City of Morden
100-195 Stephen Street
Morden, Manitoba, R6M 1V3
Telephone: 204-822-4434 | Fax: 204-822-6494

REQUEST FOR PROPOSALS:

Development of 351 Stephen Street:

March 11th, 2024

City of Morden
100-195 Stephen Street
Morden, Manitoba, R6M 1V3
Telephone: 204-822-4434 | Fax: 204-822-6494

RFP
DEVELOPMENT OF 351 STEPHEN STREET – REQUEST FOR PROPOSALS

March 2024

Part 1 Invitation to Bid

1.1 Outline of Offering

.1 City of Morden owned downtown property to be sold for private ownership and development.

.2 The City of Morden will award a 12-month option to purchase for 351 Stephen Street to the successful proponent.

.3 The site was formerly developed as the provincial land titles building on the north side of Stephen Street with the legal description of 20, 21-27-863 MLTO.

1.2 Submission Requirements

.1 3 paper copies and 1 digital copy [PDF] to be **received by 4:30 April 23rd, 2024** at the Morden Civic Centre [100-195 Stephen Street, Morden MB, R6M 1V3, c/o City Manager]

.2 Proposal to be addressed to City Manager and clearly marked "351 Stephen Street Development – RFP"

.3 Proposal must be complete, must be accompanied by a signed letter from a representative of the proponent, and must include proponent contact information; incomplete proposals, proposals submitted without a signed letter, and/or proposals submitted without proponent contact information will not be accepted

.4 If applicable, include disclaimer concerning use of proprietary information

1.3 Contact for Enquiries

Enquiries can be submitted in writing to Jason Dyck through email: Jdyck@mymorden.ca

.1 Responses to all enquiries will be included in future addenda.

.2 Should questions be submitted prior to the proposal due date, all answers will be provided in writing and questions/answers will be shared with anyone party who has requested a copy of the RFP

City of Morden
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Part 2 Background

2.1 Location & Site Information

.1 The property is located at the northwest corner of the intersection of Stephen Street and 8th Street.

.2

Address:	351 STEPHEN STREET
Legal Description:	20, 21-27-863
Lot:	20, 21
Block:	27
Plan:	863

.3 The property is approximately 52.7 feet [16.1 m] wide and 125.4 feet [38.2 m] deep = 0.15 acres [0.06 hectares].

.4 The building footprint is approximately 3,500 square feet, not including the second floor and basement. Exact square footage of the interior is unknown.

2.2 Buildings & Improvements

.1 Schedules for the RFP which detail the status of the building include:

- .1 Floor Plan
- .2 Building Statement of Significance
- .3 Building Condition Report.
  - .1 NOTE: report completed in early 2000s and work has been done since. Site visits encouraged.
- .4 Haz Mat Report
- .5 Roofing Report
- .6 Sewer Line Report

2.3 Development Plan Designation & Zoning District

.1 The property is located within the “Urban Downtown Area” designation under the MSTW Planning District Development Plan which emphasizes:

- .1 Developments that preserves or compliments the architectural and urban design heritage of downtown buildings.
- .2 Mixed use developments which may include a combination of commercial and/or multi-family housing

.2 The property is zoned "CC – Commercial Central" district under the Morden Zoning By-Law 08-2017

.3 Building does not have formal heritage status, though the Building Statement of Significance identifies numerous design elements which are required to be maintained or enhanced.

2.4 Infrastructure

.1 The property is serviced by piped water and sewer lines

.2 The property is accessed via an undivided two-way road, with on-street parking

.3 Hazardous materials report appended to this RFP.

2.5 Bidder's Due Diligence

.1 **A site visit will be arranged on March 18th from 1-3 pm** for proponents to see the site firsthand. Proponents to meet at the entrance to 351 Stephen St.

.2 The documentation contained in this RFP as Schedules is not to be considered comprehensive as work has taken place since they were produced and prospective proponents are encouraged to undertake their own review and analysis concerning physical conditions, environmental conditions, zoning requirements, title instruments, and applicable permits and approval procedures

2.6 Development Requirements

.1 Development to be consistent with the development plan's intent for Urban Downtown Areas and Zoning By-Law 08-2017.

.2 Development to be initiated within 12 months of award and substantially complete no later than one year from the exercise of the option to purchase.

.3 Hertiage

.1 Proposals shall address the degree to which proposed development maintains or enhances the historical significance of the building further described in the Building Statement of Significance and including, but not limited to:

.1 Maintaining or enhancing those exterior architectural features identified in the as both "Important" and "Minor" qualities in the report.

.2 Existing windows may be replaced with energy efficient sealed units.

.3 Original rough openings for windows/doors, including stone sills and masonry arches, must remain.

.4 Interior Qualities deemed important are encouraged to remain wherever practical.

.4 Development Permit

.1 Due to the limited capacity of wastewater infrastructure, a development permit will be issued subject to the condition that water usage from the proposed redevelopment shall not exceed the historic water usage of the property as Land Titles Office significantly and subject to meeting other applicable municipal bylaws and provincial statues. The water usage restriction condition will be removed upon completion of a new wastewater treatment system.

.2 For mixed-use proposals, development permits for the portion of the development which includes new residential development will only be issued upon completion of new wastewater infrastructure.

2.7 Proposal Evaluation Criteria

.1 Demonstrates advancement of development plan principles for this Urban Downtown Area as well as the following —pedestrian-friendly, vibrant community; preserves heritage, innovative & fun, prioritizing mixed-use developments that optimize the use of land and municipal services

.2 Offer amount for the lot purchase, estimated total construction cost, estimated post-development tax generation.

.3 Demonstrates proponent's expertise & experience developing similar properties.

2.8 Detailed Submission Requirements

.1 Identify the proponent or development team, with contact information.

.2 Provide background information concerning the proponent or development team [i.e. property development experience, representative projects, local projects]

.3 Provide detailed development concept, including dimensioned floor plans.

.4 Provide description of how the proposal satisfies development plan principles and downtown and heritage design objectives.

.5 Include offer price for the property as well as a proposed amount for a non-refundable deposit to secure the option. This will form the basis for a forthcoming option to purchase agreement and subsequent offer to purchase agreement. All conditions subject to approval by Council.

2.9 Selection Process & Execution of Purchase Agreement

.1 Review of complete proposals

.2 Selected proposal presented to City Council

.3 12-month option awarded to successful proponent.

.4 Execution of agreement

.5 Exercise of option and transfer of title upon review of detailed development design by City Engineering Department.

2.10 Qualifiers

.1 Morden City Council members and City of Morden staff members are ineligible

.2 Successful proposals will not constitute a contract with the City of Morden.

.3 Purchaser is solely responsible for obtaining any approvals required for development and paying applicable levies.

.4 Proposals shall be valid for a period of no less than 60 days from the close of the RFP.

.5 City of Morden reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the purchaser, and to impose additional restrictions if deemed necessary

.6 Contents of this package are for information purposes only and the representations made herein, though thought to be accurate, are without warranty; proponents are advised to rely exclusively on their own investigations and analyses

.7 City of Morden will honour confidentially requests to the extent possible; if information contained in the proposal is proprietary, please mark as such

2.11 Schedules

A. Site map
B. Floor Plan
C. Building Statement of Significance
D. Building Condition Report
E. Haz Mat Report
F. Roofing Report
G. Sewer Line Report
H. Status of title

END OF SECTION

City of Morden
100-195 Stephen Street
Morden, Manitoba, R6M 1V3
Telephone: 204-822-4434 | Fax: 204-822-6494

SCHEDULE A

SITE MAP

Address:	351 STEPHEN STREET
Roll ID:	100700
Legal Description:	20, 21-27-863
Lot:	20, 21
Block:	27
Plan:	863

City of Morden
100-195 Stephen Street
Morden, Manitoba, R6M 1V3
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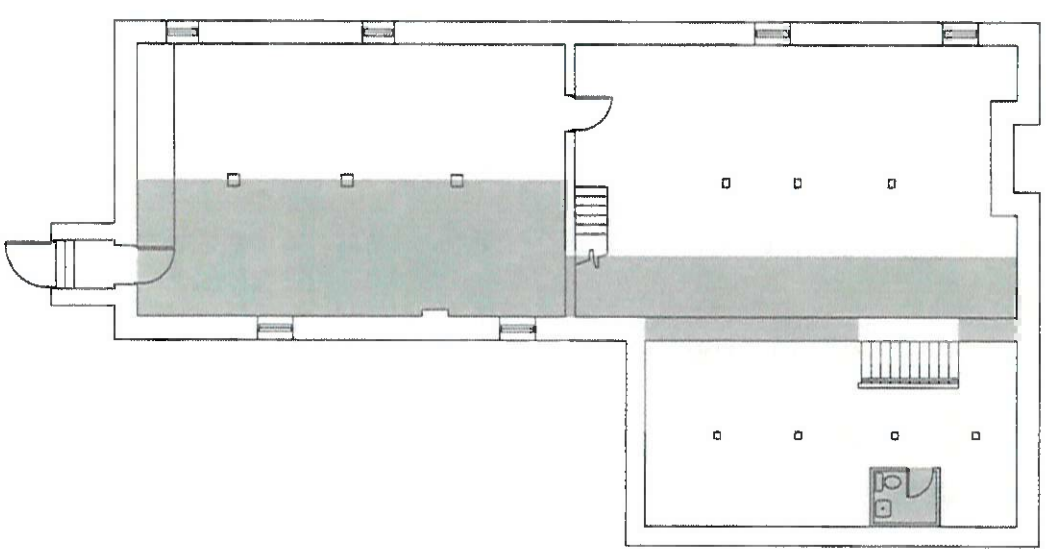
SCHEDULE B

FLOOR PLAN



LEGEND (PS# 300313)

301354 (58-021) SOA-TPR – Land Titles Registration 186.79

Core Service 90.28

Penetration 9.33

Outside Area:	358.38
Inside Area:	295.40
Wall Area:	59.98
Usable Area:	186.79

Manitoba

Infrastructure and Transportation

LAND TITLES BUILDING
351 STEPHEN STREET

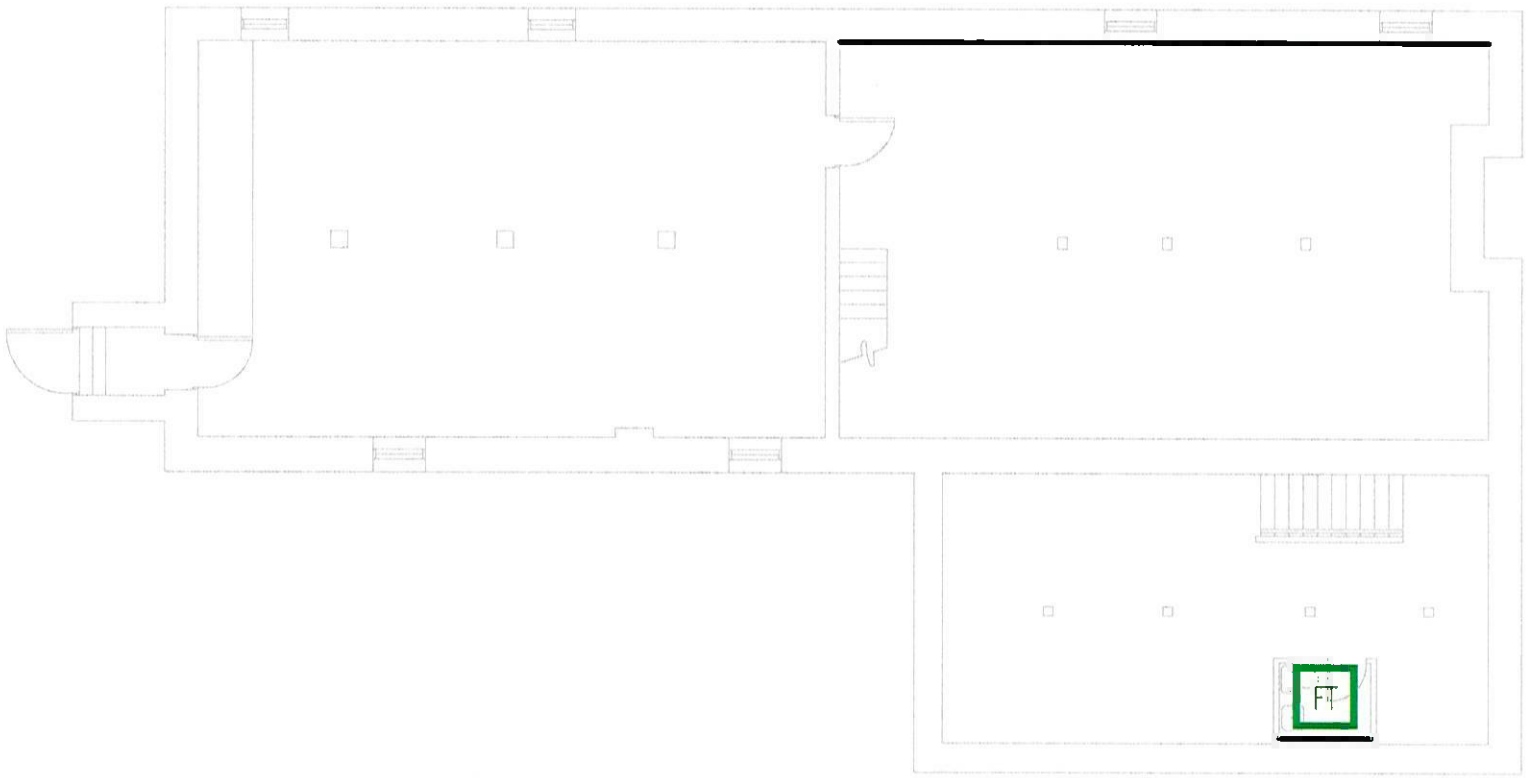
MORDEN MANITOBA

BASEMENT

100313

1 of 3 0

BUILDING #313
BASEMENT



FT Asbestos Floor Tile

Manitoba
Infrastructure and Transportation
Accommodation Services Division
1700 Portage Avenue, Winnipeg, Manitoba R3J 0B1

No	Revision	Date	By

This drawing shall not be scaled. Follow given dimensions only.

The contractor shall satisfy himself that all dimensions and information shown are correct.

Prior to commencement of work report any discrepancies to the consultant.

Variations and modifications to work will not be allowed without written permission M.I.T.

This drawing shall not be used for construction purposes until approved by an authorized officer of M.I.T.

