMENT

Asbestos-containing materials were present within the areas of the home sampled and tested during our inspection. Only properly trained and certified personnel are authorized to handle the removal of hazardous materials. A qualified abatement company must maintain public safety and implement an exposure control plan, submit site-specific work procedures that mitigate risk, and remove and dispose of hazardous materials in a manner consistent with WorkSafe BC Occupational Health & Safety Regulations as well as Special Waste and Regional municipality regulations.

A third party consultant must provide daily air monitoring throughout high-risk abatement work with results available on site within 24 hours of sample collection. An asbestos clearance inspection and air clearance test must be performed following completion of abatement. Air clearance testing must yield satisfactory results before the containment can be disassembled.

Hazardous and banned materials include but are not limited to asbestos, drywall (banned from disposal), Polychlorinated Biphenyls (PCBs), abandoned chemicals (gasoline, pesticides, herbicides, flammable and combustible substances), all refrigerant from cooling equipment, lead products, smoke detectors, and mercury containing switches.

SITE DESCRIPTION

SITE SUMMARY

Estimated year of construction:	1944
Estimated square footage:	1,400 ft ²
Number of floors:	1
Asbestos found during survey:	Yes
Exterior finish:	Wood siding
Roofing materials:	Tar shingle
Window type:	Wood frame, aluminum frame
Insulation above ceiling:	Rock wool, fibreglass
Insulation behind walls:	Fibreglass
Interior condition:	Good
Exterior condition:	Good
Occupied:	No

OBSERVATIONS

15463 Buena Vista Ave., White Rock is a single story home constructed in 1944 that is set to be demolished.

All samples of drywall joint compound and ceiling texture coat taken throughout the home have tested positive for asbestos and require the implementation of WorkSafe BC High-Risk procedures for removal.

Layered sheet vinyl flooring exists in many areas throughout the home. The top layer of vinyl sheet existing in bath 1 and concealed as a base layer in bath 2 has tested positive for asbestos, as has the mastic adhesive. Sheet vinyl present in the entry has also tested positive for asbestos. In the hall, vinyl sheet sampled has tested negative for asbestos however the base layer levelling compound has tested positive and should be assumed to extend the entire length of the hall.

On the exterior, putty present on windows housed in aluminum frames have tested positive for asbestos while putty taken from the wood frames has tested negative.

Vinyl tile, sheet, levelling compound, and remnant paper backing sampled elsewhere throughout the home have tested negative for asbestos. Brick mortar and roofing materials have also tested negative, however chimney mastic and any other mastic not sampled or referenced in this report must be assumed to contain asbestos.

If new materials are uncovered that are not referenced in this report they are to be handled as a potential source of asbestos until further testing and consultation suggests otherwise.

SITE DESCRIPTION

OBSERVED MATERIALS


The materials featured below have been observed on site and were sampled to determine their composition. The condition, estimated quantity and asbestos content of the items to be impacted are also noted. If a new material that may potentially contain asbestos is uncovered during deconstruction of building materials, work must stop on the area until further testing can be performed. Please consult the table below titled Known Asbestos Index for a summary of materials found to contain asbestos.

Although a reasonable effort was made to quantify materials, our measurements may not be exact and therefore should not be relied upon for quoting or disposal purposes. The contractor is advised to confirm measurements.

KNOWN ASBESTOS INDEX

MATERIAL	ESTIMATED QUANTITY	ASBESTOS CONTENT
Drywall:	4,400 ft ²	1% Chrysotile
Ceiling texture:	690 ft ²	3% Chrysotile
Sheet vinyl:	170 ft ²	60% Chrysotile
Furnace tape:	-	Assumed
Vent insulation:	-	Assumed
Sink insulation:	-	Assumed
Mastic and putty:	-	3% Chrysotile


ASBESTOS-CONTAINING MATERIALS


DRYWALL	LOCATION	CONDITION	QUANTITY FT ²	CONCENTRATION
	Throughout	Good	4,400	1% Chrysotile
	Sample No. 1-7		TOTAL: 4,400 ft ²	


CEILING TEXTURE	LOCATION	CONDITION	QUANTITY FT ²	CONCENTRATION
	Entry	Good	110	3% Chrysotile
	Living	Good	580	
Sample No. 8-10			TOTAL: 690 ft ²	


SITE DESCRIPTION

ASBESTOS-CONTAINING MATERIALS

SHEET VINYL	LOCATION	CONDITION	QUANTITY FT²	CONCENTRATION
	Entry	Good	110	60% Chrysotile
	Sample No. 11		TOTAL: 110 ft²	


SHEET VINYL	LOCATION	CONDITION	QUANTITY FT²	CONCENTRATION
	Bath 1	Good	40	60% Chrysotile
	Bath 2	Concealed	20	
Sample No. 15			TOTAL: 60 ft²	

WINDOW PUTTY	LOCATION	CONDITION	QUANTITY	CONCENTRATION
	Windows	Concealed	-	3% Chrysotile
	Sample No. 22, 24			


FURNACE TAPE	LOCATION	CONDITION	QUANTITY	CONCENTRATION
	Crawlspace	Concealed	-	Assumed

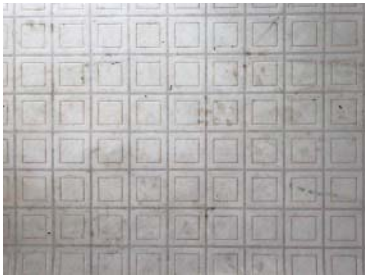
SITE DESCRIPTION

ASBESTOS-CONTAINING MATERIALS

VENT INSULATION	LOCATION	CONDITION	QUANTITY	CONCENTRATION
	Floor vents	Moderate	-	Assumed

SINK INSULATION	LOCATION	CONDITION	QUANTITY	CONCENTRATION
	Kitchen	Good	-	Assumed

SHEET VINYL & LEVELLING COMPOUND	LOCATION	CONDITION	QUANTITY FT²	CONCENTRATION
	Base layer throughout Hall	Concealed	75	1% Chrysotile
	Sample No. 16		TOTAL: 75 ft²	*Although the top layer tested negative for asbestos, it is adhered to a layer of levelling compound which tested positive for asbestos and therefore must be removed as asbestos-containing material*


LAYERED SHEET VINYL AND MASTIC	LOCATION	CONDITION	QUANTITY FT²	CONCENTRATION
	Bath 2	Good	20	60% Chrysotile
	Sample No. 18		TOTAL: 20 ft²	*Although the top layer tested negative for asbestos, it is adhered to a layer of sheet vinyl and mastic which both tested positive for asbestos and therefore must be removed as asbestos-containing material*

SITE DESCRIPTION


OBSERVED MATERIALS

The building materials featured below were observed on site and have been sampled to determine composition. The condition and estimated quantity of the items are also noted. If a new material that may potentially contain asbestos is uncovered during deconstruction of building materials that is not identified below, work must stop until testing can be performed. Please consult the table titled Known Asbestos Index for a summary of materials identified to contain asbestos.

NON-ASBESTOS MATERIALS


VINYL TILE	LOCATION	CONDITION	QUANTITY FT ²	CONCENTRATION
	Living	Concealed	250	Tested negative
	Sample No. 19		TOTAL: 250 ft ²	


SHEET VINYL	LOCATION	CONDITION	QUANTITY FT ²	CONCENTRATION
	Laundry	Good	150	Tested negative
	Sample No. 14		TOTAL: 150 ft ²	

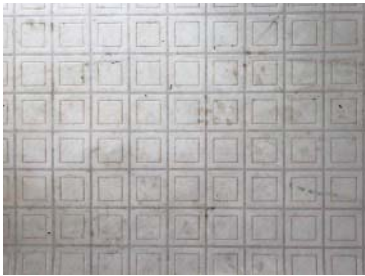
PAPER BACKING	LOCATION	CONDITION	QUANTITY FT ²	CONCENTRATION
	Living room	Concealed	580	Tested negative
	Sample No. 20		TOTAL: 580 ft ²	


SITE DESCRIPTION

NON-ASBESTOS MATERIALS

SHEET VINYL	LOCATION	CONDITION	QUANTITY FT ²	CONCENTRATION
	Kitchen base layer	Concealed	115	Tested negative
	Top layer Hall outside bath	Good	25	
	Sample No. 13		TOTAL: 140 ft ²	


SHEET VINYL	LOCATION	CONDITION	QUANTITY FT ²	CONCENTRATION
	Kitchen top layer	Good	115	Tested negative
	Sample No. 12		TOTAL: 115 ft ²	

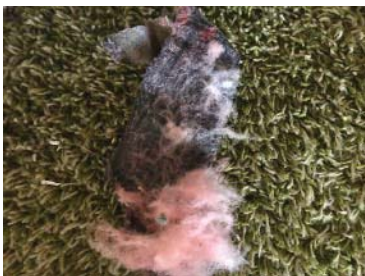
SHEET VINYL	LOCATION	CONDITION	QUANTITY FT ²	CONCENTRATION
	Entry (loose)	Moderate	8	Tested negative
	Sample No. 18		TOTAL: 8 ft ²	


CEILING TEXTURE	LOCATION	CONDITION	QUANTITY FT ²	CONCENTRATION
	Bath 2	Good	20	Tested negative
	Sample No. 21		TOTAL: 20 ft ²	


