



Environmental

Geotechnical

Building Sciences

Construction Testing
& Inspection

Telephone

(866) 217.7900
(705) 742.7900

Facsimile

(705) 742.7907

Website

cambium-inc.com

Mailing Address

P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations

Peterborough
Kingston
Barrie
Whitby

Laboratory

Peterborough



February 20, 2024

Trent University
1600 West Bank Drive
Peterborough, ON K9L 1Z7

Attn: Robert Ballarin
Project Manager – Facilities Management

**Re: Letter of Findings – Hazardous Materials Bulk Sampling
Champlain College Residences – 1720 West Bank Drive,
Peterborough, Ontario
Cambium Reference: 19815-001**

Dear Mr. Ballarin,

Cambium Inc. (Cambium) is pleased to provide Trent University (Client) the following letter of findings for the hazardous materials bulk sampling completed in the Champlain College Residences at 1720 West Bank Drive, Peterborough, Ontario.

Cambium understands that the purpose of the investigation was to determine the presence/absence of hazardous materials prior to planned renovation activities.

The sampling was completed by Cambium on February 5, 2024. The assessed area was limited to the exterior windows of the West Quad (assessed area).

METHODOLOGY

ASBESTOS

O. Reg. 278/05 outlines the requirements for the collection of multiple samples of each homogeneous material suspected of containing asbestos. The number of bulk samples was collected in accordance with the requirements presented in Table 1 of O. Reg. 278/05.

Bulk samples of the materials suspected of containing asbestos were collected using hand sampling tools. The quantity and condition of the materials suspected of containing asbestos were documented by Cambium.

All samples for asbestos analysis were submitted to Scientific Analytical Institute (SAI) in North Carolina, United States of America. SAI is accredited through the



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National Voluntary Laboratory Accreditation Program for bulk asbestos fibre by polarized light microscopy (PLM). Samples were analysed following the analytical procedure prescribed by the Regulation 278/05 – U.S. Environmental Protection Agency Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, June 1993.

Using the stop positive approach, SAI was instructed to stop analysing samples from any one material if greater than 0.5 percent asbestos was detected in any one of the samples from that material. If no asbestos is detected, all samples were analysed. All samples of identified homogeneous building materials were analysed.

LEAD

Bulk samples of paints and/or finishes suspected of containing lead were collected using a handheld paint scraper. All samples collected for lead analysis were submitted to SAI for analysis in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption. SAI is accredited through AIHA LAP, LLC for environmental lead.

Although no regulations exist in Ontario, the Environmental Abatement Council of Canada (EACC) has prepared a document entitled *“Lead Guideline for Construction, Renovation, Maintenance or Repair”*, and suggests that 0.1% (1,000 ppm) lead in paint represents a de minimis (virtually safe) concentration of lead in paint for construction hygiene purposes and for non-aggressive disturbance of painted finishes (hand powered demolition, chipping, scraping, light sanding, etc.).

POLYCHLORINATED BIPHENYLS

One sample of caulking was collected in general accordance with the Ministry of the Environment, Conservation and Parks (MECP) document entitled *Protocol for Sampling and Testing at PCB Storage Sites in Ontario*. A bulk sample of each type of caulking was collected to ensure an accurate representation of the material was obtained.



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The PCB sample was submitted to Aevitas Inc. (Aevitas) in Ayr, Ontario for analysis of total PCBs in accordance with the US EPA Method 8082 to a minimum detection limit of 0.5 parts per million (ppm) for bulk samples. Aevitas is accredited by the *Canadian Association for Laboratory Accreditation Inc. (CALA)* for specific environmental tests listed in the scope of accreditation approved by CALA, including US EPA 8082.

Ontario Regulation 362 states that PCB waste is any material with a concentration of 50 ppm or more of PCBs.

RESULTS

The laboratory certificate of analysis report for asbestos is attached.