Project Manager | Project Leader

Designed by | Reviewed by

Drawn by | Date (yyyy-mm-dd)
2018-08-13

North

Consultants

Project Title
LAND TITLES BLDG
351 STEPHEN STREET

Morden MORDEN

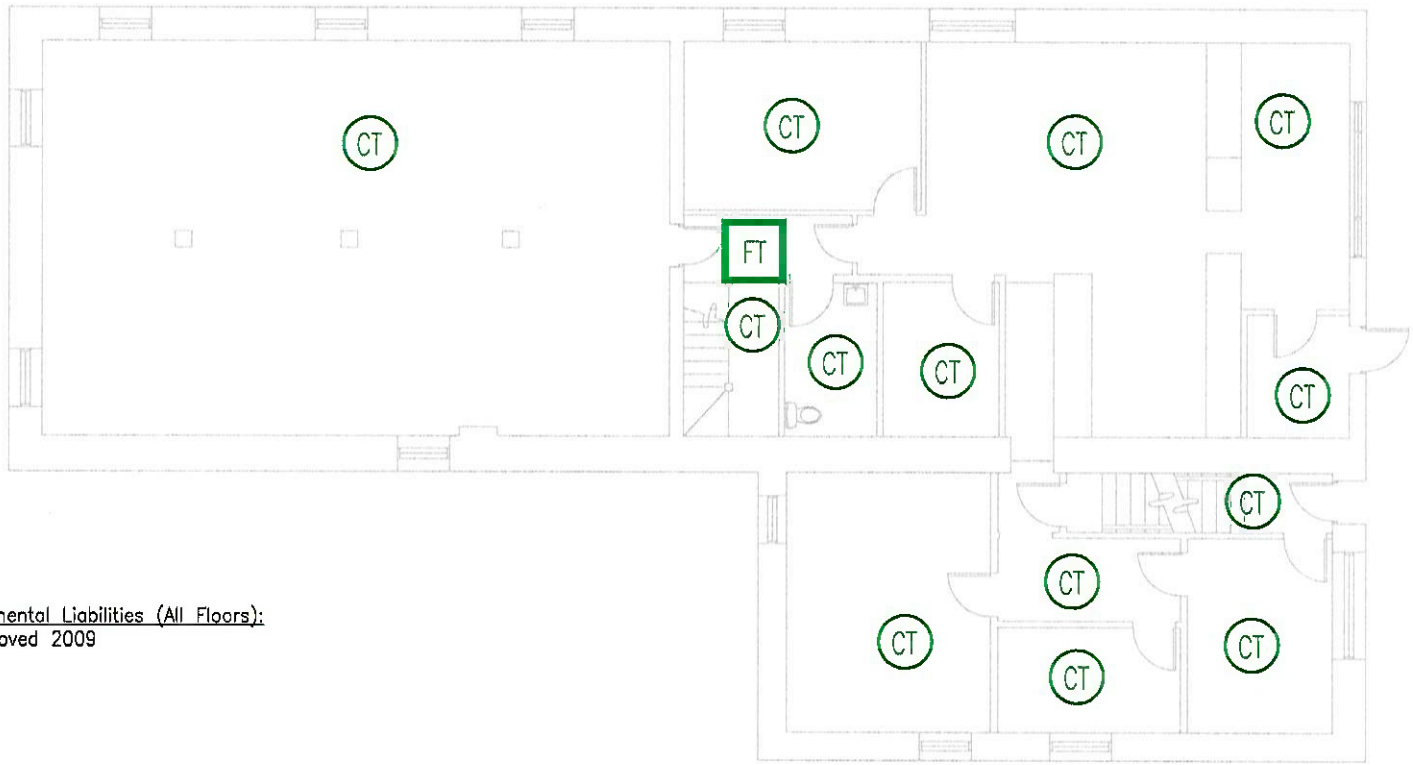
Sheet Title
BASEMENT PLAN–COMPLETE
ENVIRONMENTAL LIABILITIES

Scale NOT TO SCALE

M.I.T. Building Number 100313 | Consultant Project Number

M.I.T. Project Number | Sheet Number A–3.0 | Revision

BUILDING #313
FIRST FLOOR



Environmental Liabilities (All Floors):
All Removed 2009

Environmental Liabilities Removed (All Floors):
Ceiling Tiles – 2000 Sq. Ft.
Floor Tiles – 1000 Sq. Ft.
Insulation in Outside Walls – 1710 Sq. Ft.
Mould – 5886 Sq. Ft.
PCB Lights – 8
Asbestos Drywall Compound – 1500 SqFt.

(CT) Asbestos Ceiling Tile

FT Asbestos Floor Tile

Manitoba
Infrastructure and Transportation
Accommodation Services Division
1700 Portage Avenue, Winnipeg, Manitoba R3J 0C1

No. | Revision | Date | By

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Project Manager | Project Leader

Designed by | Reviewed by

Drawn by | Date (yyyy-mm-dd) 2018-06-13

North

Consultants

Project Title
LAND TITLES BLDG
351 STEPHEN STREET

Morden MORDEN

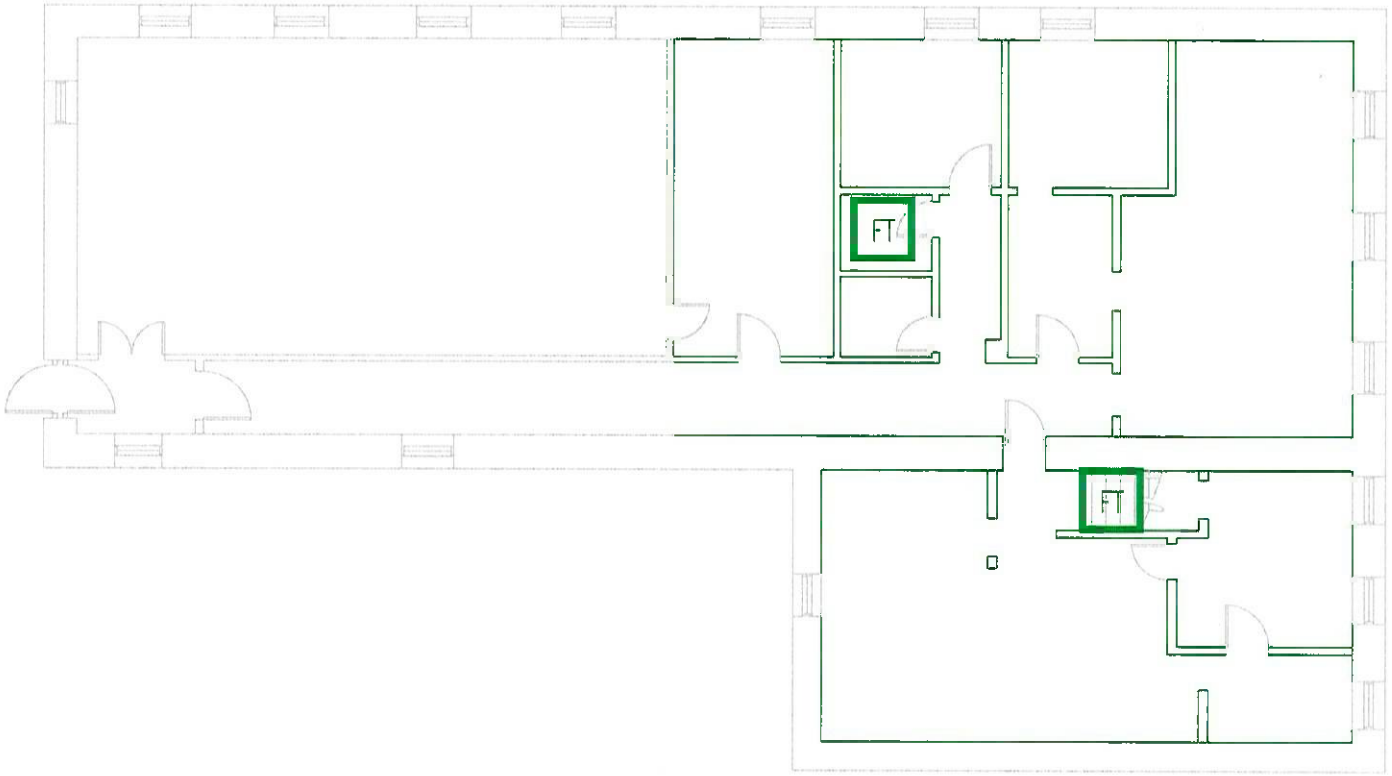
Sheet Title
FIRST FLOOR PLAN-COMPLETE
ENVIRONMENTAL LIABILITIES

Scale 1:100

M.I.T. Building Number 100313 | Consultant Project Number

M.I.T. Project Number | Sheet Number A-1.0 | Revision

BUILDING #313
SECOND FLOOR



FT Asbestos Floor Tile

Manitoba
Infrastructure and Transportation
Accommodation Services Division
1420 Portage Avenue, Winnipeg, Manitoba R3J 0E5

No.	Revision	Date	By

This drawing shall not be scaled. Follow given dimensions only.

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This drawing shall not be used for construction purposes until approved by an authorized officer of M.I.T.

Project Manager | Project Leader

Designed by | Reviewed by

Drawn by | Date (yyyy-mm-dd) 2018-08-23

North

Consultants

Project Title
LAND TITLES BLDG
351 STEPHEN STREET

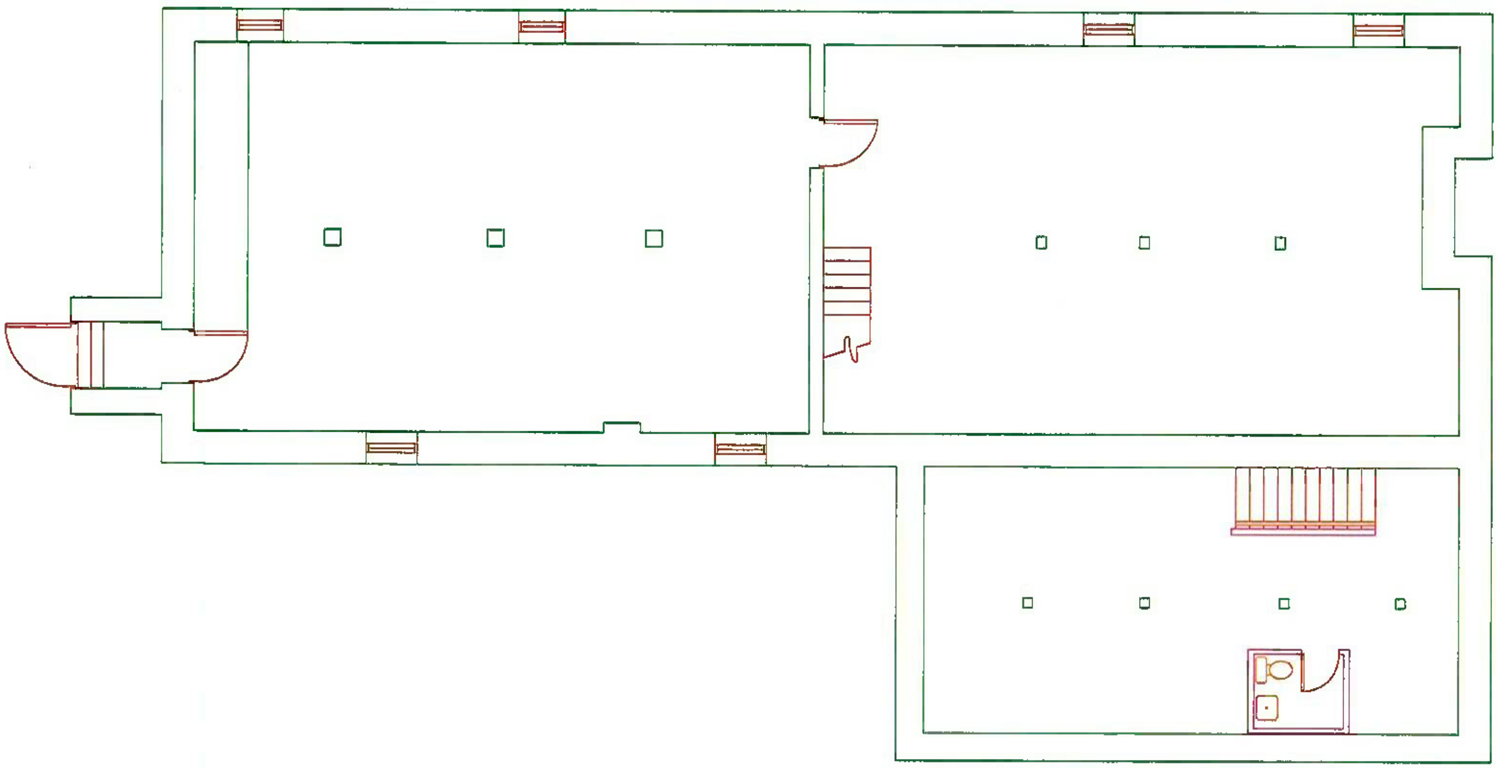
Morden MORDEN

Sheet Title
SECOND FLOOR PLAN–COMPLETE ENVIRONMENTAL LIABILITIES

Scale NOT TO SCALE

M.I.T. Building Number	Consultant Project Number
100313	

M.I.T. Project Number	Sheet Number	Revision
	A–2.0	



Outside Area: 361.21
Inside Area: 296.56
Wall Area: 64.65

Manitoba

Manitoba Finance
Accommodation Services Division
[illegible]

No	Revision	Date	by
3	Drawing updated to reflect current measurements	2015-07-13	[illegible]
2	Added contract number	2011/06/[illegible]	[illegible]
1	Drawing revised to [illegible] standards	[illegible]	[illegible]

This drawing shall not be scaled. Follow given dimensions only.

The contractor shall satisfy himself that all dimensions and information shown are correct.

Prior to commencement of work report any discrepancies to the consultant.

Variations and modifications to work will not be allowed without written permission ASD

This drawing shall not be used for construction purposes until approved by an authorized officer of ASD

Project Manager

Project Leader

Designed by

Reviewed by

July 2001

Drawn by

Date (yyyy-mm-dd)

North

Consultants

Project Title
LAND TITLES BUILDING
351 STEPHEN STREET

MORDEN MANITOBA

Sheet Title
BASEMENT

Scale 1 : 50

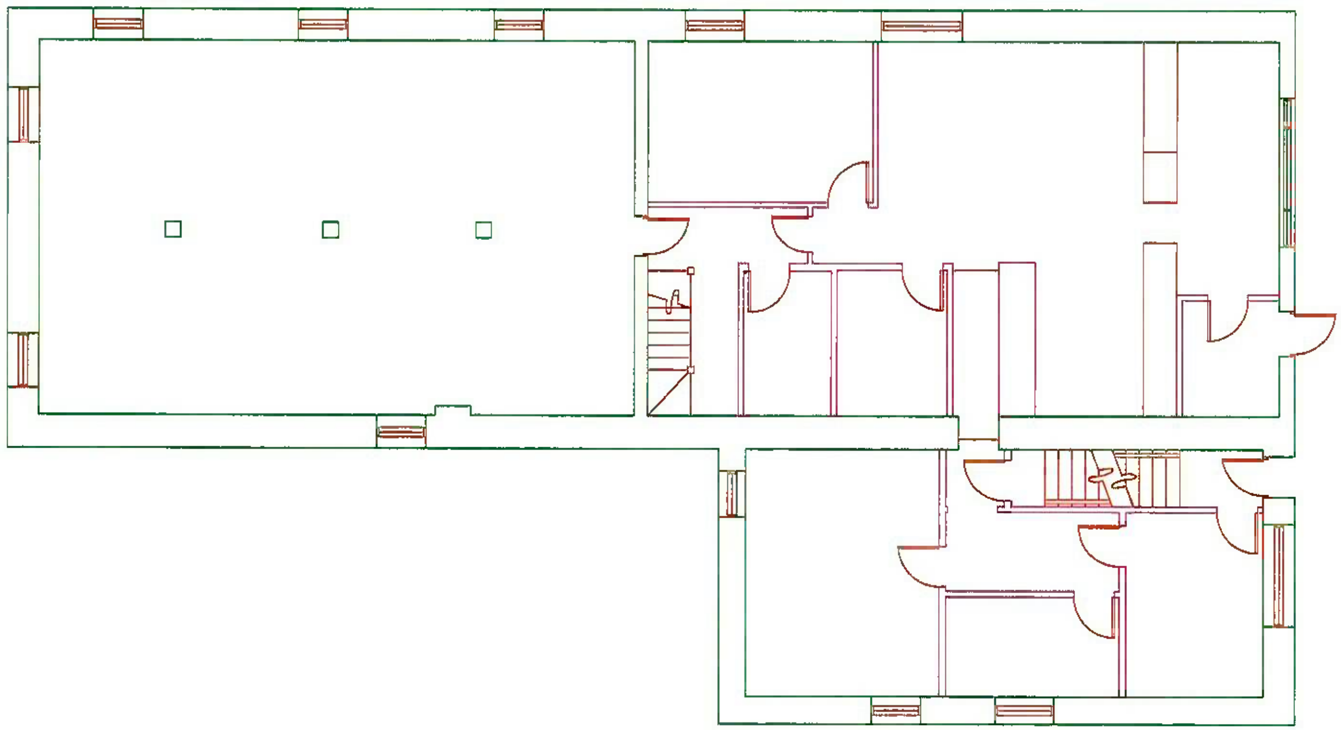
ASD Building Number
100313

Consultant Project Number

ASD Project Number

Sheet Number
1 OF 3

Revision
0



Outside Area: 354.98
Inside Area: 299.49
Wall Area: 55.49

Manitoba

Manitoba Finance
Accommodation Services Division

No	Revision	Date	By
3	Drawing revised to reflect current measurements	2015/07/13	JA
2	Added contract number.	2011/06/16	CD
1	Drawing revised to ASD standards	2009-01-11	SP

This drawing shall not be scaled. Follow given dimensions only.