SITE DESCRIPTION

NON-ASBESTOS MATERIALS

SHEET VINYL	LOCATION	CONDITION	QUANTITY FT²	CONCENTRATION
	Bed 1	Concealed	180	Tested negative
	Bed 2	Concealed	120	
	Sample No. 17		TOTAL: 300 ft²	


INSULATION PAPER	LOCATION	CONDITION	QUANTITY	CONCENTRATION
	Exterior	Concealed	-	Tested negative
	Sample No. 30			


TAR SHINGLE	LOCATION	CONDITION	QUANTITY	CONCENTRATION
	Roof	Good	-	Tested negative
	Garage	Good	-	
	Sample No. 25			


WINDOW PUTTY	LOCATION	CONDITION	QUANTITY	CONCENTRATION
	Garage windows	Good	-	Tested negative
	Sample No. 23			

SITE DESCRIPTION

NON-ASBESTOS MATERIALS

BUILDING PAPER	LOCATION	CONDITION	QUANTITY	CONCENTRATION
	Exterior	Concealed	-	Tested negative
	Sample No. 29			

BRICK MORTAR	LOCATION	CONDITION	QUANTITY	CONCENTRATION
	Fireplace	Good	-	Tested negative
	Sample No. 28			

BRICK MORTAR	LOCATION	CONDITION	QUANTITY	CONCENTRATION
	Chimney	Good	-	Tested negative
	Sample No. 26, 27			

FINDINGS

ASBESTOS

Appropriate control measures must be taken in order to remove or handle any asbestos-containing materials present on site. Removal of asbestos-containing materials, including cleanup of the containment and work area, must be completed by a qualified abatement contractor implementing appropriate risk procedures. All hazardous substances are to be disposed of in accordance with applicable Special Waste and Regional municipality regulations and federal requirements.

Personal protective equipment and third-party safety and consulting services must be utilized throughout the project. If new materials are revealed that were not referenced below, it is the sole responsibility of the contractor and building owner to contact OMNI Hazmat for further testing, analysis and consultation.

DRYWALL JOINT COMPOUND

The samples of drywall joint compound collected from throughout the home have been confirmed to contain 1% chrysotile asbestos. Drywall observed during our assessment was found to be in good condition and therefore does not present an increased risk to workers or occupants unless disturbed.

⚠ WorkSafe BC Moderate-Risk work procedures are to be followed for the safe removal of drywall walls, and WorkSafe BC High-Risk work procedures are to be in practice during the abatement of drywall ceilings. Daily air monitoring is to be performed by a qualified third-party company throughout high-risk removal activities and is to be followed by an air clearance that yields satisfactory results before risk procedures are downgraded or regular access to the abated area is permitted.

CEILING TEXTURE

Texture coating sampled from the entry and living room have tested positive for 3% chrysotile asbestos. Texture coat sampled from bath 2 has tested negative for asbestos, however is attached to an asbestos-containing drywall substrate and must also be removed as an asbestos-containing material.

⚠ WorkSafe BC High-Risk procedures are to be followed for the safe and controlled removal of ceilings with asbestos-containing texture coat. Due to the increased risk of exposure presented while removing overhead materials, higher precautions are necessary during the dismantling of ceilings.

INSULATION

Fibreglass batt and rock wool insulation was found behind walls and above ceilings during our inspection and is not suspected to contain asbestos. Vermiculite insulation was not found in the areas inspected, however it may be concealed in other areas of the building. Vermiculite can reside behind walls, plumbing, and electrical cutouts or may be mixed in with other insulation types. If found, WorkSafe BC High-Risk work procedures must be followed in order to remove vermiculite and contaminated insulation materials safely.

FINDINGS

FLOORING MATERIALS

Sheet vinyl flooring exists both as a wear surface and concealed in several areas throughout the home. Sheet flooring sampled in the entry, bath 1, bath 2, and the hallway have tested positive for 60% chrysotile asbestos. The mastic adhesive and levelling compound found in the hallway and bathrooms have tested positive for 1% chrysotile asbestos. At the time of our survey, the flooring materials were observed either to be in good condition or concealed beneath other floor types. Until the disruption or puncturing of the material occurs, there is no enhanced risk of exposure to workers or occupants. All other floor types sampled have tested negative for asbestos. If new flooring is uncovered that was not sampled or referenced in this report it must be assumed to contain asbestos until testing confirms otherwise.

⚠ WorkSafe BC High-risk procedures are to be followed during the removal of both the asbestos paper backing and the vinyl wear surface. In the event that more homogenous flooring is uncovered or there is flooring found that was not referenced in this report, these materials are to be included in the abatement or tested to determine composition before they are handled. Daily air monitoring is required by a third-party company during high-risk abatement work and air clearance must be issued before regular access to the area is permitted.

ROOFING & FELTING

Roofing and felting sampled from the home has tested negative for asbestos. If another roofing type is uncovered during the course of demolition, work must cease until its composition can be verified.

SIDING MATERIALS

While the concealed building paper has tested negative for asbestos, no putty on the vinyl siding was found to be available for sampling. If another type of putty or siding material not detailed in this report is found it must be handled as asbestos until further testing confirms otherwise.

FIRE-STOP

No fire-stop was observed during our inspection, however may exist around ventilation and heat exhaust ports around the furnace and chimney that were not visible during our assessment. Based on the age of the home, this material is assumed to contain asbestos.

⚠ If this material is encountered it must be removed by a qualified abatement company following WorkSafe BC moderate risk procedures.

PUTTY & SEALANT

Samples of window putty taken from the aluminum frames on the exterior of the home has tested positive for 3% chrysotile asbestos. Based on the age of the home, chimney mastic and any other mastic or putty not referenced in this report are also assumed to contain asbestos. Window putty sampled from the wood frame windows on the garage have tested negative for asbestos.

⚠ Removal of asbestos-containing putty and mastic requires the use of WorkSafe BC moderate-risk work procedures by a qualified abatement company.

FINDINGS

VENT INSULATION

During our inspection insulation was found around the flooring vents. This material may have been concealed in wall and ceiling cavities as well as other areas of the home that were not visible during our assessment. Based on the age of the building it is assumed that this material contains asbestos and may vary in concentration between 30-95% chrysotile.

⚠ Removal of this material requires WorkSafe BC moderate risk procedures by a qualified abatement company.

FURNACE TAPE

During our inspection ACM paper tape was found around ductwork within the crawlspace and is likely concealed in wall and ceiling cavities. Based on the age of the building this material is assumed to contain asbestos and may range in concentration of 30-95% chrysotile.

⚠ Removal of this material requires WorkSafe BC moderate risk procedures by a qualified abatement company.

MISCELLANEOUS

Several miscellaneous items are suspected to contain asbestos and are to be included in the abatement where applicable: Caulking materials, i.e. caulking used to secure sinks to countertops, exterior wall penetration caulking and mastics. Packing and bell and spigot cast iron plumbing fittings, heat shielding found in flush mounted ceiling lights, sprayed insulation, fire-stop, electrical flash guards and insulation spray found on the underside of sinks.

FINDINGS

MISCELLANEOUS HAZARDS

Asbestos-containing materials are the primary focus of this assessment, however, other potential hazards may exist in the work area. Miscellaneous hazardous materials including but not limited to mercury, PCBs, silica, and lead were commonly used in the construction of homes for many years. These materials may be present in living areas or concealed behind structural barriers and pose significant health risks if exposure occurs.

Mercury was commonly used in electrical equipment including thermostats, thermometers, silent switches, alkaline batteries and fluorescent lamps. Exposure, even in small amounts, causes adverse health effects including toxicity to the nervous, digestive, immune, respiratory, and endocrine systems, and is a threat to the development of children in utero and early development.

Polychlorinated biphenyl compounds (PCBs) can reside in household materials manufactured prior to 1978, including but not limited to fluorescent lighting ballasts, cable insulation, appliances and electrical devices. Exposure can cause issues ranging from skin irritations to severe reproductive, neurological and immune system deficiencies, and is also a threat to fetal and early child development.

Silica exists in many forms, the most relevant being quartz silica used in cementitious building materials such as brick, cultured stone, cement, and mortar. The main concern involving silica is the risk its disruption poses to workers during demolition. Exposure can lead to the development of silicosis and tuberculosis, as well as other severe respiratory problems including emphysema and chronic bronchitis.

Lead containing paint was banned from use in 1978, however continues to be used in the manufacturing of other household goods and materials. Lead can reside in plumbing, pipes, cable splices, solder joints, flues and ceramic tile glazing. Lead poisoning most affects the brain and can cause severe developmental impairment in children, as well as gastrointestinal and neuromuscular disorders.

Mould spores may exist behind wall cavities, under carpeting, or concealed anywhere in damp or water damaged areas. Under certain conditions mould excretes toxic compounds that can lead to fungal infections or poisoning of the neurological system. Persons with compromised immune systems, children, the elderly, and pregnant women have an increased sensitivity to mould.

Other miscellaneous hazards that may be present include: ozone depleting substances found in refrigeration equipment, radioactive isotopes in fire alarms, urea formaldehyde foam, paint cans, solvents, automotive chemicals, household cleaners and other flammable liquids. Special attention should be paid to rodent droppings, which in rare cases can cause severe respiratory diseases such as hantavirus pulmonary syndrome.