ASBESTOS**CAULKING (NON-FRIABLE)**

White/grey caulking, containing chrysotile asbestos, is present around all exterior windows in the assessed area (sample ASB-101.1). There is approximately 19,000 linear feet of caulking and it was observed in good condition.

LEAD

The laboratory certificate of analysis report for lead is attached.

The following table summarizes the laboratory results for the bulk samples of paint collected for lead analysis.

Table 1 Lead Bulk Sample Locations and Results

Sample ID	Sample Location	Paint Colour/Substrate	Lead Content (%)
Pb-101	West Quad Window Frame	Green/black on metal	2.6

The results of laboratory analysis indicated that the green/black paint on metal is lead-based. All remaining painted finishes were found to contain low levels of



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February 20, 2024

lead and are not considered to be lead-based. All painted finishes were observed to be in good condition.

PCBS

The following table summarizes the laboratory results for the bulk samples of caulking for PCB analysis.

Table 2 PCB Bulk Sample Locations and Results

Sample ID	Location	Caulking Colour	PCB Content (ppm)
PCB-101	Exterior	White/grey	<0.2

The results of laboratory analysis indicated that the collected bulk sample is not required to be disposed of as PCB waste.

RECOMMENDATIONS

Cambium recommends the following:

ASBESTOS

- Prior to renovation activities, remove asbestos-containing materials in accordance with the appropriate removal procedures as outlined in O. Reg. 278/05 and disposed of as asbestos waste under O. Reg. 347.
- Remove asbestos-containing caulking using Type 1 procedures as outlined in O. Reg. 278/05.
- Any suspect asbestos-containing material discovered during the course of renovation activities not included herein shall be considered asbestos-containing until proven otherwise by bulk sampling and analysis in accordance with O. Reg. 278/05.

LEAD

- Remove lead-based painted finishes using Class 1 procedures as outlined in the guideline, "Lead Guideline For Construction, Renovation, Maintenance or Repair" issued by EACC, dated October 2014.



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February 20, 2024

- Lead-based paint on metal window frames can be recycled.

CLOSING

Cambium trusts that the above meets the immediate requirements of Trent University. If you have any questions or comments regarding the sampling and analysis completed, please do not hesitate to contact the undersigned at (705) 742-7900.

Respectfully submitted,

Cambium Inc.

DocuSigned by:

316DE12BE19D416...

Liam Wynne, B.A. Hons.

Senior Technologist

DocuSigned by:

10BC5ABA7CC944F...

Chris Moose

Senior Project Manager

Encl. *Cambium Qualifications and Limitations*
Laboratory Certificate of Analysis

P:\19800 to 19899\19815-001 Trent University - DSS - Champlain Res Trent University\Deliverables\2024-02-20 LTR Haz Bulk Sampling Champlain Residence.docx



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CAMBIUM QUALIFICATIONS AND LIMITATIONSLimited Warranty

In performing work on behalf of a client, Cambium relies on its client to provide instructions on the scope of its retainer, and, on that basis, Cambium determines the precise nature of the work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards. Unless required under local laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

Reliance on Materials and Information

The findings and results presented in reports prepared by Cambium are based on the materials and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work requested by the client. In formulating its findings and results into a report, Cambium assumes that the information and materials provided by the client or obtained by Cambium from the client or otherwise are factual, accurate and represent a true depiction of the circumstances that exist. Cambium relies on its client to inform Cambium if there are changes to any such information and materials. Cambium does not review, analyze, or attempt to verify the accuracy or completeness of the information or materials provided, or circumstances encountered, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect, or misleading information or from facts or circumstances that are not fully disclosed to or that are concealed from Cambium during the provision of services, work, or reports.

Facts, conditions, information, and circumstances may vary with time and locations and Cambium's work is based on a review of such matters as they existed at the particular time and location indicated in its reports. No assurance is made by Cambium that the facts, conditions, information, circumstances, or any underlying assumptions made by Cambium in connection with the work performed will not change after the work is completed and a report is submitted. If any such changes occur or additional information is obtained, Cambium should be advised and requested to consider if the changes or additional information affect its findings or results.