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Prior to commencement of work report any discrepancies to the consultant.

Variations and modifications to work will not be allowed without written permission ASD

This drawing shall not be used for construction purposes until approved by an authorized officer of ASD

Project Manager
Project Leader
Designed by
Reviewed by
Drawn by
July 2001
Date (yyyy-mm-dd)
North
Consultants

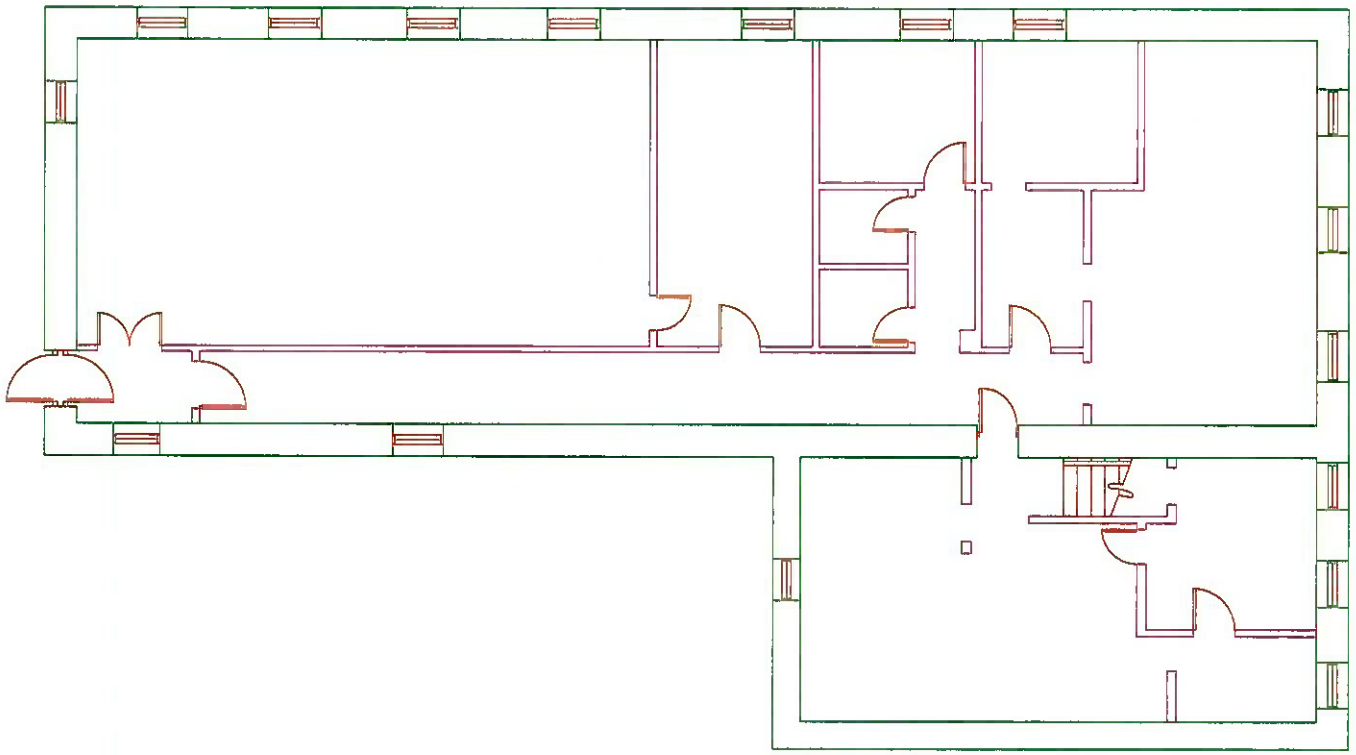
Project Title
LAND TITLES BUILDING
351 STEPHEN STREET

MORDEN MANITOBA

Sheet Title
FIRST FLOOR

Scale 1 : 100

ASD Building Number 100313
Consultant Project Number
ASD Project Number
Sheet Number 2 of 3
Revision 0



Outside Area:	353.09
Inside Area:	294.79
Wall Area:	58.30

Manitoba

Manitoba Finance
Accommodation Services Division
7th Floor - 352 Donald Street, Winnipeg, Manitoba R3B 2H

No	Revision	Date	By
2	Drawing updated to reflect current measurements.	2018-07-13	JM
1	Drawing revised to ENF standards	2008-01-11	TP

This drawing shall not be scaled. Follow given dimensions only.

The contractor shall carefully inspect and all dimensions and information shown are correct.

Prior to commencement of work report any discrepancies to the consultant.

Variations and modifications to work will not be allowed without written permission ASD

This drawing shall not be used for construction purposes until approved by an authorized officer of ASD

Project Manager | Project Leader

Designed by | Reviewed by

Drawn by | Date (yyyy-mm-dd) 2001-July

North

Consultants

Project Title
LAND TITLES BUILDING
351 STEPHEN STREET

MORDEN MANITOBA

Sheet Title
SECOND FLOOR PLAN

Scale 1 : 50

ASD Building Number 100313 | Consultant Project Number

ASD Project Number | Sheet Number 3 OF 3 | Revision 0

LEGEND (PS#300313)

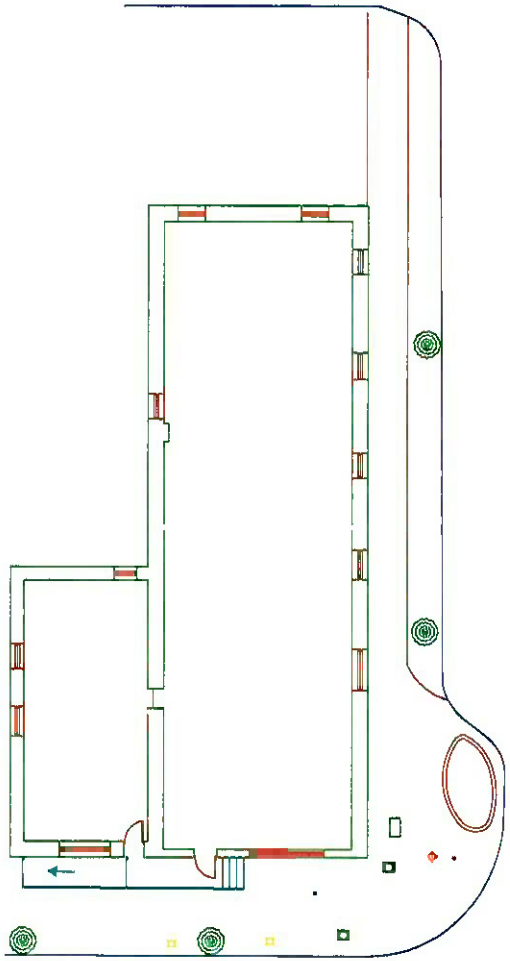
LAMP POST

SHRUBS / TREES

WATER MAIN

TRAFFIC LIGHT

FIRE HYDRANT



Manitoba

Manitoba Finance
Accommodation Services Division

No.	Revision	Date	By
1	Drawing revised to MP standards	2009-01-15	MP

This drawing shall not be scaled. Follow given dimensions only.

The contractor shall satisfy himself that all dimensions and information shown are correct.

Prior to commencement of work report any discrepancies to the consultant.

Variations and modifications to work will not be allowed without written permission ASD

This drawing shall not be used for construction purposes until approved by an authorized officer of ASD

Project Manager | Project Leader

Designed by: KLM | Reviewed by: 2002-10-25

Drawn by | Date (yyyy-mm-dd)

North

Consultants

Project Title
LAND TITLES BUILDING
351 STEPHEN STREET

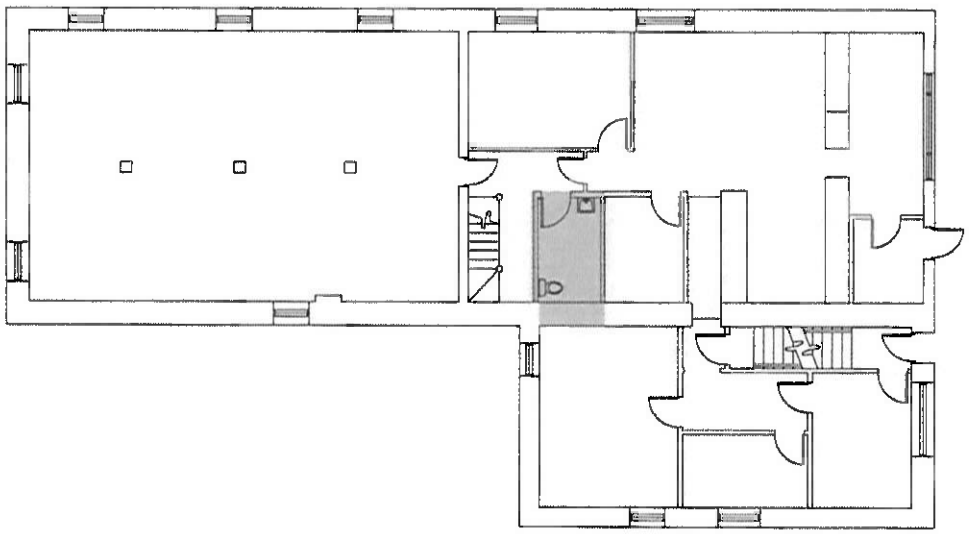
MORDEN MANITOBA

Sheet Title
SITE PLAN

Scale 1 : 100

ASD Building Number	Consultant Project Number
100313	

ASD Project Number	Sheet Number	Revision



LEGEND (PS# 300313)

301355 (56-021) SDA-TPR – Land Titles Registration 278.14

Core Service 9.07

Penetration 12.12

Outside Area:	354.97
Inside Area:	299.33
Wall Area:	55.04
Usable Area:	278.14

Manitoba

Infrastructure and Transportation
Accommodation Services Division

LAND TITLES BUILDING
351 STEPHEN STREET

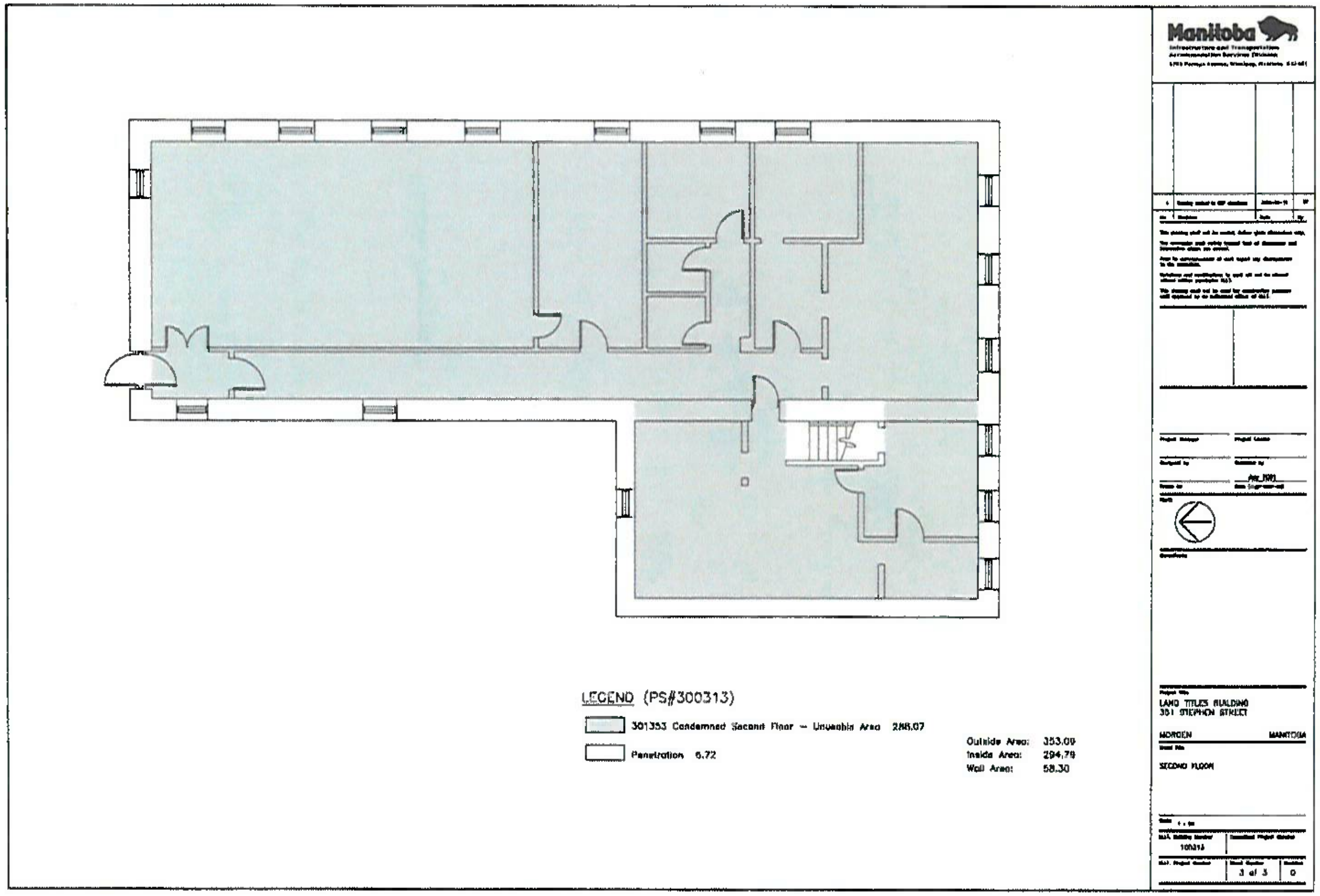
MORDEN MANITOBA

FIRST FLOOR

100313

Sheet Number 3 of 3

Addition 0


Manitoba
LEGEND (PS#300313)
301353 Condemned Second Floor – Unusable Area 288.07
Penetration 6.72
Outside Area: 353.09
Inside Area: 294.79
Wall Area: 58.30
LAND TITLES BUILDING
351 STEPHEN STREET
MORDEN
MANITOBA
SECOND FLOOR
3 of 3
0

City of Morden
100-195 Stephen Street
Morden, Manitoba, R6M 1V3
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SCHEDULE C

BUILDING STATEMENT OF SIGNIFICANCE

100313 - Morden Land Titles Office

(Site of Potential Municipal Significance)

Statement of Significance

Description of Historic Place

The Morden Land Titles Building, a two-storey masonry structure built ca. 1896, occupies a prominent corner lot on the main business street in downtown Morden.

Heritage Value

Important Values

- The Morden Land Titles Building has important heritage significance because of its claim as an early, and very good, example of the kind of substantial commercial establishment that once defined Manitoba's main commercial thoroughfares, but which is now becoming more uncommon (with demolitions and community contraction). Erected for the H. Meikle General Store and used as a branch of the Bank of Hamilton, the building originally featured shops and offices and a residence on the upper floors.
- The building also has important heritage significance because of its construction – of coarse ashlar masonry which utilized the readily available and abundant local granite fieldstone from around Morden. The use of this material is fairly common in Morden (used on a few other commercial buildings and in several large houses), and is the source of considerable local pride. Throughout the province, commercial buildings of stone are prized local landmarks – because of their sturdy construction they have endured and are often one of the last remaining to recall an earlier commercial building type.