⚠ Proper disposal methods are required according to applicable material-specific waste regulations.

Mercury	PCBs	Silica	Lead	Mould	Other
Observed	Observed	Observed	Observed		

The above table solely represents materials observable on site utilizing non-destructive methods. Depending on building age, some materials are assumed to be present.


FINDINGS


LEAD


Sample(s) of paint were collected from the suspect materials and analyzed for lead concentration using Flame Atomic Absorption Spectroscopy (AAS). WorkSafeBC no longer numerically defines what is considered a lead-containing paint and suggests that an exposure control plan is implemented for the removal of paint containing any concentration of lead. Lab analysis indicates the presence of lead in the samples tested. AAS results are tabled below and attached in APPENDIX D. Other items that may contain lead are plumbing, pipes, cable splices, solder joints, flues and glazing found on ceramic tiles. Due to the age of the building it is determined that such applications exist. TCLP testing may be necessary to determine appropriate disposal methods.

LEAD RESULTS

ID#	SAMPLE LOCATION	ABOVE OSHA LIMIT (0.06% wt)	LEAD CONCENTRATION
L1	Interior paint	No	0.020% wt
L2	Exterior paint	Yes	2.311% wt
L3	Exterior paint	Yes	0.095% wt

INTERIOR PAINT	LOCATION	CONDITION	CONCENTRATION
	Interior walls	Good	0.020% wt

EXTERIOR SIDING PAINT	LOCATION	CONDITION	CONCENTRATION
	Exterior	Moderate	2.311% wt

EXTERIOR SIDING PAINT	LOCATION	CONDITION	CONCENTRATION
	Exterior	Moderate	0.095% wt

RECOMMENDATIONS

ASBESTOS RISK ASSESSMENT CLASSIFICATION

The table below provides a summary of the asbestos-containing materials identified on site, the concentration, type and condition of the material(s). The associated risk factor is to be used as a general guideline and is not intended to replace the requirement of a site-specific risk assessment. A complete risk assessment must be prepared by a qualified person prior to abatement activities.

The assigned condition and friability scores were determined during our evaluation and therefore represent the state of the material(s) during the time of our inspection. Like all materials, asbestos-containing products will degrade over time.

Material	Friability			Condition			Risk			Concentration %
	1	2	3	1	2	3	L	M	H	
Drywall:		x		x				x	x	1% Chrysotile
Ceiling texture:			x	x					x	3% Chrysotile
Sheet vinyl:			x		x				x	60% Chrysotile
Furnace tape:			x	x				x		Assumed
Vent insulation:			x		x			x		Assumed
Sink insulation:		x		x				x		Assumed
Mastic and putty:	x			x				x		3% Chrysotile

* Friability is rated from least to greatest ** Condition is ranked from best to worst *** Risk is ranked Low, Moderate, High

RECOMMENDATIONS

HIGH-RISK ASBESTOS REMOVAL

WorkSafe BC - High-Risk asbestos removal procedures must be followed for the safe and controlled abatement of asbestos-containing materials presenting a high risk of exposure. For more information, please recite The Safe Work Practices for Handling Asbestos guidelines 2017 publication.

- Site-specific work procedures are to be developed by the abatement contractor for all high-risk work activities and submitted to the Occupational Hygiene department of WorkSafeBC 48 hour prior to the start of work. Work procedures and all other relevant documentation must be readily available on site during abatement work. First aid personnel, as well as a qualified site supervisor, are to be in attendance throughout the project.
- A designated work area must be defined by fencing, warning tape, and signage that describes the risks associated with entering the removal area. Barriers and signage must be present until the abatement is completed and cleared for safe entry.
- A HEPA equipped ventilation system (negative air units) must be used throughout the removal process. To ensure efficacy, HEPA systems must first be DOP tested on site before they are put to use.
- The following are to be worn by workers participating in High-Risk work activities: Tyvek coveralls with head and foot coverings, double lined gloves and powered air purifying respirators (PAPRs) equipped with NIOSH 100 series filters.
- A three-staged decontamination facility is to be available, including a transfer room, shower, and clean room setup. The decontamination facility is to be used before exiting the contained work area. All personal protective equipment must be cleaned using a damp cloth and or a HEPA vacuum and single-use items are to be disposed of before exiting the containment.
- Polyethylene drop sheets must be used to prevent asbestos contamination in other areas. Windows, vents and other openings must be appropriately sealed to eliminate the migration of asbestos fibres.
- Material saturation procedures are to be implemented using airless sprayers and pump-action water misters, frequently before and during the removal of high-risk materials to reduce or eliminate dust.
- Asbestos-containing materials should be removed while attached to substrates and intact where possible to minimize disturbance and release of asbestos fibres.
- Asbestos debris and contaminants are to be placed in doubled up six-millimetre Polyethylene asbestos waste bags "goose necked" with tape and disposed of in accordance with the requirements of the Occupational Health and Safety Regulation (OHSR) and disposed of in accordance with the provisions of the HWR.
- The removal area(s) and all surfaces are to be decontaminated by HEPA vacuums and then encapsulated using applications of fibre lock.
- Daily Air Monitoring will be required throughout high-risk work to ensure risk procedures are effective and site hygiene efforts remain sufficient. Air clearance sampling is mandatory following abatement completion to rule out the presence of airborne asbestos fibres. Air monitoring must be performed by a qualified third party company possessing NIOSH 582 certification or equivalent training.
- Appropriate techniques, work procedures, and personal protective equipment must be utilized to mitigate risk to workers, occupants and the general public.

RECOMMENDATIONS

MODERATE-RISK ASBESTOS REMOVAL

WorkSafe BC - Moderate-Risk asbestos removal procedures must be followed for the safe and controlled abatement of asbestos-containing materials presenting a moderate risk of exposure. For more information, please recite The Safe Work Practices for Handling Asbestos guidelines 2017 publication.

- Site-specific work procedures are to be developed by the abatement contractor for all high-risk work activities and submitted to the Occupational Hygiene department of WorkSafeBC 48 hour prior to the start of work. Work procedures and all other relevant documentation must be readily available on site during abatement work.
- First aid personnel, as well as a qualified site supervisor, are to be in attendance throughout the project.
- A designated work area must be defined by fencing, warning tape, and signage that describes the risks associated with entering the removal area. Barriers and signage must be present until the abatement is completed and cleared for safe entry.
- Where applicable, a HEPA equipped ventilation system (negative air units) must be used during the asbestos removal process.
- The following are to be worn by workers participating in Moderate-Risk work activities: Tyvek coveralls with head and foot coverings, double lined gloves and powered air purifying respirators (PAPRs) equipped with NIOSH 100 series filters
- A two-staged decontamination facility is to be available, including an appropriate wash down station. The facility is to be used before exiting the containment. All protective equipment should be cleaned using a damp cloth and or a HEPA vacuum and single-use items disposed of before exiting the contained work area.
- Polyethylene drop sheets must be used to prevent asbestos contamination in other areas. Windows, vents and other openings must be appropriately sealed to eliminate the migration of asbestos fibres.
- Material saturation procedures are to be implemented using airless sprayers and or pump-action water misters, frequently before and during the removal of moderate risk materials to reduce or eliminate dust. Asbestos-containing materials should be removed while attached to substrates and intact where possible to minimize disturbance and release of asbestos fibres.
- Asbestos debris and contaminants are to be placed in doubled up six-millimetre Polyethylene asbestos waste bags "goose necked" with tape and disposed of in accordance with the requirements of the Occupational Health and Safety Regulation (OHSR) and disposed of in accordance with the provisions of the HWR.
- The removal area(s) and all surfaces are to be decontaminated by HEPA vacuums and then encapsulated using applications of fibre lock.
- Appropriate techniques, work procedures, and personal protective equipment must be utilized to mitigate risk to workers, occupants and the general public.

RECOMMENDATIONS

WORKSAFE BC SAFE WORK PRACTICE FOR HANDLING LEAD

WorkSafe BC does not numerically define what would be considered a lead containing paint or coating. All suspected paints or coatings should be tested for lead because, depending on the nature of the work, even a small amount could pose a risk to workers. In order to determine which controls and personal protective equipment would be required for a specific job, a qualified person must consider this information as part of a risk assessment.

For example, use appropriate workplace controls during the removal or disturbance of any paint or material containing more than 90 mg/kg lead if vulnerable people are (or will be) present. These individuals could include pregnant women (or those trying to become pregnant), older workers, and children. The employer has a responsibility to protect all people who could be harmed by any lead released during the work.

More stringent workplace controls may be required based on the type of work activity, regardless of the amount of lead in the paint. For example, hand scraping of paint containing 700 mg/kg lead may not produce levels of airborne lead higher than one-half the exposure limit. However, abrasive blasting of the same paint will generate much greater levels of airborne lead.