When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines, and policies to the extent they are within its knowledge, but Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines, and policies is for information only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

Only conditions at the site and locations chosen for study by the client are evaluated; no adjacent or other properties are evaluated unless specifically requested by the client. Any physical or other aspects of the site chosen for study by the client, or any other matter not specifically addressed in a report prepared by Cambium, are beyond the scope of the work performed by Cambium and such matters have not been investigated or addressed.

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Cambium's services, work and reports may be relied on by the client and its corporate directors and officers, employees, and professional advisors. Cambium is not responsible for the use of its work or reports by any other party, or for the reliance on, or for any decision which is made by any party using the services or work performed by or a report prepared by Cambium without Cambium's express written consent. Any party that relies on services or work performed by Cambium or a report prepared by Cambium without Cambium's express written consent, does so at its own risk. No report of Cambium may be disclosed or referred to in any public document without Cambium's express prior written consent. Cambium specifically disclaims any liability or responsibility to any such party for any loss, damage, expense, fine, penalty or other such thing which may arise or result from the use of any information, recommendation or other matter arising from the services, work or reports provided by Cambium.

Limitation of Liability

Potential liability to the client arising out of the report is limited to the amount of Cambium's professional liability insurance coverage. Cambium shall only be liable for direct damages to the extent caused by Cambium's negligence and/or breach of contract. Cambium shall not be liable for consequential damages.

Personal Liability

The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.





AEVITAS INC. (AYR)
ANALYTICAL CHEMISTRY DEPARTMENT
75 WANLESS COURT, AYR, ONTARIO, N0B 1E0, CANADA
WWW.AEVITAS.CA



CALA
Testing
Accreditation No. A3494

Certificate of Analysis

Liam Wynne

Cambium Inc. (Oshawa)
843 King Street West, Oshawa, Ontario

Date of Issue: Feb 14, 2024

Report Description: 1 solid sample was submitted for the following chemical analysis

Project Name: Champion Window - Trent
Project No.: 19815-001
Site Location: Peterborough

Date Sampled: Feb 05, 2024
Date Tested: Feb 13, 2024
Sampled by: Liam Wynne

Report Number: 24-0139

No.	Analyte	Result	Units	MDL	Comments	Technique / Test Method
1	<u>Sample ID:</u> PCB-101					
	PCBs in Solid	<0.2	mg/kg	0.2	White Caulking	LAB-M06 (EPA 3550C/8082A modified)

Results apply to the sample as received.

Approved By:

Son C.H. Le, (Chem.)

Lab Manager

Phone: (519) 740-1333 Ext.: 1030

Fax: (519) 740-2320

Email: SonLe@aevidas.ca

The Analytical Chemistry Laboratory of Aevitas Inc. (Ayr) is accredited for specific tests in accordance with the recognized International Standard ISO/IEC 17025:2017, by the Canadian Association for Laboratory Accreditation (CALA) Inc. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communiqué dated April 2017). The laboratory quality management system of Aevitas Inc. (Ayr) also operates in accordance with the principles of ISO 9001.

All Analytical data is subject to uncertainty which, may vary with sample matrices, sample preparation techniques and instrumental parameters. As a general guideline, uncertainty may be expressed as approximately +/- 50% of the reported value at or near the Method Detection Limit (MDL) and +/-10% or less, of the reported result that is greater than 10 times the MDL. Method Detection Limits are defined as approximately 3 times the standard deviation value (at 99% confidence level), which is obtained from replicate analysis of a low-level standard as per the Ontario MOE - MISA Protocol for the Sampling and Analysis of Industrial / Municipal Wastewater (2016). MDL determination is based on undiluted samples with relatively low matrix interferences. Where dilutions are required, the reported MDL value will be scaled proportionally.

All testing procedures follow strict guidelines and quality assurance / quality control (QA/QC) protocols. QA/QC data is available for review at any time upon client's request.