Minor Values

- The building has minor heritage significance because of its present function, as a land titles office. Acquired by the province after 1910 and extensively reworked with a vault room of heavy construction, the building is the second land titles registry in Morden, providing continuous use for more than a century.
- The Morden Land Titles Office also has minor value because it is an element in Morden's Stephen Street historic area, which is defined by a fine collection of historic buildings.

Character-Defining Elements

Exterior Qualities

Important external elements that should be respected to ensure that the value of the building's exterior character is conserved include:

- its deep and two-storey L-shaped form, solid stone bearing walls and a flat roofline with a parapet and a pressed tin cornice that runs along the south and east facades
- the exceptional native stone finishes and heavy materials, including the roughly split and squared fieldstone with rough limestone trim, stone quoins, brick chimneys
- the balanced composition of the front (south) facade with a similar pressed tin cornice that wraps around the east elevation at the first floor level
- the numerous openings, including on all elevations mostly segmental arched sash windows with limestone voussoirs and lugsills, the smaller segmental arched windows on the lower level of the side elevations

Minor elements that ought to be respected to ensure that the value of the building's exterior character is conserved include:

- other details and materials, such as the acroteria/cornice ornaments, metal coping and downspouts, etc.

Interior Qualities

Important elements that should be respected to ensure that the value of the building's interior character is conserved include:

- the deep main floor plan, its front offices divided by heavy vault doors to the rear room; and the small west side offices with a stairwell to the second floor
- finishes and features, such as the dark-stained wainscotting, woodwork and built-in fireplaces in the second floor rooms, hardwood flooring etc.
- the heavy protective materials, including the thick stone walls, solid concrete floor and columns that support the main floor and upper levels, the heavy iron vault door

Minor elements that ought to be respected to ensure that the value of the building's interior character is conserved include:

- the second floor main large rooms leading off a side hallway; the west side small rooms
- the use of high transom windows in the doorways, that carries through from the exterior
- the open basement with fieldstone walls

Site Qualities

Key elements that define the site character of the Morden Land Titles Building include:

- its location in close proximity to other historic buildings in downtown Morden
- the building's placement, flush to the public sidewalk at northwest 8th Street and Stephen Street

City of Morden
100-195 Stephen Street
Morden, Manitoba, R6M 1V3
Telephone: 204-822-4434 | Fax: 204-822-6494

SCHEDULE D

BUILDING CONDITION REPORT

REPORT TO

MANITOBA GOVERNMENT SERVICES

ACCOMMODATION DEVELOPMENT DIVISION

REGARDING

LAND TITLES BUILDING

MORDEN, MANITOBA

INDEX

APPENDICES

EXECUTIVE SUMMARY

The writer has reviewed previous reports regarding this building as well as other documentation which was provided to this office prior to the actual site visit. The site visit has been completed and the following report and photographs indicate our findings relative to the present condition.

Essentially over the years we found there are two diametrically opposed views with respect to heritage buildings of this kind. When significant maintenance is delayed and then becomes a significant cost factor, frequently the reaction is to demolish the building. The other to which we subscribe having had considerable experience with heritage buildings and restoration of same, is that specific buildings frequently warrant expenditures to maintain them in service as well as the heritage and historic aspect within the community. In our opinion the Land Titles Building in Morden falls under this second category.

Whilst there is no doubt that significant repair, restoration and upgrading are required due to neglect over many years, essentially we find the building to be structurally adequate if said repairs are undertaken in a proper manner. The exterior face of the entire building requires repointing since previous work was not accomplished in the correct manner and for the most part has delaminated from the stone and concealed mortar. If the building is to be retained, some research needs to be done before repointing is undertaken in order to determine the kind of mortar joints, any specific shape which may have applied, as well as other details relative to the exterior refinishing. As well, whilst the cornice and feature trim appears to be in good condition, this should be investigated in more detail prior to instituting the exterior works.

Unquestionably there has been movement and settlement of the foundation walls which are likewise of field stone. On the basis of what can be seen in the basement, the walls appear typical of buildings of this type. No concrete spread footing was ever provided, but merely an extension of the wall using the stone as the actual footing material. Whether or not concrete had been used in lieu of stone, the soil conditions and other aspects of the location would almost certainly have allowed the settlement which has occurred, both differential and general. From information provided it appears that the most significant settlement has occurred along the east and west walls, which resulted in the main floor, which is of concrete, "dipping" to both east and west. This has now been "corrected" by

EXECUTIVE SUMMARY (CONTINUED)

installation of a sub-floor and other interior works which were recently completed. Insofar as the exterior field stone walls themselves are concerned, whilst there are open joints, particularly between the vault and the main two storey building at the front, this like other movement cracks and separations can readily be repointed and potentially reinforced using either carbon fibre, fibreglas or similar rods embedded in the joints to assist in maintaining the position of the stone on both sides of the joint.

The second floor has of course been unheated and unoccupied for a number of years, by my understanding more than 10. Notwithstanding, due to what we believe to be the heat losses from the main floor migrating up into the second floor, the deterioration is far less than one would normally find in an unheated building of this kind. There are some signs of settlement and other such damage in specific areas, but based on this first view of the condition, it appears the majority of the second floor is in relatively good condition from a structural viewpoint, other than where the wall has buckled and tension ties were installed. However that installation has not in our opinion really achieved anything and reconstruction of the wall in those areas is quite feasible and structurally poses no significant problem. The access to and from the second floor is obviously "non-conforming" in terms of fire codes and building code requirements and would require changes as part of any upgrading. At this time we believe the specific settlement problems manifested in the second floor can be resolved should a decision be made to retain the building.

Due to the recent upgrading of the main floor and particularly the vault, there were no signs of significant problems, which again by reading files and talking to staff did not appear to have been overly significant in the first place. We suggest that the movement of the main floor slab down towards the east and west sides is due to the settlement of those perimeter walls. Insofar as the front office space is concerned, this is fully finished and none of the existing structure is open to view, nor were there any signs of building problems.

After reviewing documentation provided and visiting the building, we disagree with comments which have been made in the past regarding the need to demolish this building. We suggest it is of a unique nature, being constructed of field stone which material has only local use in and around the Morden area and therefore constitutes a specific aspect of a heritage building. Having been

EXECUTIVE SUMMARY (CONTINUED)

associated with numerous heritage buildings we believe this building should be restored fully and such changes made as are necessary to conform to the current Building Code requirements. At this stage it is not possible to provide even a preliminary budget since the Province's potential use, its upgrading standards and other aspects of the work including HVAC systems are unknown. If a management decision is made to seriously consider restoration and maintaining this building, then we suggest the entire interior second floor be stripped back to bare stone walls to allow a better review of the stone condition and particularly the bowing of the wall at the northwest corner of the west annex. Finally, therefore, in our opinion whilst some repairs are required which could be designated as structural, we do not find this building to be structurally inadequate, dangerous or beyond reasonable repair and upgrading should there be a will and decision to maintain the facility.

REPORT TO
MANITOBA GOVERNMENT SERVICES
ACCOMMODATION DEVELOPMENT DIVISION
REGARDING
LAND TITLES BUILDING
MORDEN, MANITOBA

1. INTRODUCTION

As a precursor to undertaking the first site visit, we were provided with copies of some past correspondence regarding the subject building, together with an outline specification and quotation for stone repointing which was solicited in 1997. Also, as part of our preliminary briefing we were advised that the second floor above the Land Titles Office space had been closed for several years due to "bowing" of the stone walls at the second floor level. We were also advised that several "tension ties" had been installed in an effort to stabilize the condition.

The writer attended at the premises on Wednesday morning, August 22nd, 2001. At that time I met with Mr. Vic Rempel who thereafter acted as "guide" to the various areas of the building and was able to provide certain background information on past events.

2. SITE VISIT REPORT

.1 The building is located at the northwest corner of Stephen and 7th streets (photo 1) with the south and east elevations fronting onto the town sidewalk. The building is an example of the use of field stone which material is primarily limited to the Morden area of Manitoba. The stone wall construction commences at the footings in both basement areas and extends up through the building as bearing wall systems to the roof line. Without doing any additional wall dismantling, bearing in mind certain wall areas could be seen in both sections of the building, it appears that the corridor bearing walls in the two storey section containing the Land Titles Office are of field stone.

.2 The vault floor framing is of concrete construction and consists of large poured in place columns and beams with a concrete slab spanning between the east and west stone walls with a centre concrete beam at both the main and second floor levels; the roof framing system is of wood joist construction.

2. SITE VISIT REPORT (CONTINUED)

The main floor framing in the Land Titles area consists of wood joists and the second floor appeared to be a concrete slab spanning between the bearing wall systems. This slab has been finished at the second floor by installing wood sleepers with the space between these sleepers above the concrete filled with ashes and a tongued and grooved Douglas Fir floor board system installed over the sleepers as the flooring.

.3 The building review commenced with an exterior "walk around" to consider the condition of the stone and mortar joints. The stone itself appears to be in excellent condition, but the mortar joints are in very poor condition having been repointed at some time with a method and material which was inappropriate. The mortar has almost entirely delaminated from both the stone and the remaining mortar joint that was left between the stones behind the repointing. The original front section of the building occupied by Land Titles appears to be in relatively good condition, with significantly less sign of movement than the rear portion encompassing the vault and the north and northwest corners of the office section itself.

A significant separation crack exists in the east wall between the two storey building and the vault (photos 3 & 5) where differential movement between the two portions has occurred. Once again the infill mortar used at some time to fill the gaps was incorrectly done, essentially this joint separation is open to weather penetration (photo 4).

.4 Moving along the east wall past the vault separation to the northeast corner, I found that the north face wall at the northeast corner is likewise exhibiting considerable signs of movement, and generally in poor condition, though not structurally inhibiting the performance of the building (photos 7 & 8). The north wall of the "vault" exhibits a variety of mortar degeneration and settlement movement which is particularly evident at the two corners. At the northwest corner of the "vault", it appears that past settlement has occurred and attempts have been made to re-mortar the joints and seal the wall. This movement can be seen in photograph 11 showing the northwest corner, west side.

2. SITE VISIT REPORT (CONTINUED)

.5 At the northwest corner the fire escape to the second floor requires attention, since the anchorage into the stone is suffering from the general wall movement (photo 9). As well, there are separations in the lower section of the north face (photo 10).

.6 Moving along the west wall of the vault area, the wall itself is in relatively good condition other than once again for the mortar degeneration and need for repointing.

.7 The north face of the two storey office section at the west side of the lot is in extremely poor condition (photo 12) and attempts appear to have been made to deal with the stone movement and mortar joint degeneration by applying a cement parge coat. However, not surprisingly this has delaminated and is not performing any useful function at the present time, nor does it appear to have done so for some years past. In the northwest corner of this section (photos 13 & 14) the wall again is showing signs of degeneration due to settlement and mortar joint damage.

.8 The west face of the office section was difficult to view due to the proximity of the adjacent building on the next lot. A steel channel can be seen where the tension tie rods at the second floor pass through the wall and were bolted through this channel which was obviously intended to act as a "spreader" and hold the wall in position. The remainder of that wall again has suffered some minor settlement, but on this first review does not appear to be suffering any significant structural damage.

.9 The front elevation of the building (photo 32) portrays the primary architectural treatment of the original building. The sheet metal cornice at the second floor and roof is very decorative and appears to be in good condition, subject to a more detailed examination at some time in the future. This is quite ornate for cornices of this type (photo 2) and has been well maintained. Unlike the other wall areas, the south face appears to be in better condition with fewer signs of movement apart from the need for mortar joint repointing.

2. SITE VISIT REPORT (CONTINUED)

.10 After completing the exterior review I moved to the inside and commenced the review at the second floor which has been closed down and unheated for several years. The plaster and wood lath finish to the walls and ceilings are obviously showing deterioration as a consequence of the absence of heat. In addition, a variety of movement cracks can be seen (photos19 & 20). However, with one or two notable exceptions the walls appear to be relatively plumb and straight when looking along the corridor and elsewhere, other than the specific area affected by the wall buckling and tension tie installation.

.11 One particular doorway (photo 21) exhibits significant movement and the second floor in this area obviously has moved and has a "hump" in it. However, walking through the majority of the second floor we found this to be relatively level with only minor signs of movement. There are other specific locations, particularly in the area adjacent to the tension ties at the northwest corner of this area of the building which are likewise out of level, but any effect in the main floor below could not be seen due to the ceiling finishes in the office area itself.

.12 The rod tension ties (photos 15 & 16) which were installed between the west wall at the second floor and the corridor wall appear to have pulled the corridor wall in, or both walls have moved laterally together. It was not possible under the present conditions with the walls basically finished, to determine which has in fact occurred. However, the lateral movement is not considered to be significant and further discussion on this is offered in the next section of this report.

.13 The floor construction referred to in item 2.2 is not unique (photo 18). The use of a steepened system with the spaces infill ed with ashes as sound insulation was quite common in the absence of insulation materials such as are now available. The Hudson's Bay store in Winnipeg is constructed with this system.

.14 Moving back down to the main floor level and the finished office space, there was virtually nothing to be seen due to the finishing and modern decor. The only signs of movement at this time in the general office area were to the wall adjacent to the basement stairs by the vault (photo 22) and the corner office occupied by Mr. Lille; here again the drywall separation is minor and not of any structural significance.

2. SITE VISIT REPORT (CONTINUED)

.15 Moving into the vault itself and being aware that this has recently been upgraded, we found few signs of movement except at the north end and the last span of the second floor support beam and column (photos 23 & 24). This has previously been referred to by Mr. Malus in his reports. At this time I believe there may actually be some "parging" over the original concrete, since the diagonal cracking is unusual for a concrete structure of this kind, notwithstanding the fact that it appears to be related to settlement of the north wall. Elsewhere in the vault area there are two minor ceiling-wall separations, one being in the east wall adjacent to the divider between this section and the main office building where there is the significant separation on the exterior face (the rear wall of Mr. Lille's office). The other is on the west wall almost opposite and again close to the area of the basement stairs.

.16 Moving into the smaller basement under the front office section I found the stone walls to be exhibiting the typical loss of mortar due to moisture penetration and the effect on soft lime mortar that was used in those days. Some repointing has been done, but been done inadequately since the mortar has fallen out of the wall, or is delaminated. Both here and under the vault I found the basement wall mortar joints have been leaching sand into the basement as the mortar joints deteriorated (photos 30 & 31). Again, this is not an unusual occurrence for rubblestone walls, or in this case the field stone wall. Notwithstanding the mortar degeneration and the fact that the wall appears to have settled, there is no significant stone separation or structural damage from differential movement along the length of these walls.

.17 In viewing the concrete beams under the vault main floor I found some cracking (photos 25 & 26) in the same general area as that which can be seen at the second floor where the columns and beams extend up through the vault area. Again, these cracks are minimal and are discussed later in this report.

.18 At only one location in the vault basement did we find any significant concrete deterioration (photo 28). At this time we cannot comment as to why this one location has suffered this badly, but do speculate in the next section of the report.

2. SITE VISIT REPORT (CONTINUED)

.19 Typical of old basements, the basement floor itself is in poor condition, but since this is unused space, has no relevance to the building structure. However, the migration of moisture into the basements both through the walls and up through the floor, does have an impact which again is discussed later.