REGULATORY AGENCY	DEFINITION OF LEAD CONTAINING
EPA - US Environmental Protection Agency	0.5% wt (5,000 mg/kg)
Cal / OSHA	<0.06% wt (<600 mg/kg)
US Consumer Product Safety Improvement Act	>0.009% wt (>90 mg/kg)
Health Canada	0.009% wt (90 mg/kg)

Source: WorkSafe BC Safe Work Practices for Handling Lead pages 56-57

LOW-RISK ACTIVITIES	LOW-MODERATE-RISK ACTIVITIES	MODERATE RISK ACTIVITIES	MODERATE-HIGH-RISK ACTIVITIES
<p>Low-risk activities are those in which workers are exposed to lead but the airborne exposure is not likely to exceed the eight-hour exposure limit (0.05 mg/m³). These include:</p> <ul style="list-style-type: none"> Applying lead-containing paint with a brush or roller Installing or removing sheet metal that contains lead Operating an excavator (within the cab) during building demolition Transporting sealed containers of lead waste 	<p>These include:</p> <ul style="list-style-type: none"> Removing lead materials using a power tool with an effective dust collection system and HEPA filter Scraping or sanding (including wet sanding) of lead-containing coatings using non-powered hand tools Welding, burning, or cutting of surfaces from which lead-containing coatings have been removed 	<p>These include:</p> <ul style="list-style-type: none"> Removing lead-containing coatings with a chemical gel or paste by hand Removing lead-containing coatings with a heat gun Scraping or sanding lead-containing materials using non-powered hand tools (large projects) Manually demolishing lead-painted plaster walls or building components using a sledgehammer or similar tool Cleaning up and removing lead-containing dust and debris 	<p>These include:</p> <ul style="list-style-type: none"> Spraying on lead-containing coatings Using an electrical or pneumatic cutting device for dry removal of mortar that contains lead Removing lead-containing materials using power tools without an effective dust collection system equipped with a HEPA filter Removing or repairing ventilation systems used for controlling lead exposure Demolishing or cleaning up facilities where lead-containing products were manufactured Removing lead-containing surface coatings using a high-pressure waterjet

Source: WorkSafe BC Safe Work Practices for Handling Lead pages 59-60

CONCLUSION

CLOSING

The location, description and analytical results of the collected bulk samples are summarized in the attached lab reports and displayed on the included floor plan. Based on the analytical results of the **30** collected bulk samples **16** tested positive for Asbestos.

Demolition of the home is not permitted until any known or assumed hazardous materials are removed by an approved/licensed contractor following the requirements of the Occupational Health and Safety Regulation (OHSR) and disposed of per the requirements of the hazardous waste regulations where applicable.

Appropriate risk procedures and disposal methods must be followed throughout the removal of asbestos-containing materials as outlined by WorkSafe BC. Abatement workers require sufficient training on appropriate removal techniques and the dangers associated with asbestos exposure. Workers are to be provided with appropriate personal protective equipment and all necessary consulting services and equipment utilized throughout the project.

Personnel removing items tested or assumed to contain lead such as flues, ceramic tiles, and painted surfaces must wear appropriate personal protective equipment and follow a site-specific lead exposure control plan. Siding should be removed by machine where possible to avoid contact with workers. TCLP testing is recommended to evaluate disposal methods and determine the appropriate waste stream.

This document does not offer a warranty against potentially hazardous materials and is specific only to the areas and materials tested. Further consultation is required in the event of uncertainty regarding the findings in this report.



Reviewed by:
Michael Dandurand
Cert: CABIR-18-052



Prepared by:
Alicia Rhyno
Cert: CABI-18-104

APPENDIX A

STANDARD LIMITATIONS

The findings of this report solely represent the analysis of samples collected from accessible areas on site during the survey conducted by OMNI Hazmat. This report is specific only to those areas tested and is based on the condition of the site at the time of inspection. All results are applicable exclusively to the current scope of work. As such, this report is by no means exhaustive and further testing is compulsory in the event materials are uncovered that were not tested or referenced in this report. Further testing is also required if the scope of work increases, unless all materials are handled as hazardous waste and treated in accordance with WorkSafe BC's guidelines.

The samples collected identify the potential asbestos-containing materials in only accessible locations and without causing severe damage to the building. If new information is developed in future work that effects the conclusion of this report, OMNI Hazmat Consulting Inc. should be contracted to re-evaluate and provide amendments as required.

Liability of the site is not assumed by OMNI Hazmat Consulting Inc. as a result of our services. OMNI Hazmat Consulting Inc. does not make recommendations regarding the purchase, sale or investment in the property tested. Any hazardous materials or waste present within the home or building is the exclusive responsibility of the property owner whom is ultimately liable for the materials present on site.

OMNI Hazmat Consulting Inc. does not assume responsibility for any decisions made by the Abatement Contractor, Trades or other Parties. All hazardous materials identified in this report must be removed per current OSHR standards. If any further potentially harmful materials are discovered during the abatement, renovation or demolition, they too must be handled appropriately. No survey can wholly eliminate uncertainty regarding the potential for hazardous materials on site



APPENDIX B



Site Photo



Entry



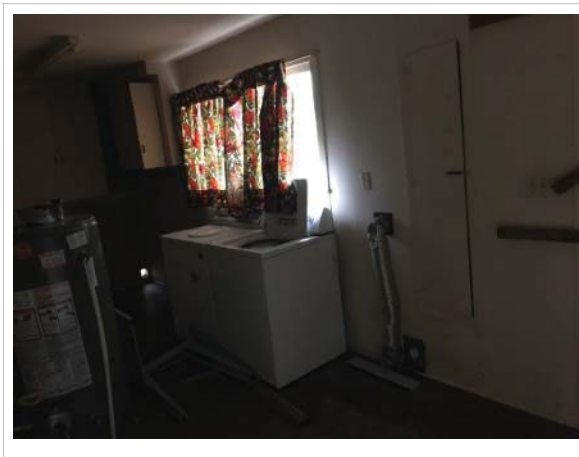
Living



Kitchen



Bath 1



Laundry

APPENDIX B



Hall



Bed 1



Bath 2



Bed 2



Solarium



Mercury

APPENDIX B



Fluorescents



Garage



Wood fibre ceiling tiles - no mastic available for
sampling

APPENDIX C

FLOOR PLAN



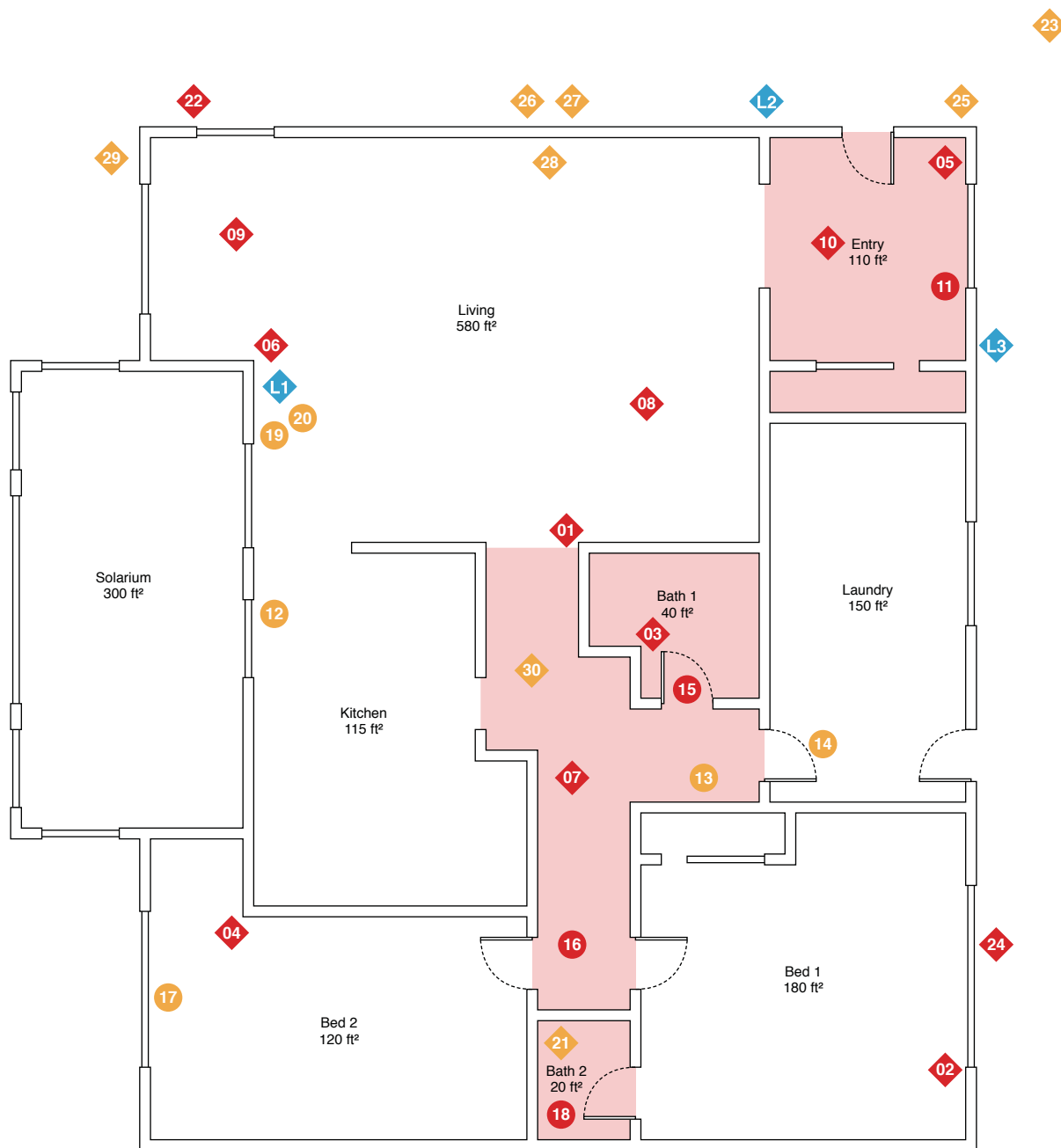
Sample Map

15463 Buenavista Ave.,

White Rock

Floor plan not to scale

- Neg Floor Sample
- Pos Floor Sample
- Negative Sample
- Positive Sample
- Positive Flooring
- Lead Sample



APPENDIX D

LABORATORY REPORTS

7/16/2019



Please find attached the results of the analysis for the samples submitted to the lab for the project indicated on the report below. Results for all material provided can be found on the following pages.