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7000B



Customer: Cambium Inc.
194 Sophia Street
Peterborough, ON K9H 1G5

Attn: Liam Wynne
Chris Moose

Lab Order ID: 10042796

Analysis: PBP

Date Received: 02/06/2024

Date Reported: 02/13/2024

Project: Trent University - Champlain Window

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
Pb-101	Black-Green Paint on Metal Frame / Window	0.0879	26000	2.6%
10042796_0001				


Disclaimer: Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

Matthew Caffey (1)

Analyst

Approved Signatory

10042796.
Version 1-15-2012

Client:	Cambium Inc.	*Instructions: Use Column "B" for your contact info	Scientific Analytical Institute 
Contact:	Liam Wynne		
Address:	194 Sophia Street, Peterborough	To See an Example Click the bottom Example Tab.	
Phone:	(705)742-7900		
Fax:	(705)742-7907	Enter samples between "<<" and ">>" Begin Samples with a "<<" above the first sample and end with a ">>" below the last sample. Only Enter your data on the first sheet "Sheet1"	
Email:	chris.moose@cambium-inc.com liam.wynne@cambium-inc.com		
Project:	Trent University - Champlain Window	Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.	4604 Dundas Drive Greensboro, NC 27407 Phone: 336.292.3888 Fax: 336.292.3313 Email: lab@sailab.com
Client Notes:			
P.O. #.	19815-001		
Date Submitted:			
Analysis:	Paint Chips by Flame AA		
TurnAroundTime:	5-day		

Sample Number	Data 1	Sample Description	Data 2
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<<

Pb-101

Black-Green Paint on Metal Frame / Window

>>

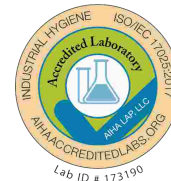
Accepted ☒Rejected ☐

CS. 2/6. 10:30am



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and
40 CFR, Part 763, Subpart E, App.E



Customer: Cambium Inc.
194 Sophia Street
Peterborough, ON K9H 1G5

Attn: Liam Wynne
Chris Moose

Lab Order ID: 10042797

Analysis: PLM

Date Received: 02/06/2024

Date Reported: 02/12/2024

Project: Champlain Commons

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
ASB-101.1	White-Grey Caulking / Windows	3% Chrysotile		97% Other	Gray Fibrous Homogeneous
10042797_0001					Ashed, Dissolved
ASB-101.2	White-Grey Caulking / Windows	Not Analyzed			
10042797_0002					
ASB-101.3	White-Grey Caulking / Windows	Not Analyzed			
10042797_0003					

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Patrick Yarnell (3)

Analyst

Approved Signatory

10042797.

Version 1-15-2012

Client: Cambium Inc.
Contact: Liam Wynne
Address: 194 Sophia Street, Peterborough
Phone: (905)260-5852
Fax: (705)742-7907
Email: liamwynne@cambium-inc.com
CC: Chris.Moose@cambium-inc.com
Project: Champlain Commons

Client Notes:

P.O. #: 19815-001
Date Submitted: 2024-02-05 0:00

Analysis: PLM
TurnAroundTime: 5-Day

Instructions:
 Use Column "B" for your contact info

To See an Example Click the
 bottom Example Tab.

Enter samples between "<<" and ">>"
 Begin Samples with a "<<" above the first sample
 and end with a ">>" below the last sample.
 Only Enter your data on the first sheet "Sheet1"

Note: Data 1 and Data 2 are optional
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Scientific
 Analytical
 Institute



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 Fax: 336.292.3313
 Email: lab@sailab.com

<<

ASB-101.1
 ASB-101.2
 ASB-101.3

>>

White-Grey Caulking / Windows
 White-Grey Caulking / Windows
 White-Grey Caulking / Windows

Stop Positive
 Stop Positive
 Stop Positive

>>

Accepted



Rejected



CS. 2lb. 10.30mm.