3. DISCUSSION

.1 As was apparent from the tender which was solicited in 1997 for repointing of the exterior face of the stone walls, the mortar joints are in extremely poor condition. However, we are not aware whether or not deterioration has increased since the time the specification and sketch was prepared, but at this time based on our experience with heritage buildings, are of the opinion this entire building requires repointing. In doing this some investigation should first be carried out as to the type of joint which would have been used during the original construction and an assessment of the type of mortar which would be compatible with the stone and the performance of the wall system as a whole.

.2 For a stone building of this kind, bearing in mind the structural support relies on the interface of the variable shaped stones and mortar, we consider it to be in relatively good condition. The fact that settlement has occurred is inevitable with buildings of this kind especially since in all probability the footing consists only of a wider field stone base and not concrete. What appears to be the top of the wider footing under the basement walls could be seen in various locations. As well, from the descriptions provided as to how the vault floor had maintained an elevation along the centre line and dropped at the edges, we believe there is little doubt that the entire perimeter of the building both the front section and the vault area has settled.

.3 Whilst the separation between the vault and the main two storey building on the east wall is very apparent and in all probability will continue to move over the years, we again do not believe this to be of structural significance. After initial repointing and perhaps some reinforcement using either carbon fibre or fibreglass rods in certain of the joints at the worst locations, there will still be a need to have a regular maintenance program as for any other building.

3. DISCUSSION (CONTINUED)

.4 Insofar as the northeast and northwest corners of the vault are concerned, again as of this time the result of foundation movement appears to be related to mortar joints and not to "breaking" of the stone itself, or to significant differential movement.

.5 The fire escape originally serving the second floor should either be removed to prevent accidents to trespassers, or investigated and stabilized against the time when the second floor could perhaps be re-used.

.6 The north face of the office building which has been parged at some time prevents a good examination of the stone and perhaps problems which are not evident from the present visible conditions. However, at this time we believe this entire wall should be stripped back to the stone and again the joints cleaned out and properly prepared for mortar repointing.

.7 Insofar as the tension tie rods which have been installed at the second floor to deal with wall movement are concerned, we are of the opinion this requires investigation beyond the scope of this initial report. In order to do this we believe all of these walls should be stripped back to bare stone, which if the second floor area was to be returned to a usable condition would be a mandatory requirement anyway. Based on our experience with heritage buildings and probably the most similar to this condition would be the Big House at Lower Fort Garry with which we were associated for several years, I believe these walls can be either rebuilt using the original stone. At this time such would be my primary recommendation, or by further investigation, partial rebuilding and "pinning" the walls together using epoxy anchored stainless steel, or carbon fibre rods would be a reasonable and not particularly expensive solution if the wall has in fact delaminated. What we could not determine at this time from any of the exposed areas, is whether or not the walls are of "solid" stone construction which is what I would anticipate, or in fact consists of two faces with a rubblestone fill which was also very common for thick walls of this type at the time this building was constructed. Again, we suggest if restoration of this building is undertaken, more detailed preliminary work will be necessary in order to establish parameters for the actual remediation.

3. DISCUSSION (CONTINUED)

.8 There is no question that the building has moved in various ways due to the type of construction, the age and to some degree the absence of heating in the case of the second floor. Until the walls are stripped at the second floor level in preparation for new finish materials, the two or three more significant areas of movement both on the floor and the one particular door (photo 21) cannot properly be assessed in terms of implications. However, if it is accepted that the building will move and continue to do so for the next 50 - 100 years, then regular maintenance after initial reconstruction would obviously be a parameter to be maintained.

.9 We did not attempt to access the roof, but it is the writer's understanding from conversations with Vic Repel, that the roof is considered to be in good condition. However, sight unseen, but on the basis of past experience, we suggest that a roofing inspection should be undertaken by a company such as Aegises Consultants, with particular attention to any penetrations and particularly to the parapet walls. One of the primary causes for wall deterioration in buildings of this kind is the moisture penetration from the roof into the wall system and thence percolating down through the soft lime mortar. Again, with sight unseen, we suggest it may be desirable and in fact necessary to modify the parapets as part of the wall restoration program in order to maintain a watertight condition compatible with the actual roofing.

.10 With respect to the two basements and the high humidity as a consequence of moisture penetration through the walls and through the floor, we believe this could be alleviated in large part by the use of dehumidifies with humidistats controlling same. This should be done in combination with an air handling system that would in fact move air through the basement and assist in drying them out and establishing a better humidity condition. It was interesting to note that the sample wood joists which were tested with a pocketknife blade all appeared to be relatively good and I found no significant rot where they bear into the walls. However, when the wood posts were checked there is no doubt that some rot exists in the bottom of these posts; this condition can either be repaired with modern materials and/or replaced with custom heavy duty teleposts. This of course applies only to the front two storey section under the Land Titles since the vault is of concrete construction.

3. DISCUSSION (CONTINUED)

.11 If there is any interest in restoring at least in part the interior of the second floor of this building, then much of the original trim could be retained and refinished. Whilst all of the window system of course need replacement with changes to accommodate interior insulation and vapour barrier systems, other aspects could readily be reworked, or re-installed. As well, if a true heritage restoration of the second floor was required, we believe that certain materials could be re-milled by specialist carpenter companies in the city of Winnipeg.

.12 The present second floor egress would obviously require changes not only to the present staircase, but provision of either a second exit stair, or restoration of the external fire escape which could possibly be approved on a "grandfather" clause basis.

.13 Whilst we confirm that there is some "buckling" of the second floor, bearing in mind that to the best of our knowledge the majority of the framing system is of concrete, at the present time I suspect the floor buckling may be due to the unheated condition causing moisture absorption and deterioration of the sleeper system and/or the flooring itself. It is certainly not uncommon in heritage buildings of this kind which have been left unattended to find that the increase in humidity has caused sufficient swelling as to buckle the floor off the support system be it joist or sleepers in the same manner as exists in this case. Whether or not it would be necessary to completely remove the flooring system of the second level would depend on a further and more detailed investigation. At the present time however we believe that a combination of repairs and/or retaining the original system perhaps as a finish to both areas with a self-levelling gypsum or light weight concrete topping could be an acceptable solution.

.14 In view of the amount of moisture penetrating the exterior basement walls the most desirable improvement would be to excavate around those portions of the building which were accessible, to clean out and repoint the joints, followed by application of a membrane waterproofing system. Finally a new drain tile system and stone backfill

3. DISCUSSION (CONTINUED)

could be utilized to improve the drainage against the face of the wall and minimize future moisture problems from that source. In the case of the two walls that front onto town sidewalks the optimum solution from a cost point of view would likely be to clean out all mortar joints, repoint these with a material such as "Thorite" and then apply a skim coat of either "Thoroseal", or some other product which would aid in water resistance. Insofar as the basement slab is concerned as long as this area remains storage, etc. which based on the limited head room would undoubtedly be the case, then maintaining a dry condition by controlling humidity and providing sufficient air movement is all that would be required.

4. CONCLUSIONS

.1 In our opinion the ultimate "fate" of this building will depend on management decisions to either retain and upgrade it either as a heritage building and/or as usable rental space, alternatively for other reasons to allow it to continue to deteriorate until a point has been reached where demolition is the only reasonable solution. This latter option has been postulated in past reports, but is not subscribed to as an option by the writer. We believe this is a very interesting and desirable heritage building, contributes considerably to the downtown area of Morden and as an example of field stone construction should if at all possible be retained with full heritage restoration.

.2 Unless a decision is made to remove this building, there is no doubt that total repointing of the exterior must occur at the earliest possible date if more rapid deterioration of the wall system and thence the interior is not to occur. We suggest in view of the time of the year that the repointing should certainly form part of the work for the construction season of 2002. Ideally however if a political decision was made to retain the building and upgrade it, then the repointing should obviously be done in conjunction with either the installation of new window systems of a matching heritage style, or other remedial works with the repointing being the last item done after all other movement, etc. has been completed.

4. CONCLUSIONS (CONTINUED)

.3 Whilst considerable concern has apparently been expressed over the years regarding the buckling, "bowing", or separation of the second floor walls towards the northwest corner of the office area, at this time we do not believe this to be especially significant from a structural viewpoint and easily remedied if the will is there to retain this building. As indicated in the earlier sections of this report, further investigation including dismantling some of that wall would be a pre-requisite to a final decision on remediation. Any such remediation would obviously create a condition where the tension ties are not required and bearing in mind their present condition I question whether or not they are in fact contributing anything to the stability of the wall.

.4 As a general comment regarding the structural adequacy of this building, based on my experience with numerous heritage buildings and restoration, at this time I do not consider the building to be structurally dangerous, or to be in a condition which would preclude upgrading as already discussed in various areas of this report. In making this judgement call we suggest that the authorities responsible must acknowledge that older buildings of this kind whether they be in the core area of Winnipeg, or in rural communities do require regular maintenance. All buildings on spread footing type foundations are susceptible to movement, which in turn are also susceptible to changes in moisture contents and other soil conditions. In our opinion were this building to be restored properly and all necessary work undertaken as an overall upgrading, then with on going maintenance I see no reason why this building should not be standing 50 to 100 years from now.

.5 Finally as a conclusion based on our experience with heritage buildings, we are of the opinion it would be most unfortunate were this building allowed to degenerate any further and/or be demolished.

.6 In view of the numerous alternatives which could be considered with respect to maintaining, or restoring this building, even very preliminary budgets are very difficult to assess since we have no knowledge as to how the Province might elect to use the

4. CONCLUSIONS (CONTINUED)

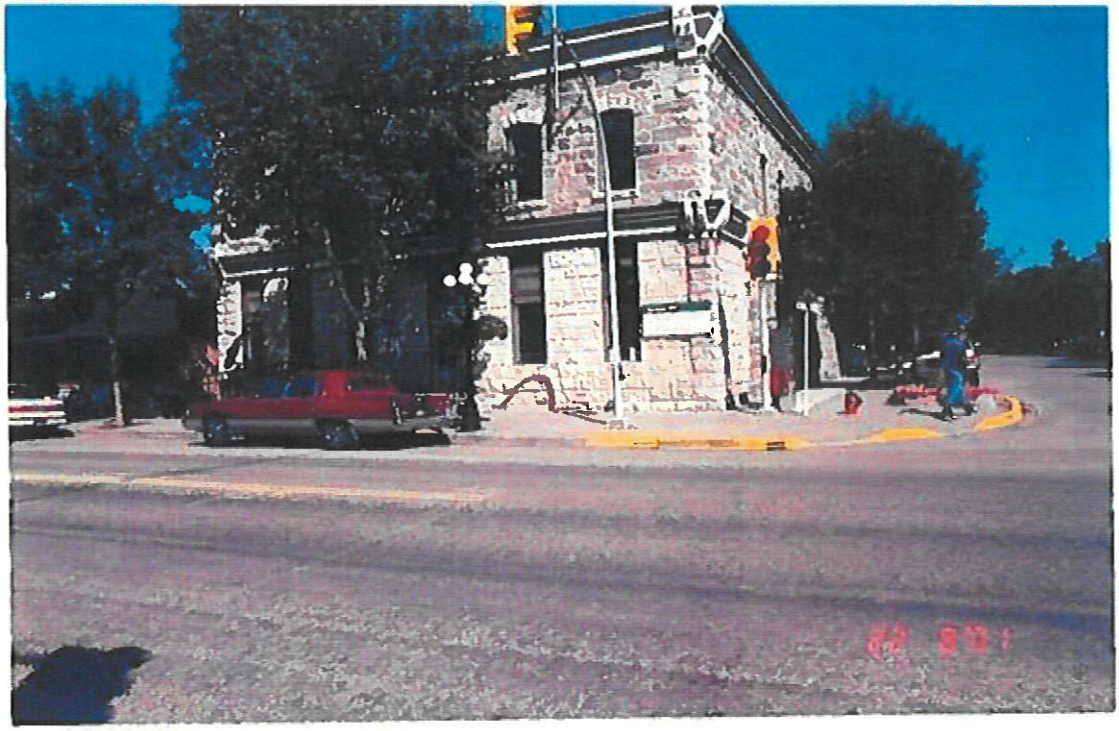
second floor space. Obviously such things as handicap access, internal reworking of toilet facilities, etc. plus mechanical and electrical systems would be part of the overall upgrade. Until these parameters can be established or were established budgets can obviously not be determined.