All samples were analyzed using the NIOSH (National Institute for Occupational Safety and Health) Method 9002: 1994. Sample numbers are generated based on the order in which they appear on the COC, the formal sample number is the project number followed by the reported sample ID. Samples containing multiple layers were first separated into individual samples for each layer and analyzed separately, specific layers were identified based on regions of homogeneity. All asbestos concentrations are reported as a percent of the total material in the layer as estimated by a calibrated visual estimate. Samples whose asbestos concentration is below the limit of detection shall be marked as "None Detected". Sarcova Industries Inc. maintains a proficient status in the AIHA Proficiency Analytical Testing (PAT) Programs' Bulk Asbestos Proficiency Analytical Testing (BAPAT) program. Material Descriptions provided by clients shall be used for at least one layer of the sample in question unless the material description would lead to a misunderstanding of analysis results. Where a sample contains additional layers not specified in the material description those materials were described by the analyst to the best of their ability. Colors provided in association with material descriptions are decided by selecting the closest match from a sixteen color reference sheet, however the subjective nature of color interpretation may result disagreements between the color reported and the material *in situ*. Where color disagreements occur the color provided by the client shall be used.

The results presented in this report are strictly valid for the samples received by the laboratory personnel and as such are subject to error generated during sampling. These results may not be reproduced, except in full, without the expressed permission of Sarcova Industries Inc. management.

Samples are archived for four weeks after analysis. Samples that are not retrieved by the client will be disposed of in accordance with local regulations.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick O'Donnell", is written over a light blue rectangular background.

Patrick O'Donnell M.Sc ,
Quality Assurance Officer



Lab ID: 206527

Bulk Material Asbestos Analysis Results

Client: OMNI Hazmat Consulting Inc.
Client Project #: WR-190711-A
Phone: 604-868-8378

Project Location: 15463 Buenavista Avenue, White Rock BC
Relinquished By: Michael D.
Received By: Veronika E.

Project Number: BS3869
Date Received: 2019/07/11
Samples Received: 30

SAMPLE ID	SAMPLE LOCATION	LAYER	MATERIAL DESCRIPTION	NON-FIBROUS MATERIAL	NON-ASB FIBROUS MATERIAL	ASBESTOS TYPE AND PERCENTAGE
1	Hall Near Living Room	1	Drywall Joint Compound	Gypsum	Cellulose-1%	Chrysotile – 1%
2	Bed 1	1	Drywall Joint Compound	Gypsum	Cellulose-1%	Chrysotile – 1%
3	Bath 1	1	Drywall Joint Compound	Gypsum	Cellulose-1%	Chrysotile – 1%
4	Bed 2	1	Drywall Joint Compound	Gypsum	Cellulose-1%	Chrysotile – 1%
5	Entry	1	Drywall Joint Compound	Gypsum	Cellulose-1%	Chrysotile – 1%
6	Living Room	1	Drywall Joint Compound	Gypsum	Cellulose-1%	Chrysotile – 1%
7	Hall Ceiling	1	Drywall Joint Compound	Gypsum	Cellulose-1%	Chrysotile – 1%
8	Living Room Ceiling	1	Texture Coat	Gypsum, Styrofoam, Quartz	Cellulose-1%	Chrysotile – 3%
9	Living Room Ceiling	1	Texture Coat	Gypsum, Styrofoam, Quartz	Cellulose-1%	Chrysotile – 3%
10	Entry Ceiling	1	Texture Coat	Gypsum, Styrofoam, Quartz	Cellulose-1%	Chrysotile – 3%
11	Entry	1	Vinyl Sheet Floor (Brown)	Vinyl, Binders	-	None Detected
		2	Fibrous Backing (Beige)	Binders	Cellulose-30%	Chrysotile – 60%
		3	Mastic (Tan)	Tan Brittle Material	Cellulose-1%	Chrysotile – 1%
12	Kitchen	1	Vinyl Sheet Floor (Off-White)	Vinyl, Binders	-	None Detected
		2	Fibrous Backing (Beige)	Binders	Cellulose-85%, Fibre Glass-5%	None Detected
		3	Mastic (Yellow)	Yellow Brittle Material	Cellulose-1%	None Detected
		4	Leveling Compound (White)	White Brittle Material	Cellulose-1%	None Detected

Bulk Material Asbestos Analysis Results

Client: OMNI Hazmat Consulting Inc.
Client Project #: WR-190711-A
Phone: 604-868-8378

Project Location: 15463 Buenavista Avenue, White Rock BC
Relinquished By: Michael D.
Received By: Veronika E.

Project Number: BS3869
Date Received: 2019/07/11
Samples Received: 30

SAMPLE ID	SAMPLE LOCATION	LAYER	MATERIAL DESCRIPTION	NON-FIBROUS MATERIAL	NON-ASB FIBROUS MATERIAL	ASBESTOS TYPE AND PERCENTAGE
13	Hall Outside Bath 1	1	Vinyl Sheet Floor (Beige)	Vinyl, Binders	-	None Detected
		2	Fibrous Backing (Blue)	Binders	Cellulose-85%, Synthetic Fibres-5%	None Detected
		3	Mastic (Brown)	Brown Brittle Material	Cellulose-1%	None Detected
14	Laundry	1	Vinyl Sheet Floor (Brown)	Vinyl, Binders	Cellulose-5%	None Detected
		2	Fibrous Backing (Black)	Binders	Cellulose-85%, Synthetic Fibres-5%	None Detected
		3	Mastic (Red)	Red Soft Material	Cellulose-1%	None Detected
		4	Mastic (Brown)	Brown Brittle Material	Cellulose-1%	None Detected
		5	Paper Layer	Binders	Cellulose-90%	None Detected
15	Bath 1	1	Vinyl Sheet Floor (White)	Vinyl, Binders	-	None Detected
		2	Fibrous Backing (Beige)	Binders	Cellulose-30%	Chrysotile – 60%
		3	Mastic (Off-White)	Off-White Brittle Material	Cellulose-1%	Chrysotile – 1%
16	Hall	1	Vinyl Sheet Floor (Beige)	Vinyl, Binders	-	None Detected
		2	Fibrous Backing (Black)	Binders	Cellulose-85%, Synthetic Fibres-5%	None Detected
		3	Mastic (Green)	Green Brittle Material	Cellulose-1%	None Detected
		4	Leveling Compound (Grey)	Beige Brittle Material	Cellulose-1%	Chrysotile – 1%
17	Bed 2	1	Vinyl Sheet Floor (White)	Vinyl, Binders	-	None Detected
		2	Fibrous Backing (Black)	Binders	Cellulose-90%	None Detected
		3	Mastic (Tan)	Tan Brittle Material	Cellulose-1%	None Detected

Bulk Material Asbestos Analysis Results

Client: OMNI Hazmat Consulting Inc.
Client Project #: WR-190711-A
Phone: 604-868-8378

Project Location: 15463 Buenavista Avenue, White Rock BC
Relinquished By: Michael D.
Received By: Veronika E.

Project Number: BS3869
Date Received: 2019/07/11
Samples Received: 30

SAMPLE ID	SAMPLE LOCATION	LAYER	MATERIAL DESCRIPTION	NON-FIBROUS MATERIAL	NON-ASB FIBROUS MATERIAL	ASBESTOS TYPE AND PERCENTAGE
18	Bath 2	1	Vinyl Sheet Floor (White)	Vinyl, Binders	-	None Detected
		2	Fibrous Backing (White)	Binders	Cellulose-90%	None Detected
		3	Vinyl Sheet Floor (Off-White)	Vinyl, Binders	-	None Detected
		4	Fibrous Backing (Beige)	Binders	Cellulose-30%	Chrysotile – 60%
		5	Mastic (Off-White)	Off-White Brittle Material	Cellulose-1%	Chrysotile – 1%
19	Living	1	Vinyl Floor Tile (Red)	Vinyl, Binders	Cellulose-5%	None Detected
		2	Fibrous Backing (Black)	Binders	Cellulose-85%, Synthetic Fibres-5%	None Detected
		3	Mastic (Red)	Red Soft Material	Cellulose-1%	None Detected
20	Living	1	Paper Backing	Binders	Cellulose-90%	None Detected
		2	Mastic (Brown)	Brown Brittle Material	Cellulose-3%	None Detected
21	Bath 2	1	Texture Coat (Off-White)	Off-White Brittle Material	Cellulose-1%	None Detected
		2	Mastic (Orange)	Orange Brittle Material	Cellulose-1%	None Detected
22	South Exterior	1	Putty (Grey)	Grey Brittle Material	Cellulose-1%	Chrysotile – 3%
23	Garage Exterior	1	Putty (Beige)	Beige Brittle Material	Cellulose-1%	None Detected
24	North Exterior	1	Putty (Grey)	Grey Brittle Material	Cellulose-1%	Chrysotile – 3%
25	Roof	1	Roofing - Shingle	Asphalt, Rocks	Fibre Glass-30%	None Detected
		2	Felt	Asphalt	Cellulose-80%	None Detected
26	Exterior Chimney	1	Brick Mortar (White)	White Brittle Material, Rocks, Quartz, Mica	Cellulose-1%	None Detected

Sarcova Industries Inc.
8036 Winston Street
Burnaby, B.C. V5A 2H5
604.336.9880 | www.sarcova.com

Bulk Material Asbestos Analysis Results



Client: OMNI Hazmat Consulting Inc.
Client Project #: WR-190711-A
Phone: 604-868-8378

Project Location: 15463 Buenavista Avenue, White Rock BC
Relinquished By: Michael D.
Received By: Veronika E.

Project Number: BS3869
Date Received: 2019/07/11
Samples Received: 30

SAMPLE ID	SAMPLE LOCATION	LAYER	MATERIAL DESCRIPTION	NON-FIBROUS MATERIAL	NON-ASB FIBROUS MATERIAL	ASBESTOS TYPE AND PERCENTAGE
27	Exterior Chimney	1	Brick Mortar (White)	White Brittle Material, Rocks, Quartz, Mica	Cellulose-1%	None Detected
28	Fireplace	1	Brick Mortar (Grey)	Grey Brittle Material, Rocks, Quartz	Cellulose-1%	None Detected
29	Exterior	1	Building Paper	Asphalt, Binders	Cellulose-80%	None Detected
30	Attic	1	Insulation (Pink)	Binders	Fibre Glass-95%	None Detected
		2	Insulation Paper	Binders	Cellulose-90%	None Detected



Sarcova Industries Inc. maintains a proficient status in the American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT) Program.

Analyst: Michaela K.
Analysis Date: 2019/07/16
Turn-around Time: 3 Day

Reviewed By: Patrick O'Donnell

A handwritten signature in black ink, appearing to read "Patrick O'Donnell", is written over a horizontal line.

Patrick O'Donnell, QA Officer

2019-07-12



Please find attached the analysis results for the samples submitted for Lead content analysis to Sarcova Industries Inc.

All samples were analyzed using EPA SW 846 3050B/7000B method. Samples where less than 0.2g dry weight of matrix material were submitted will be marked as insufficient for analysis. Sample numbers are generated first chronologically by the submission date, followed by sequentially based on the order they appear on the completed COC. Unless otherwise stated all quality control and assurance samples analyzed were within acceptable limits. Samples whose lead concentration is below the Reporting Limit will be marked as "<0.009%".

Materials containing greater than 90 ppm or 0.009% lead are considered to be lead containing, and a qualified person should be consulted on the regional regulations concerning removal and disposal.

The results presented in this report are strictly valid for the samples received by the laboratory personnel and as such are subject to error generated during sampling. These results may not be reproduced, except in full, without the expressed permission of Sarcova Industries Inc. management.

Reasonable excess quantities of samples are archived for four weeks after analysis. Samples that are not retrieved by the client will be disposed of in accordance with local regulations.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick O'Donnell", is written over a light blue horizontal line.

Patrick O'Donnell M.Sc ,
Quality Assurance Officer



Sarcova Industries Inc.
8036 Winston Street, Burnaby BC, V5A 2H5
604-336-9880

Analysis Results: Lead in Paint Chips by FAAS

Project Number:	LS0647	Client:	OMNI Hazmat Consulting Inc.
	WR-190711-A	Contact:	Michael Dandurand (604 868 8378)
Analyst:	VE	Project:	15463 Buenavista Avenue, White Rock BC
Analysis Date:	2019-07-12		
Analysis Method:	EPA SW846 3050/7000B		

Client Samples

LS0647-1	Location	Living Room - Interior Wall Paint		
	Sample Weight (g)	Sample Conc. (ppm)	Sample % by weight	
	0.2114	198.6754967	0.020	
LS0647-2	Location	Exterior - Beige Siding Paint		
	Sample Weight (g)	Sample Conc. (ppm)	Sample % by weight	
	0.2174	23114.07544	2.311	
LS0647-3	Location	Exterior - Brown Siding Paint		
	Sample Weight (g)	Sample Conc. (ppm)	Sample % by weight	
	0.2211	952.0578924	0.095	

Standard Absorbances

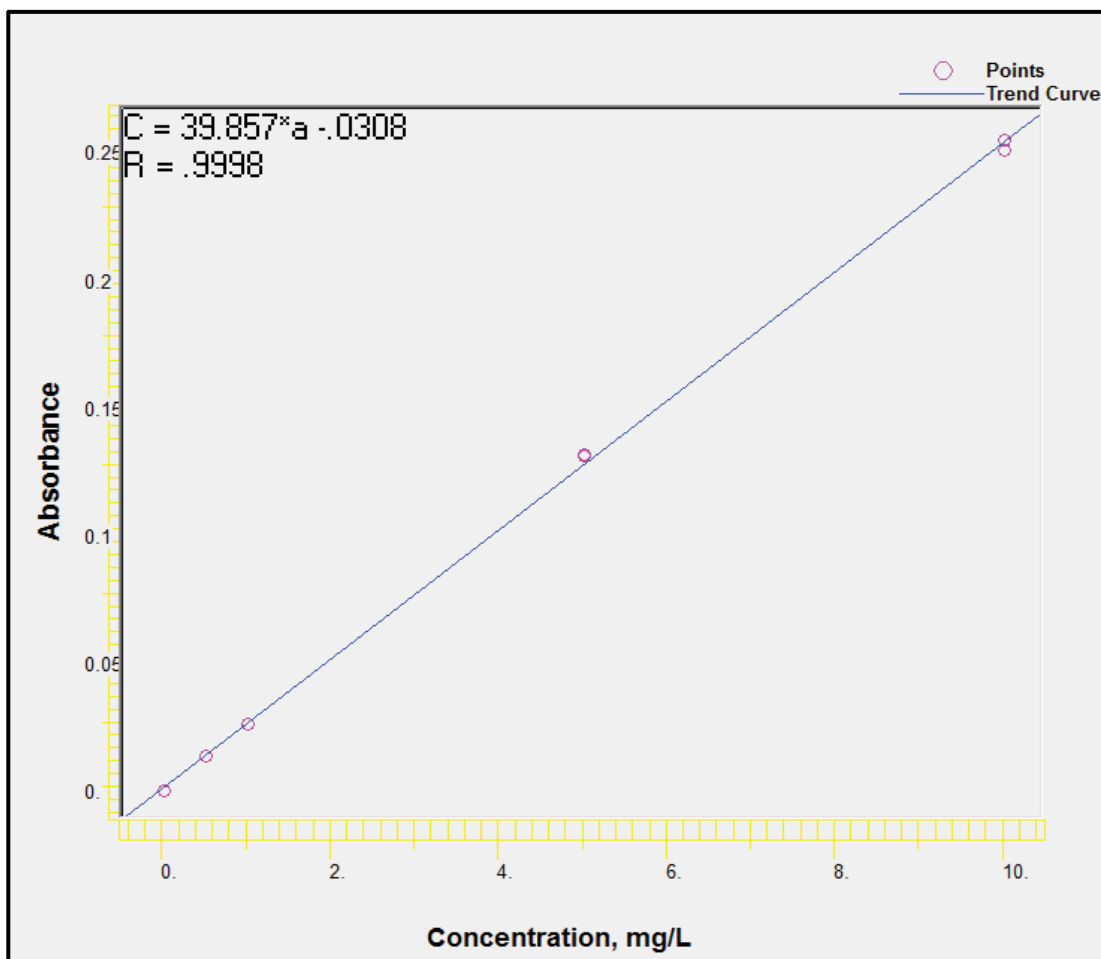
Blank	0.5ppm	1ppm	5ppm	10ppm
-0.0002	0.0129	0.0255	0.1299	0.2498

Batch: 12071901

QA/QC Samples

	Expected Range		Actual	PASS?
MSD	75%	125%	103.76%	Y
LCS	1540	2860	1611	Y
ICV	0.11691	0.14289	0.1318	Y
ICB	-	0.0050	-0.0011	Y
CCV	0.11691	0.14289	0.1362	Y
CCB	-	0.0050	-0.0005	Y
MB	-	0.0050	0.0004	Y

Standard Curve



Client: Clearaway - Job ID# CA-BE19

Site Address: 15463 Buena Vista Ave., White Rock

Air Monitoring Results:

Sample	Date Sampled	Date Analyzed	Sample Type	Time (mins)	Flow (l/m)	Sample Volume	Number of Fibres	Number of Fields	Fibre Density	Fibre Conc.	Analyst	Location / PPE / Comments
CA-BE-0	27-Sep-19	27-Sep-19	Lab Blank	-	-	-	0	100	0.00	-	MD	-
CA-BE-00	27-Sep-19	27-Sep-19	Field Blank	-	-	-	1	100	1.27	-	MD	-
CA-BE-01	27-Sep-19	27-Sep-19	Occupational	21	2.03	42.63	100	54	235.90	2.131	MD	Kyle - PAPR - ceiling texture
CA-BE-02	27-Sep-19	27-Sep-19	Clean	240	2.01	482.4	10	100	12.74	0.010	MD	Clean room
CA-BE-03	27-Sep-19	27-Sep-19	Ambient	240	2.05	492	4	100	5.10	0.004	MD	Outside containment
CA-BE-0	29-Sep-19	29-Sep-19	Lab Blank	-	-	-	0	100	0.00	-	MD	-
CA-BE-00	29-Sep-19	29-Sep-19	Field Blank	-	-	-	0	100	0.00	-	MD	-
CA-BE-04	29-Sep-19	29-Sep-19	Clearance	130	16.03	2083.9	19	100	24.20	0.004	MD	Living room - PASS
CA-BE-05	29-Sep-19	29-Sep-19	Clearance	130	16.06	2087.8	21	100	26.75	0.005	MD	Bedroom Hallway - PASS

The above air monitoring and clearance data was captured during and after the high-risk removal of asbestos-containing sheet vinyl flooring, ceiling texture, drywall and vermiculite from inside the Home. According to the contractor, the high-risk abatement scope of work has been completed and all remaining ACM's will be removed following moderate-risk removal procedures. To conclude, air testing conducted within the contained work area has passed.



Analyst: Michael Dandurand

APPENDIX H – VECTOR REPORT



Rodent Abatement and Control Declaration

1

Company Information

Company Name

Phone Number

Address - 101-84 North Bend Street.	City- Coquitlam	Postal Code - V3K 6H1
BC Inspector's Pesticide Number 173433	Vendor License Number: 888	
Inspector's Name Nathan Wilkes		

☒ I hereby declare that I am qualified to apply structural pest management techniques to manage and control rodent infestations

2

Inspection

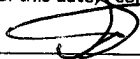
Property Address

The Property has been inspected and evaluated for the presence of rodents. Necessary actions have been taken using appropriate and best management pest control practices to clear the property from pests and rodents. Specifically:

<input type="checkbox"/> Mechanical traps and/or bait stations were used to check for current rodent/pest activity	<input type="checkbox"/> Use of approved rodenticides were necessary to control rodents
<input type="checkbox"/> Use of mechanical trapping methods were necessary to control rodents	<input checked="" type="checkbox"/> No control measures were required and no evidence of current rodent/pest activity was found

3

As of this date, I confirm there was no evidence of rodent activity on the subject property



Inspector's Signature

Nathan Wilkes

Inspector's Name

10/29/2019

Date (mm/dd/yyyy)

Engineering and Municipal Operations
P: 604.521.2181 | F: 604.541.2190
877 Kell Street, White Rock, B.C Canada V4B 4V6

City of White Rock – 15322 Buena Vista Avenue, White Rock B.C. Canada V4b 1Y6

APPENDIX I – SITE MEETING



APPENDIX J – SPECIAL PROVISIONS

Proponents Initials

SPECIAL PROVISIONS

The Contractor shall comply with the following Special Provisions. Where the Contractor is found non-compliance of any part of this Special Provisions, the City may suspend the Work until the found non-compliance is corrected at no cost to the City. If the same non-compliance is repeated, the City may terminate the Contract and recover any charges that might be assessed against the City.

1. Definitions

“**Bidder**” means a party, a company or an individual that has obtained a copy of a Request for Quote/Tender/Request for Proposal and submits, or intends to submit a bid in response;

“**City**” means the City of White Rock and its employees;

“**Contract**” means this agreement between the Contractor and City to perform the Work as described in the attached documents;

“**Contractor**” means the individual, partnership, sole proprietorship or Corporation and its subcontractor executing the Contract; and

“**Work**” means to provide of all labour, materials, tools and equipment to perform the services as set out in the attached documents.

2. Examination of Site

Bidders shall visit each proposed work site at their expense prior to submission of the Quote/Tender/Request for Proposal and take whatever time is required to ascertain the site conditions and surrounding features for the performance of the Work. Bidders shall report to the City any condition which might prevent them from executing the Work in the manner intended.

3. Coordination with City

- a. The Contractor shall appoint a key contact person who shall be available immediately when required by the City.
- b. The Contractor shall schedule all work with the City unless otherwise specified in the attached document.

Proponents Initials

- c. The Contractor shall also take a pro-active role to report any potential repairs, deficiencies and alteration which are not in compliance with the concurrent code or will increase the overall efficiency of the equipment or systems.

4. Sound, Odor, Dust and Emission Control

The Contractor shall prevent excessive noise, odor, dust or emission perceived by the City and be in compliance with all regulatory Bylaws under authority.

5. Publicity

The Contractor shall neither permit any public ceremony, nor erect or permit the erection of any sign or advertising, in connection with the Work without the approval of the City.

6. Building Access

The Contractor shall be responsible to pick up and drop off keys at the City representative's office, as part of the Work, for locations which are not accessible during regular operating hours.

7. Permits

The Contractor shall be responsible to obtain all permits, licenses, approval and certificates which are generally required for the performance of Work. The Contractor permits shall include all municipal constructions permits and approvals. The Contractor shall pay all permits fees. All permits and inspection documentation, and final approval documents are to be forwarded to the City at project completion.

The City shall obtain those permits, clearances and approvals that are requires for the completed project itself, including any permanent easements or other permanent property rights, land use approvals (such as zoning) or environmental approvals.

8. Regulations, Codes and Enforcement

All work shall be done in accordance with the requirements of all applicable local, Provincial and Federal codes and regulations. In addition to all governed bodies safety regulation and code administrators and enforcers, the City shall be part of the enforcement.

9. WHMIS

The Contractor shall be responsible for ensuring that its employees are fully informed and comply, at all times, with the Workplace Hazardous Material Information System ("WHMIS"). Such compliance shall include but not be limited to:

Proponents Initials

- a) Provision of Material Safety Data Sheets for all materials being used;
- b) Training of employee in the proper handling and storage of such materials; and
- c) Furnishing and use of workplace labels for such materials.

10. Workers' Compensation Board (WCB)

- a. The Contractor must be registered and in good standing with the Worker's Compensation Board and must maintain all safety requirements set by the City and the WCB for the type of work involved.
- b. The Contractor shall be deemed to be the 'Prime Contractor' within the meaning of the Worker's Compensation Act for the Province of British Columbia. The Contractor shall have a safety program in place acceptable to the WCB.
- c. The Contractor shall comply with the current Worker's Compensation Act and Occupational Health & Safety Regulations. At any time during and/or prior the performance of Work, upon request of the City, the Contractor shall provide such evidence of compliance with Worker's Compensation Act by the Contractor and his Subcontractor.
- d. The Contractor shall ensure that all Workers' Compensation Board safety rules and regulations are observed in execution of work, not only the Contractor but also by all subcontractors, workers, material, personnel and others engaged to execute the Work.
- e. The Contractor must complete Form 30M33 – Assurance of Compliance with Occupational Health and Safety Regulation, Part 19, issued by the WCB, commencement of work near energized overhead power lines. Photocopies of the notice and the completed 30M33 form shall be delivered to the City.
- f. The Contractor shall indemnify the City of all claims, demands, costs, losses, penalties, expenses and that the City is required to pay on account of the Contractor performing the Work in breach of any Worker's Compensation Act order or regulation.
- g. Asbestos may be present in a variety of products in use in the City's buildings. All work related to asbestos containing materials shall comply with - Worker's Compensation Act and Occupational Health & Safety Regulations.
- h. In addition to the compliance with WCB OH&S Regulations, the Contractor must also comply with the City's Safety Policies and Procedures when asked to do so.

Proponents Initials

11. Contractors' Work

- a. The Contractor shall have complete control of the Work and shall be responsible to supervise its workers.
- b. The Contractor shall not unnecessarily disturb other workers within the building or create any form of disruption beyond that which their specific service tasks require.

12. Subcontractor's

- a. The Contractor shall employ only those subcontractors that are pre-approved by the City.
- b. The City may, for reasonable cause, object to use of a proposed subcontractor and require the Contractor to employ one of the other subcontract bidders.
- c. Nothing contained in the Contract Documents shall create a contractual relationship between a subcontractor and the City.

13. Material and Workmanship

- a. The Contractor shall ensure a high standard of workmanship and first class standard material used for execution of the Work unless otherwise specified.
- b. Where genuine manufacturer's parts or approved equivalents are not available, the Contractor shall submit the alternative part, a minimum of seven days prior to commencing work, for the approval of the City.
- c. The Contractor shall retain all replaced parts upon the City request. The Contractor shall report to the City, for any replaced parts which have a salvage momentary value of more than \$50, for further instruction.
- d. The Contractor shall ensure that all materials, including expendable and built-in materials, are environmentally safe and are not prohibited by any applicable laws, regulations, bylaws, ordinances or orders of any government authority.
- e. The City is not responsible or liable for off-loading, storage, safekeeping of the Contractor's equipment or materials.