Respectfully submitted,

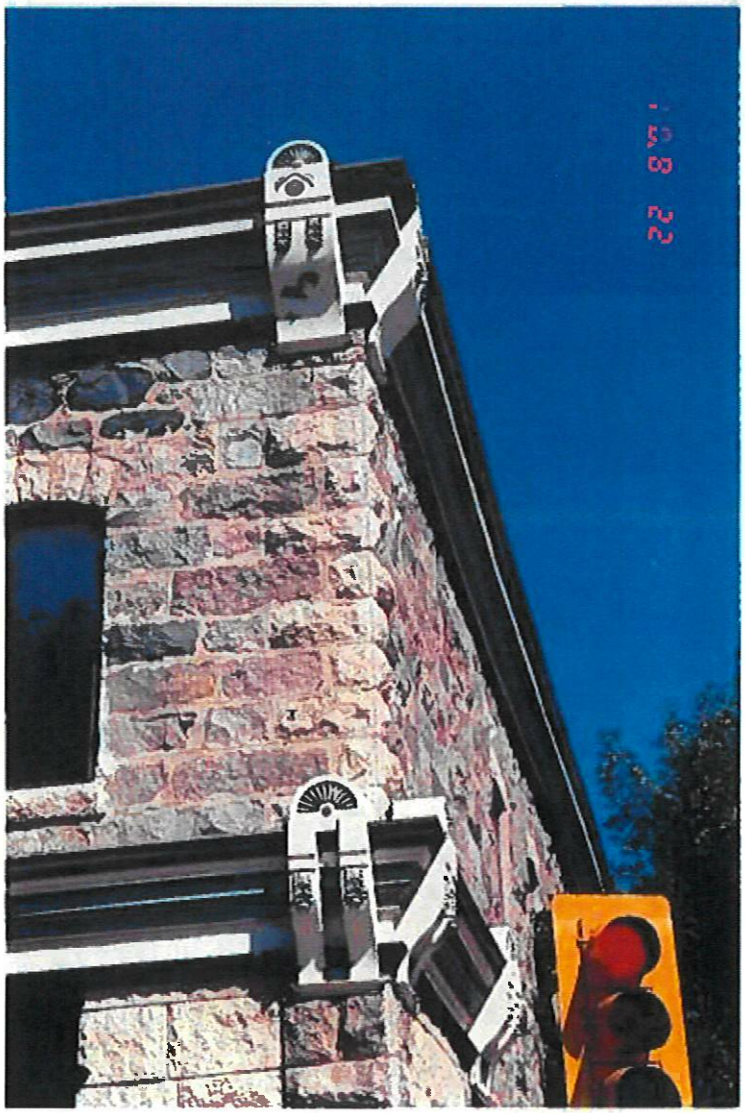
A. F. Eshmade, P. Eng.
AFE/jr

PROVINCE OF MANITOBA
A. F. ESHMADE
REGISTERED ENGINEER

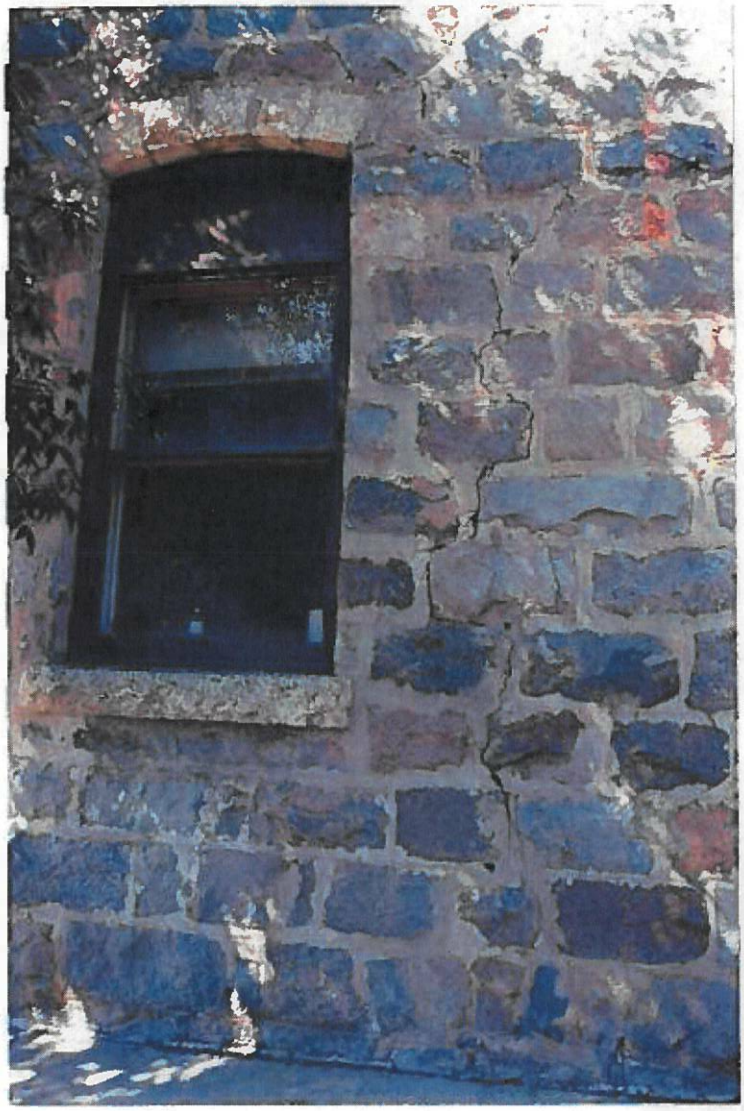
APPENDIX I: PHOTOGRAPHS



1. VIEW FROM SOUTHEAST.

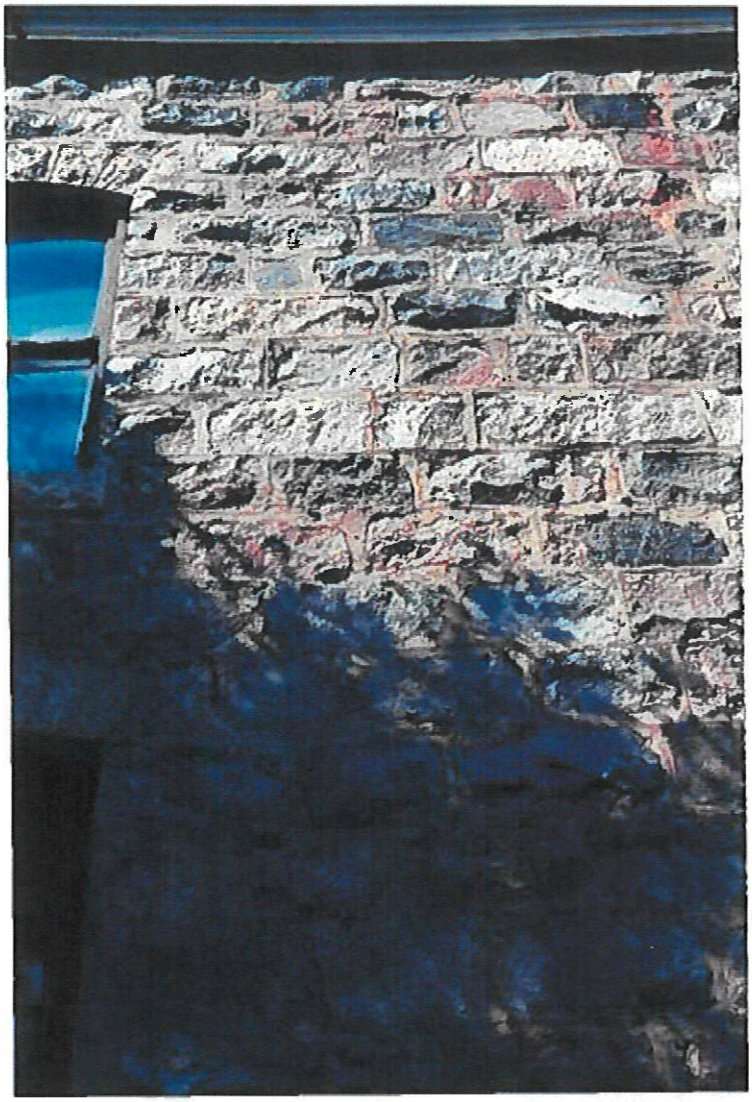


2. DECORATIVE CORNICE AT SOUTHEAST CORNER.

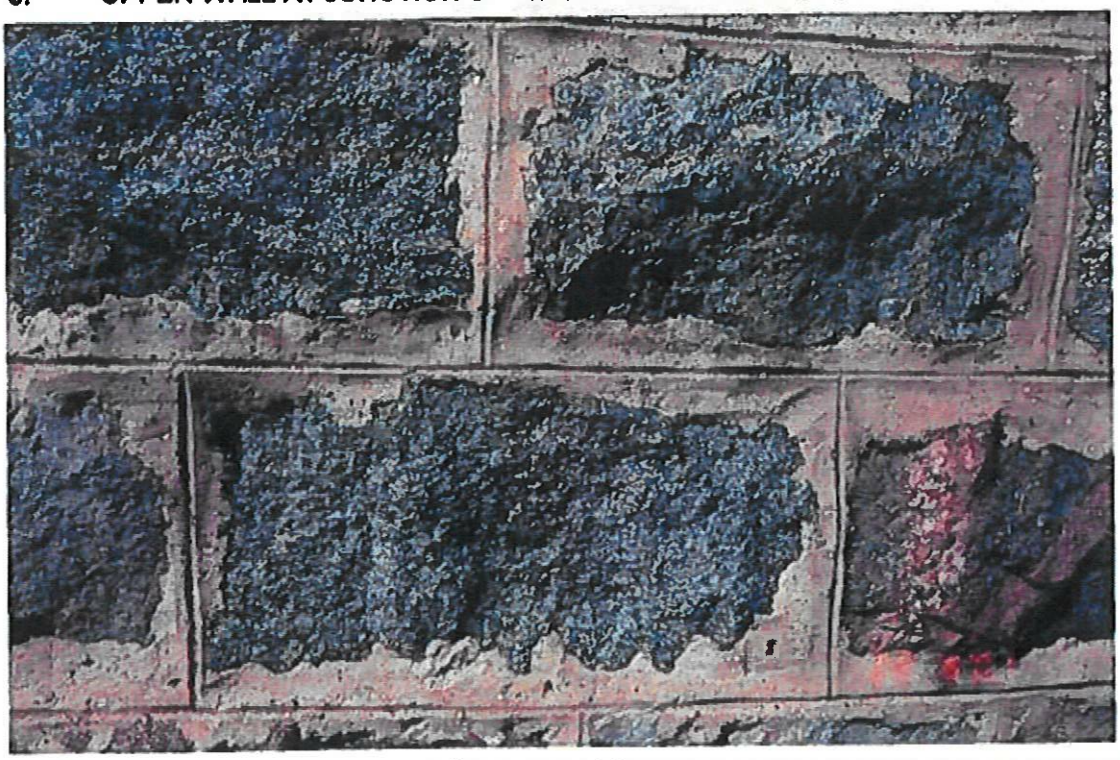


3. EAST WALL SEPARATION BETWEEN "VAULT" AND FRONT SECTION.

TYPICAL SEPARATION CRACK SHOWING POOR PREVIOUS MORTAR REPAIR. 4.



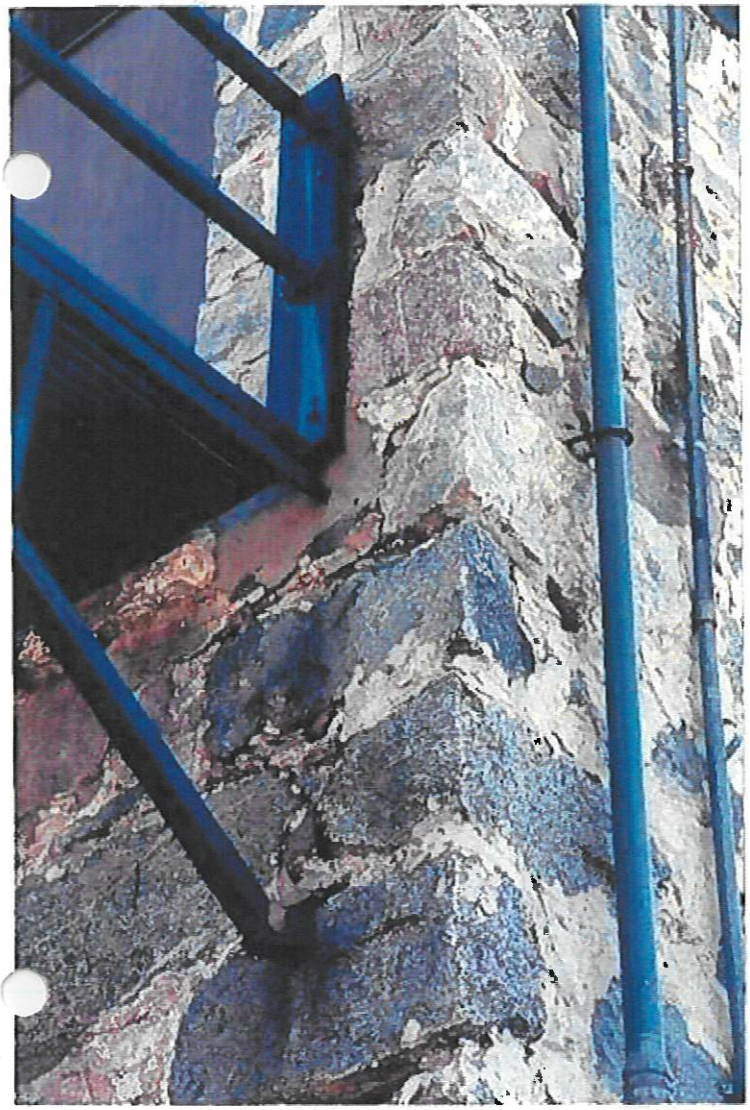
5. UPPER WALL AT JUNCTION OF "VAULT" AND FRONT SECTION.



6. TYPICAL MORTAR REPOINTING DELAMINATION FROM STONE AND OLD MORTAR JOINT.

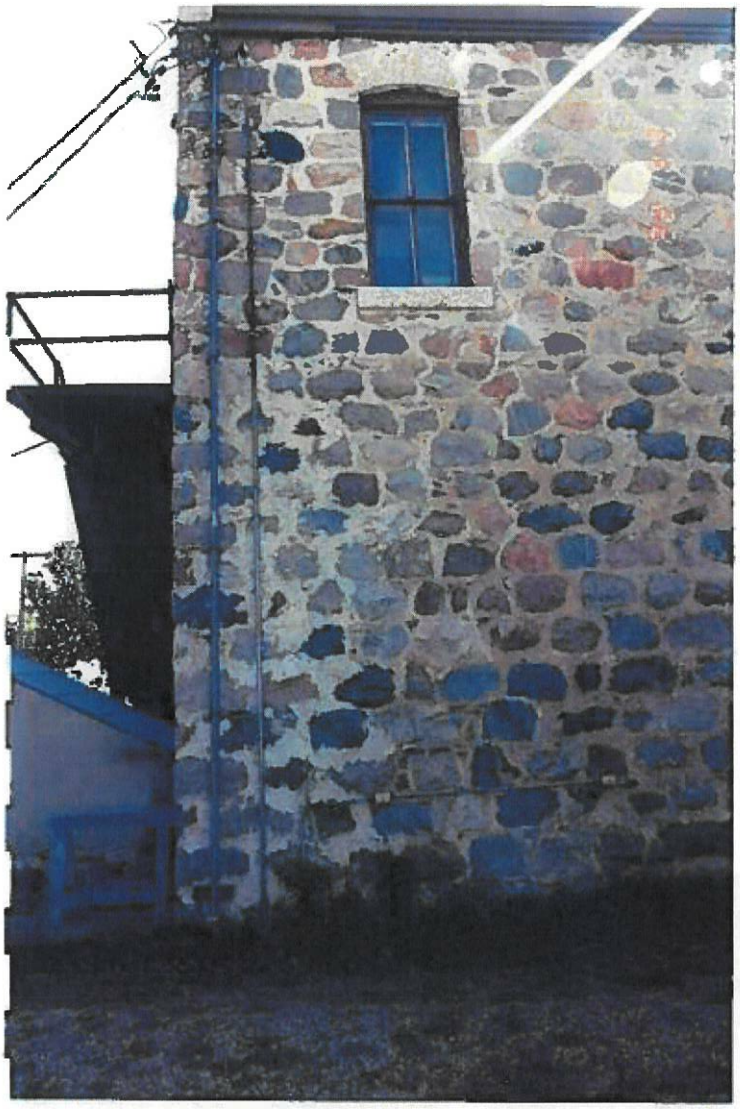
7. UPPER NORTHEAST CORNER - NORTH FACE.

8. LOWER WALL AT NORTHEAST CORNER - NORTH FACE.

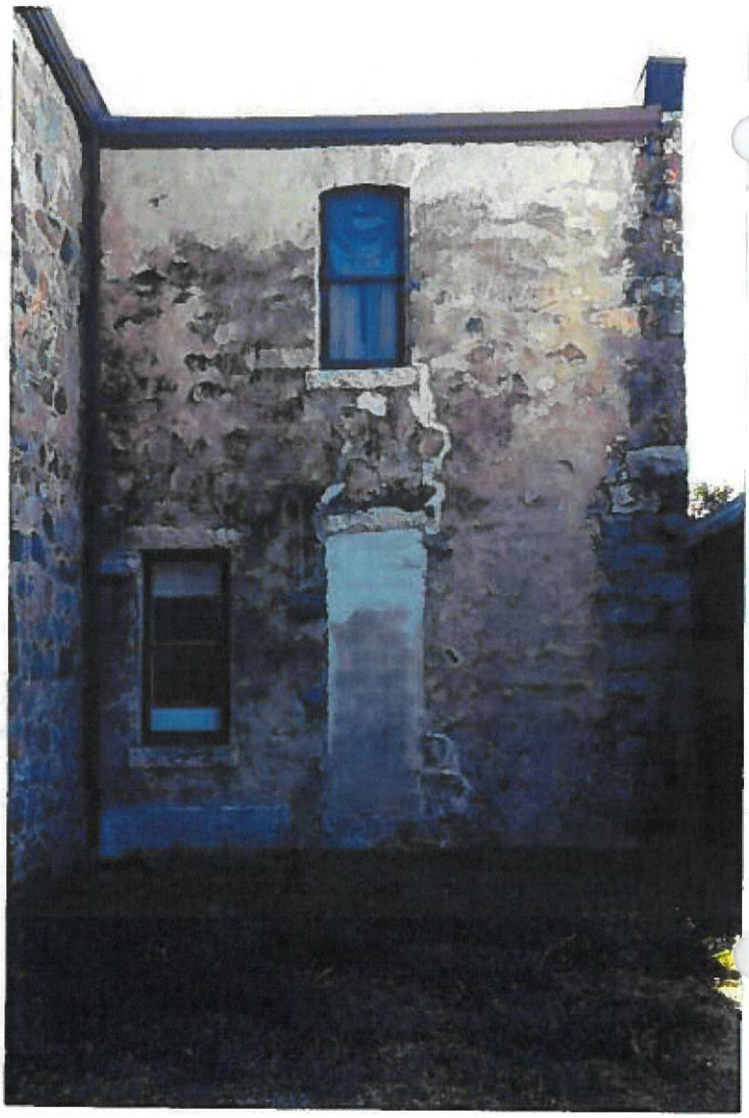


9. NORTHWEST CORNER OF "VAULT" AT SECOND FLOOR FIRE ESCAPE AND MORTAR DETERIORATION.

LOWER NORTHWEST CORNER AT "VAULT" - NORTH FACE. 10.



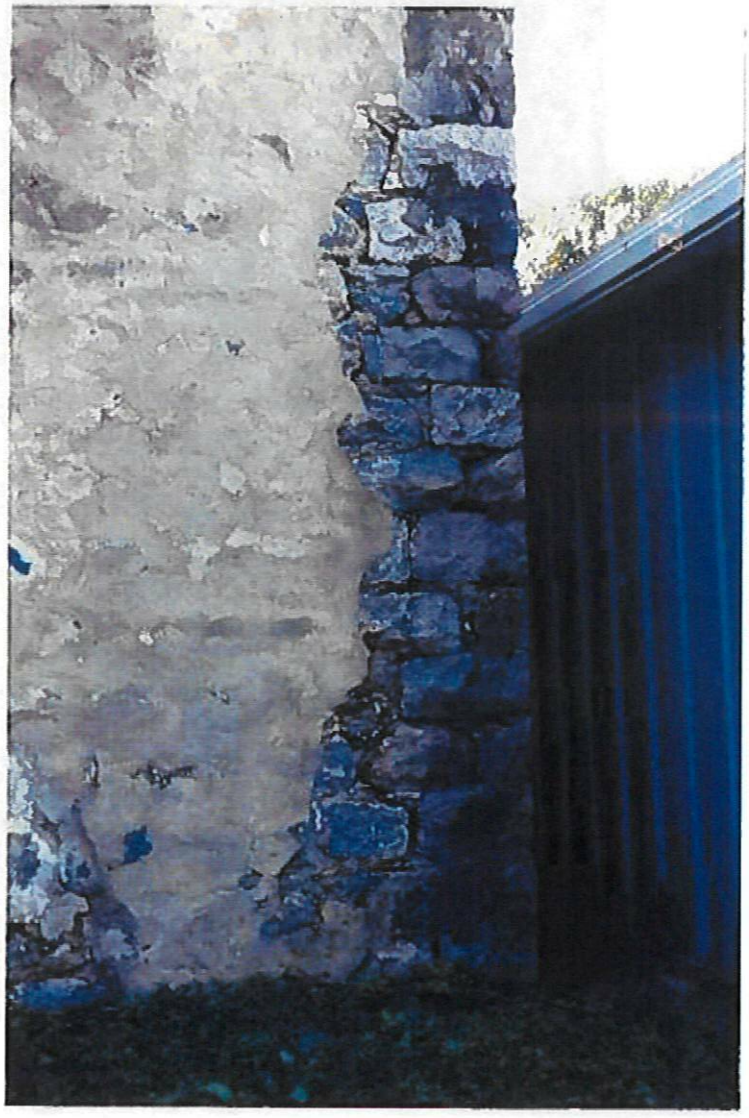
11. WEST SIDE OF NORTHWEST CORNER OF "VAULT". NOTE PREVIOUS MORTAR REPAIRS TO STONE SEPARATION.



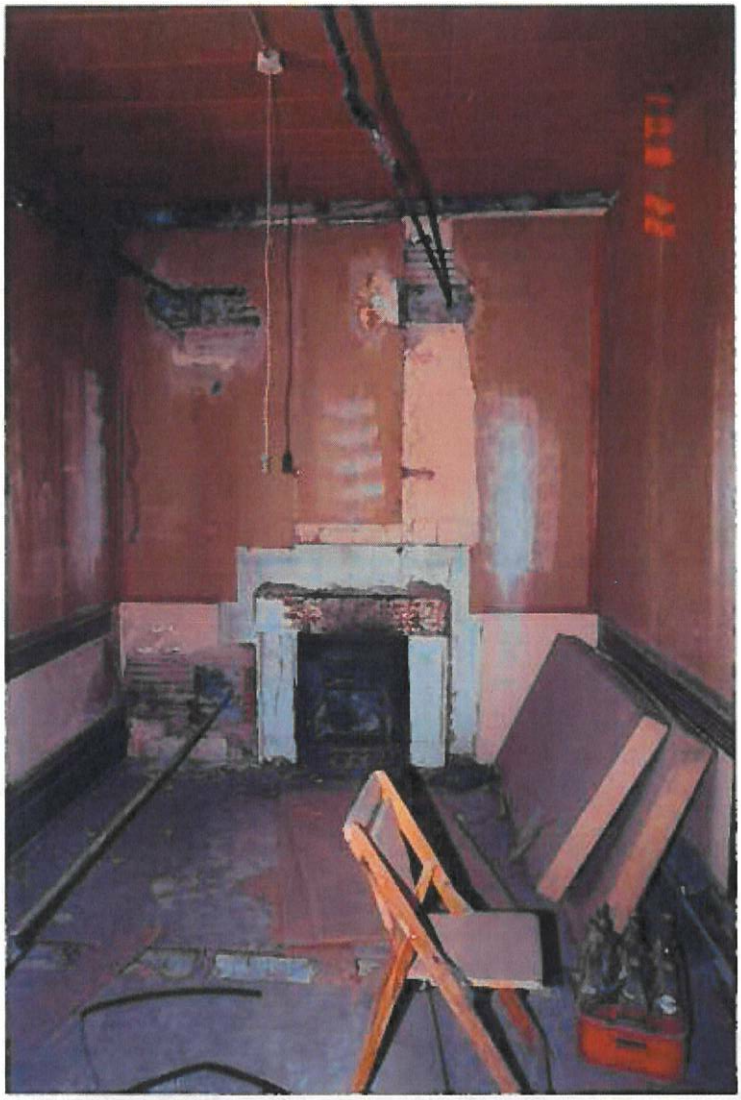
NORTH FACE OF WEST OFFICE AREA. NOTE PAST ATTEMPTS TO CORRECT STONE WALL CONDITION BY USE OF CEMENT PARGING.

12.

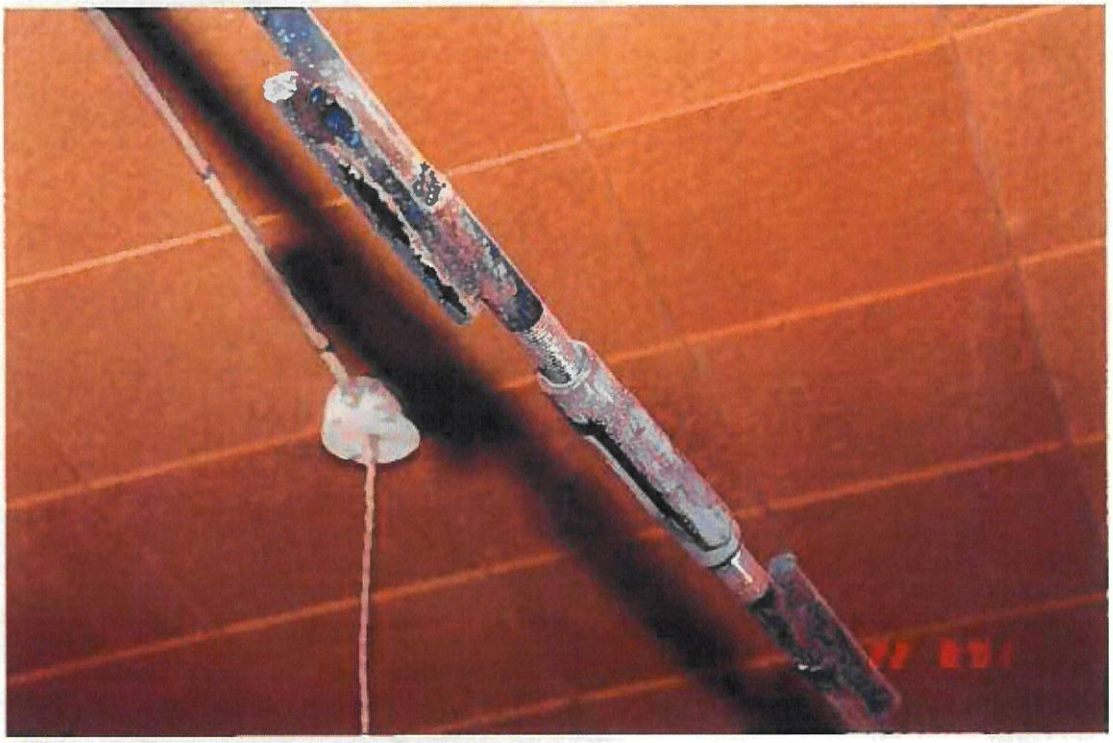
13. NORTHWEST UPPER CORNER IN PHOTO 12 - NORTH FACE.



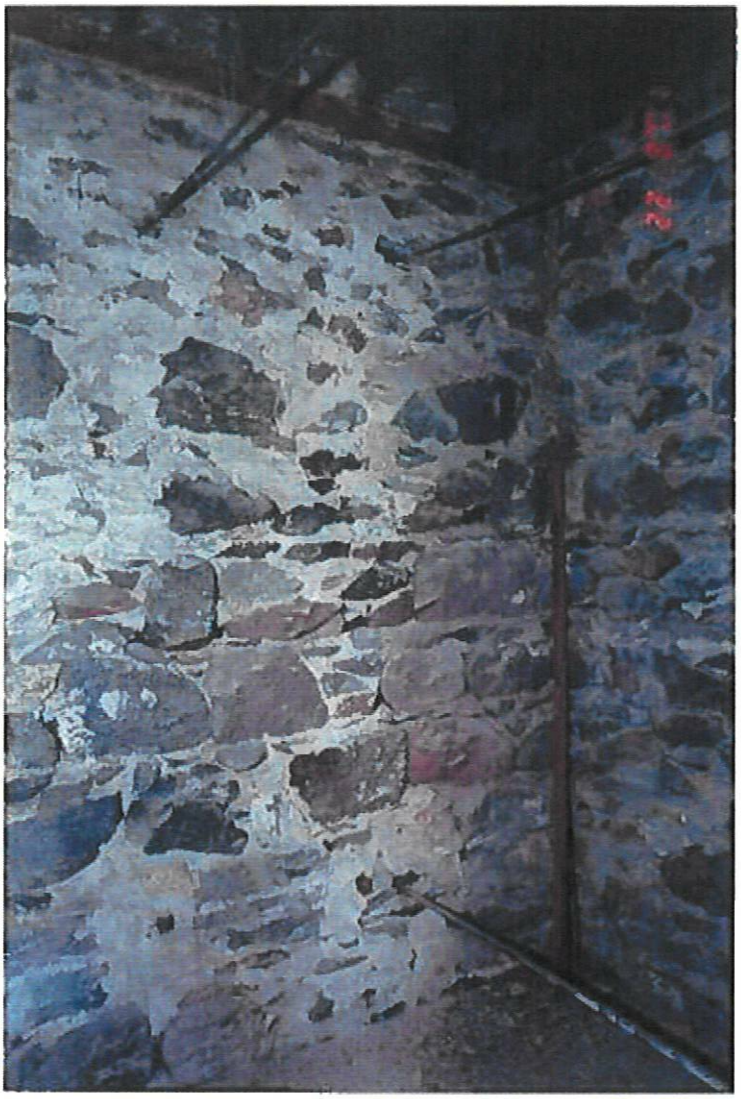
LOWER NORTHWEST CORNER - NORTH FACE. 14.