Proponents Initials

14. Indemnity

The Contractor shall indemnify the City and its directors, managers, officers, servants, employees, volunteers and agents from and against all claims, demands, proceedings, suits, losses, damages, costs and expenses of whatsoever kind or nature (including but not limiting the generality of the foregoing, in respect of death, injury, loss or damage to any person or property) arising in any way out of or connected with the work by the Contractor under this agreement, except to the proportionate extent that such actions, claims, demands, proceedings, suits, losses, damages, costs and expenses were caused by the indemnified parties or any of them.

15. Clean-Up and Restoration

The Contractor shall clean up all areas of work during and completion of the Work.

The Contractor shall be held responsible for any and all damages to any property of the City caused by the Contractor at no expense to the City.

16. Assistance for Inspection

The Contractor shall provide, with no additional costs, all necessary cooperation and assistance to allow inspections of the Work by the governed inspection authorities, and by any third party designated by the City.

17. Quality Assurance

City reserves the right to have a third party inspect equipment and/or work, at its discretion. Any subsequent costs for repairs or deficiencies reported, which are as a result of improper workmanship, shall be deducted from the Contractor's invoice.

I/we hereby confirm my full understanding of all the requirements contained in this document and appendices. I/we agree to comply with all requirements as specified. I/we understand that failure to comply with any of these requirements may result in a suspension of the services until the deficiency is corrected and that repeat non-compliance may result in a termination of the services.

Legal Company Name: _____

Signature: _____

Name (print): _____

Title (print): _____

Date: _____

Proponents Initials

APPENDIX K – SPECIFICATIONS

SPECIFICATIONS

“City” means the City of White Rock;

“Consultant” means the company employed by the City to oversee the environmental concerns with the work site(s).

“Contract” means the written agreement or purchase order resulting from this RFP awarded to and/or executed by the City and the successful Proponent;

“Contract Documents” means the RFP, that part of the RFP which is accepted by the City, the purchase order and executed agreement, if any, and all applicable specifications and drawings including those issued by the City to the Bidder and those submitted by the Contractor during the performance of the Work and accepted by the City, whether produced before or after the date of award of the Contract as the same may be modified, amended, substituted or replaced in accordance with the provisions of the Contract from time to time;

“Contractor” means the successful Proponent to this RFP who is awarded a purchase order or enters into a written Contract with the City;

“Drawings” mean the RFP drawings forming part of the RFP documents and all other drawings, plans, sketches, maps and revisions to them issued by the City’s representative (the “Contract Administrator”) to the Contractor during the performance of the Work and includes drawings submitted by the Contractor and accepted by the City’s representative;

“must”, “mandatory” or “required” means a requirement that must be met in order for a RFP to receive consideration;

“Place of Work” is the designated job site or location of the Work identified in the Contract Documents;

“Sub-Contractor” means a Sub-Contractor having a contract with the Contractor for the performance of any part of the Work;

“Substantial Performance of the Work” is as defined in the lien legislation applicable to the Place of the Work. If such legislation is not in force or does not contain such definition, or if the Work is governed by the Civil Code of Quebec, Substantial Performance of the Work shall have been reached when the Work is ready for use or is being used for the purpose intended and is so certified by the City or its representatives.

“RFP” means the documents of the Proponent delivered to the City offering to perform the Work as required under the RFP documents;

“**Proponent**” means a party, a company or an individual that has obtained a copy of this RFP and submits, or intends to submit, a response for this RFP;

“**Work**” means all or any part of the services and/or materials required related to this RFP and the obligations required from the Contractor under the Contract and include change orders.

Description of Work

1. General Requirements

- 1.1 This scope of work covers the removal and demolition and/or deconstruction of buildings within White Rock. It is the intent of the Contract documents to show all of the work necessary to complete the abatement. The work includes grading and landscaping.
- 1.2 Asbestos removal for this project has been conducted.
- 1.3 Contractor responsible for removal and disposal of all drywall, and associated costs.
- 1.4 All the buildings are to be demolished in accordance with these specifications and the scope of work.
- 1.5 The Contractor will inform the City of any additional work identified during the demolition. Prior to the commencement of any addition works, it must be approved by the City and the quantities of additional work are to be confirmed by the Consultant.

2. General Specifications for Demolitions

- 2.1 To provide all materials, labour, and equipment to demolish the building(s) as specified in the scope of work, in accordance with the following:
- 2.2 Demolish the main building and all outbuildings, and remove from the site in accordance with the latest National Building Code and the CSA Standards for Code of Practice for Safety in Demolition of Structures.
- 2.3 Remove and dispose of all asphalt, concrete, fencing, materials and debris from the site (absolutely no materials to be buried on the site).

- 2.4 The scope of the work does not include the removal of any underground tanks (septic, oil or other). If during excavation a tank is discovered, the Contractor will contact the City's Representative for inspection.
- 2.5 The scope of work will not be amended to include the remediation of any discovered tank. Any testing and/or removal required will be covered under a separate order. Should the work proceed, the Contractor may be given an opportunity to quote on this work under the separate order.
- 2.6 In the case of a tank being found, an assessment by others may be required. The City will allow for a mutually agreeable extension on the completion of work as stated on dates agreed upon for additional work throughout the Contract period and General Conditions, Item 1, "Time is of the Essence".
- 2.7 Disconnecting of services will be done by City. Contractor to coordinate, apply and pay for cap off of services.
- 2.8 Level grading of the site(s) subject to approval by the City's Engineer Inspector.
- 2.9 Grade fill requirement: With the exception of the grass and organic topsoil, clean mineral excavation spoil derived from both the native materials and existing fill which has not been excessively wetted or saturated is acceptable for use as general guide fills. The initial lift of any fill must consist of clean, free draining material placed over the footprint of the area to be filled in order to provide suitable drainage of the backfill.
- 2.10 Topsoil and Finish Grading per MMCD Platinum Edition Volume II
- 2.11 Hydraulic Seeding, Seeding and Sodding per MMCD Platinum Edition Volume II
- 2.12 Contractor to pay for the building demolition permit(s). Contractor shall pay any and all engineering inspection fees and/or deposits.
- 2.13 Contractor is to leave site clean and safe and obtain full approval of the project from the City to removing equipment from the site.
- 2.14 Contractor to comply with all WCB rules and regulations.
- 2.15 The Contractor shall keep the work under his personal control. The Contractor shall not, without the consent, in writing, of the City, assign or transfer this Contract, or any sum or sums, or any part thereof, due or to become due to the Contractor under this Contract.
- 2.16 Salvage rights retained by the City are specified in the Scope of Work.
- 2.17 The Contractor shall not begin demolition or removal of salvage without prior written consent of the City.

- 2.18 To prevent unauthorized dumping on the site(s), the Contractor shall construct an earth berm/ ditch a minimum of three (3) feet high (18" cut and 18" fill) for the length of the road frontage and /or laneway property line. The berm material is to be clean, level and neatly graded. A minimum of ten (10) feet wide site access will be designated by the City's Representative.
- 2.19 The Contractor shall be responsible for any and all damages or claims for damages for injuries or accidents done or caused by him or by any of his operations or by his employees or by any plant or machinery used in the performance of the Contract, or which may happen by reason thereof or arising from any failure, neglect or omission on his part or on the part of his employees, to do or perform any or all of the several acts or things required to be done by him or them under and by this Contract; and covenants and agrees to hold the City harmless and indemnified from and against all such damages and claims for damages.
- 2.20 The Contractor shall be responsible for locating and exposing all underground utilities. Contact BC One Call.
- 2.21 Remove and dispose of all contaminated and hazardous materials (such as but not necessarily limited to: paint, freon, P.C.B's etc., but not solely inclusive) in accordance with all rules and regulations.

3. Asbestos Abatement

- 3.1 The work specified herein shall be the removal of known asbestos containing materials by competent persons trained, knowledgeable and qualified in the handling and disposal of asbestos materials using moderate risk work procedures. Any worker deemed by the Consultant to be inadequately trained to perform these duties will be removed from the project. The Contractor will provide the necessary documentation to demonstrate that the site superintendent has attended a recognized asbestos training course of not less than three days.
- 3.2 All necessary documentation will be the responsibility of the Contractor.
- 3.3 The health and safety of all workers on site is the responsibility of the Contractor.
- 3.4 The Contractor will provide all necessary labour, materials, insurance, permits and equipment necessary to carry out the work in accordance with all applicable regulations and this documentation.

- 3.5 All electrical connections will be the responsibility of the Contractor. If water and electrical services have been disconnected from the building, it will be the responsibility of the Contractor to supply any required services.
- 3.6 All HEPA vacuums used on the project are to be D.O.P. tested at the beginning of the project, and at the discretion of the City's representative from that point hence.

4. Disposal Requirements

- 4.1 Disposal of all asbestos waste will be conducted in accordance with the Ministry of Environment regulations pertaining to hazardous waste.
- 4.2 In the event of accidental release of asbestos debris during transportation, the Contractor shall be fully responsible for all costs associated with the cleanup.
- 4.3 The Contractor shall supply waste receptors clearly marked as being asbestos containing which shall be stored on site in a locked bin until such time as the bin is full and ready for transportation by the Contractor.