15. ROD "TENSION" TIES AT SECOND FLOOR LOOKING EAST TOWARDS CORRIDOR WALL.

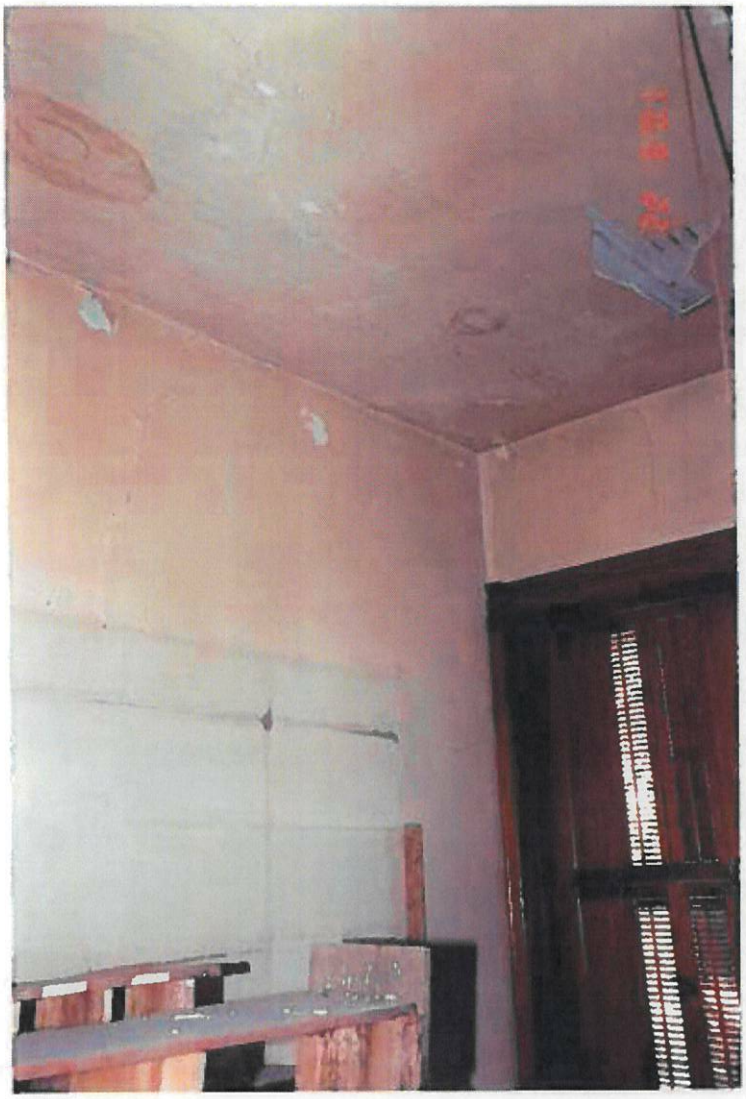


16. CLOSE UP OF "TENSION" TIE.

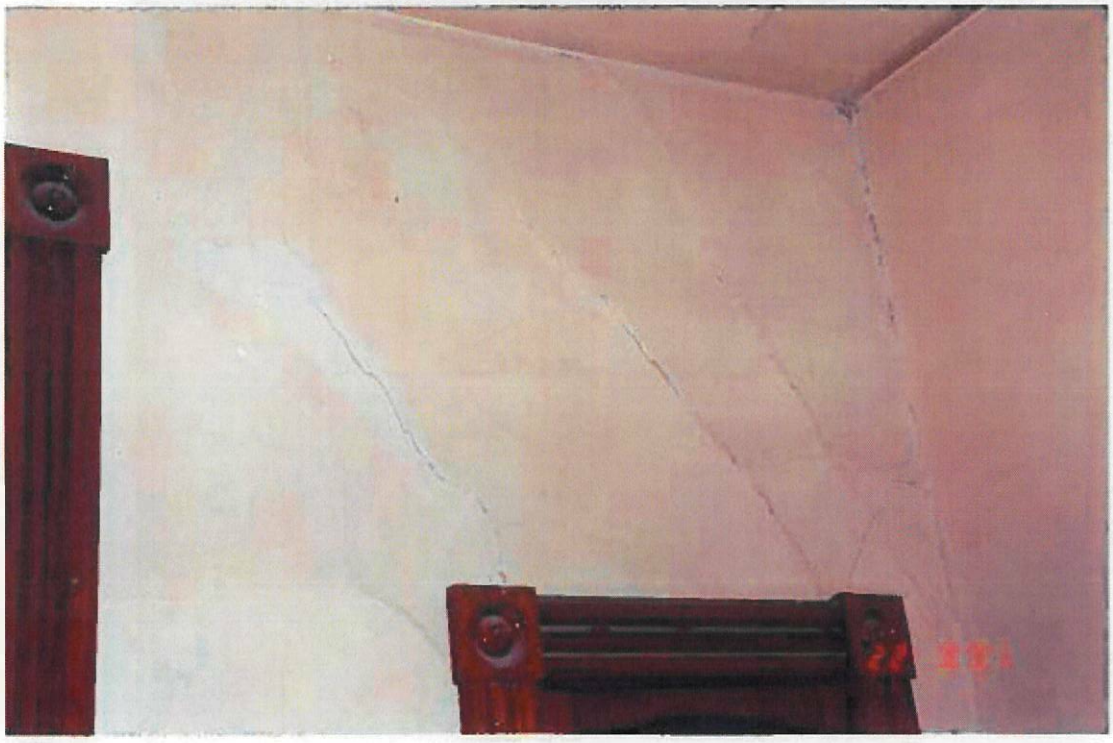


17. TENSION TIES AT NORTHWEST CORNER.

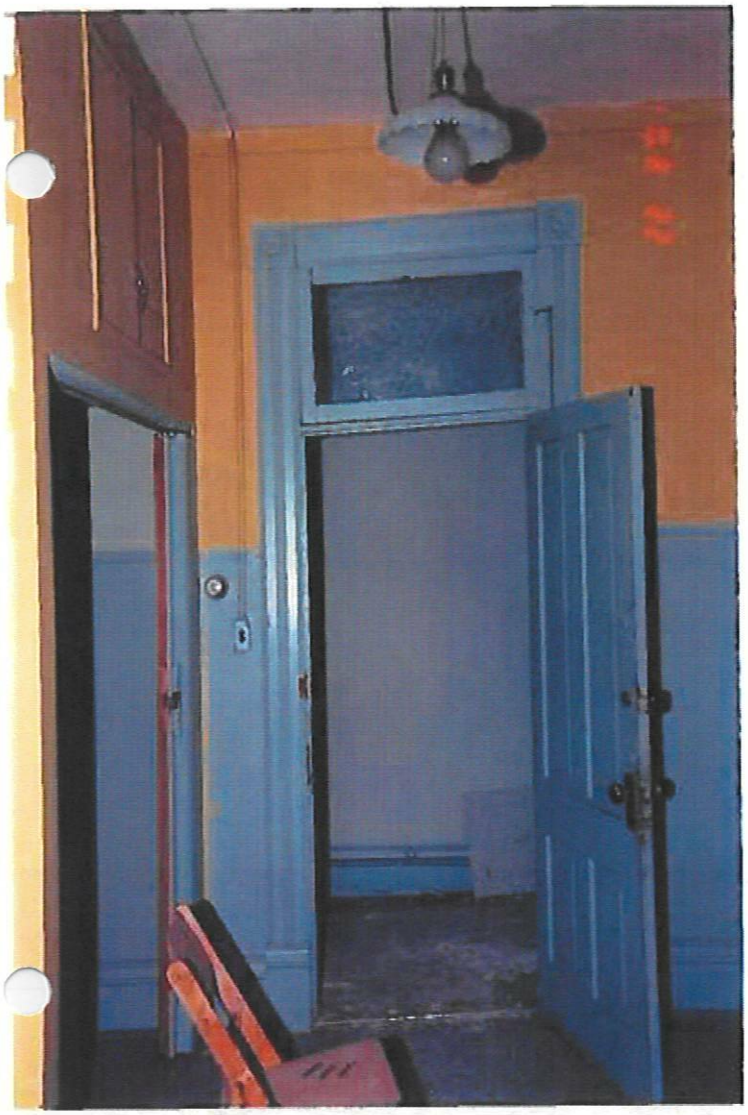
18. SECOND FLOOR BOARDS, SLEEPERS AND ASH FILL AS "ACOUSTIC" TREATMENT.



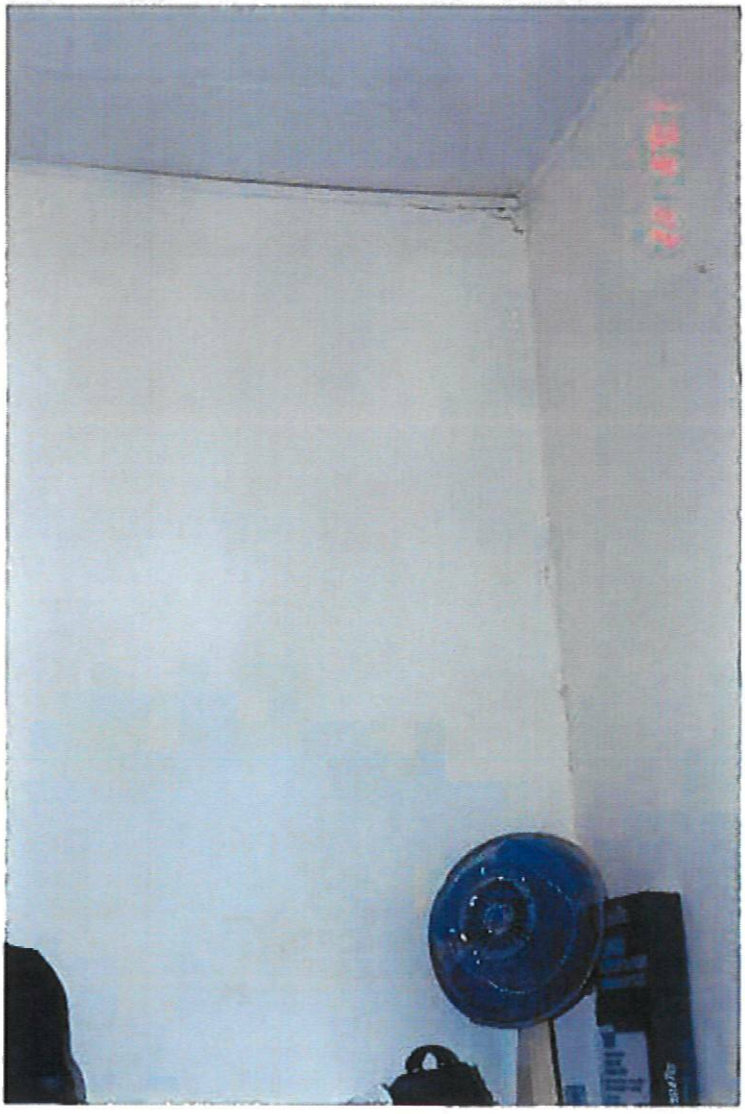
19. SAMPLE SECOND FLOOR LEAKAGE AND PLASTER DAMAGE.



20. SECOND FLOOR PLASTER DAMAGE - NOTE DOOR TRIM IS STILL "SQUARE".

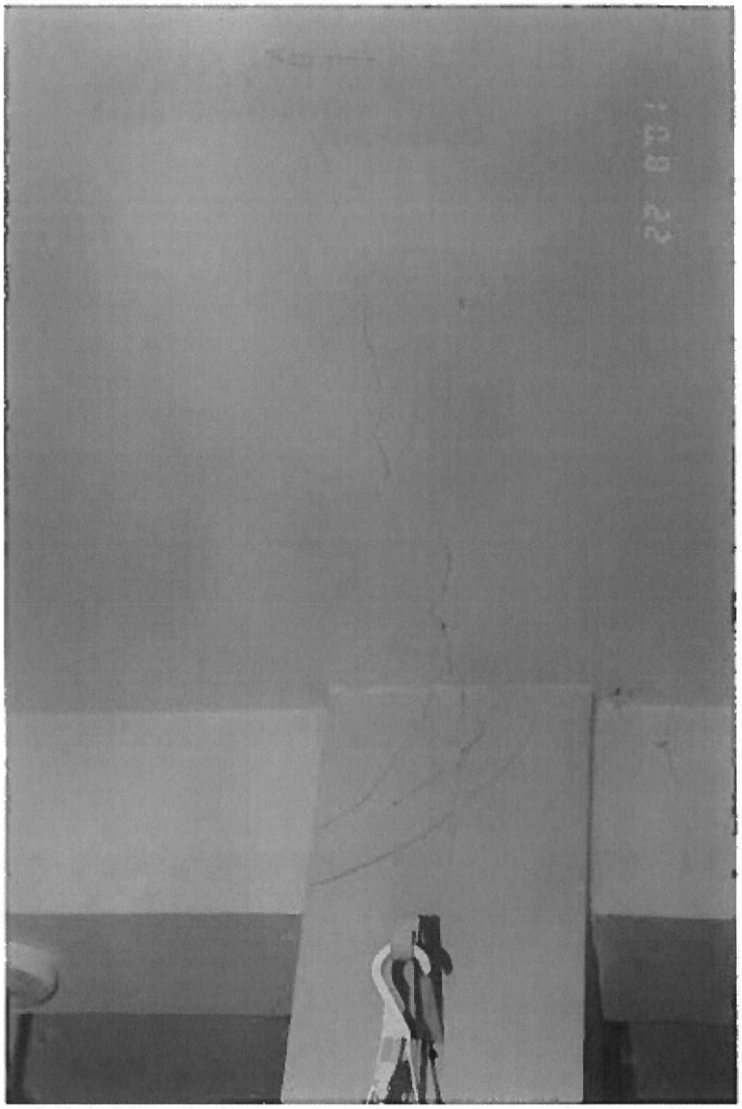


21. SECOND FLOOR DOOR TO CORRIDOR. ONLY DOOR AND FRAME SHOWING EXCESSIVE MOVEMENT.

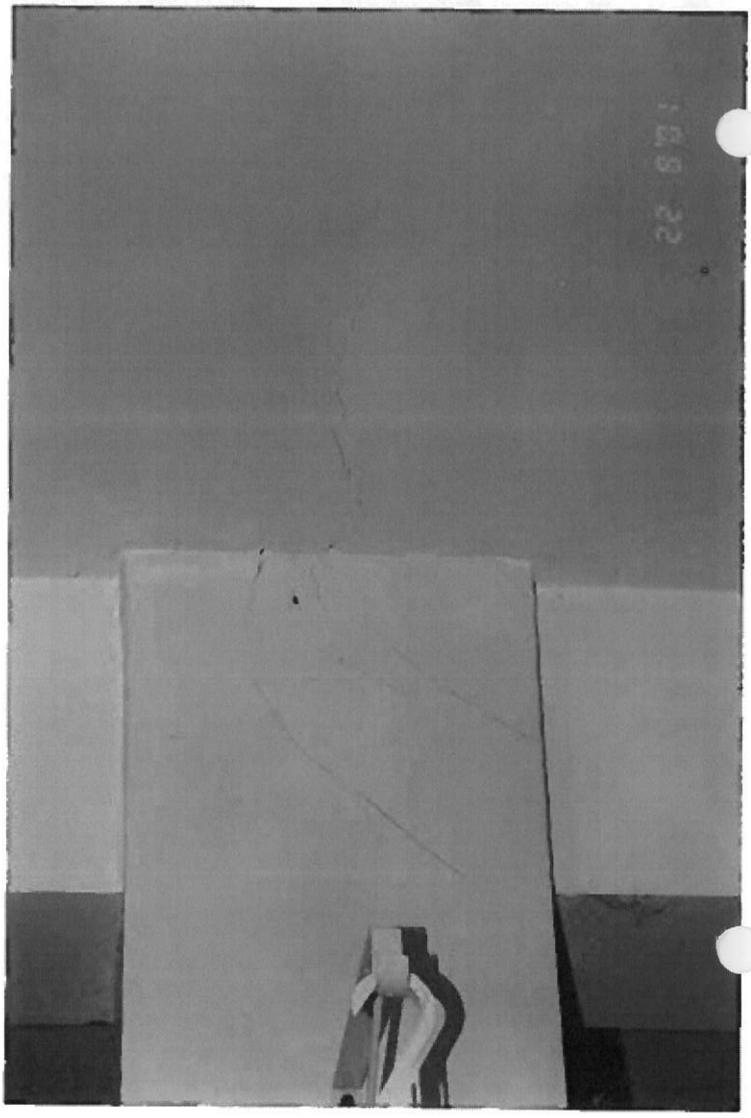


MAIN FLOOR CEILING AND WALL SEPARATION AT TOP OF BASEMENT STAIRS ADJACENT TO "VAULT".

22.



23. CEILING AND CONCRETE COLUMN CRACKING AT NORTH END SPAN OF "VAULT" - WEST FACE.

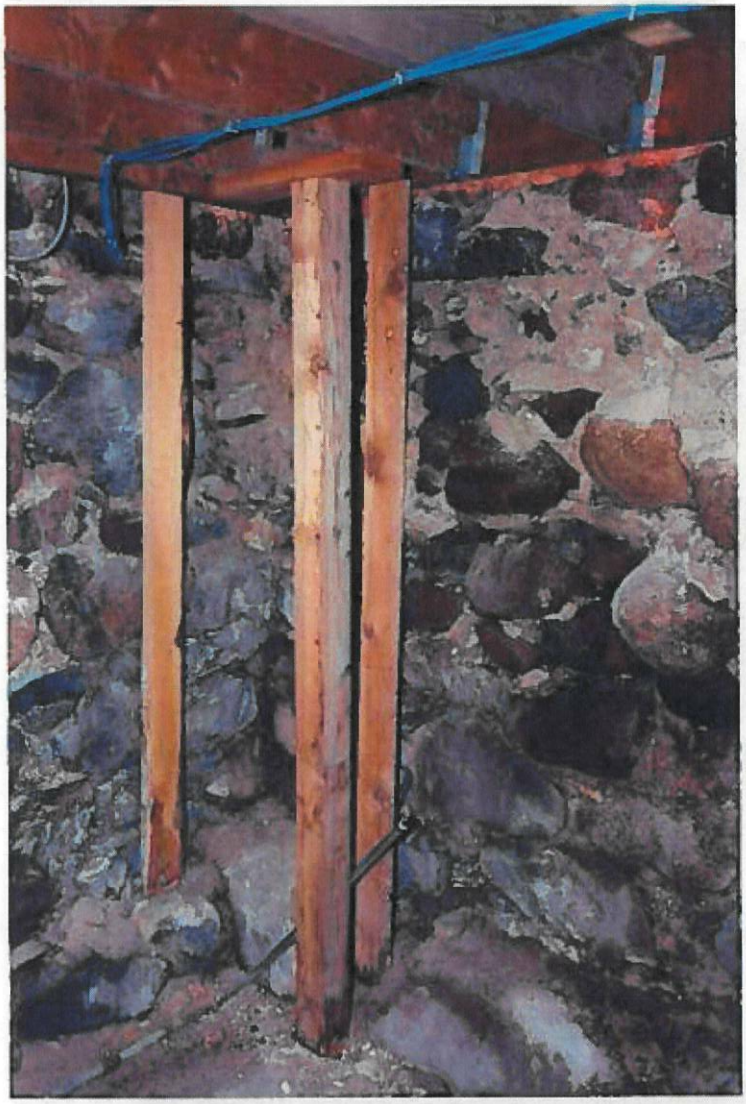


CEILING AND CONCRETE COLUMN CRACKING AT NORTH END SPAN OF "VAULT" - EAST FACE.

24.

25. MAIN FLOOR BEAM IN VAULT BASEMENT UNDER PHOTO 23 - WEST FACE.

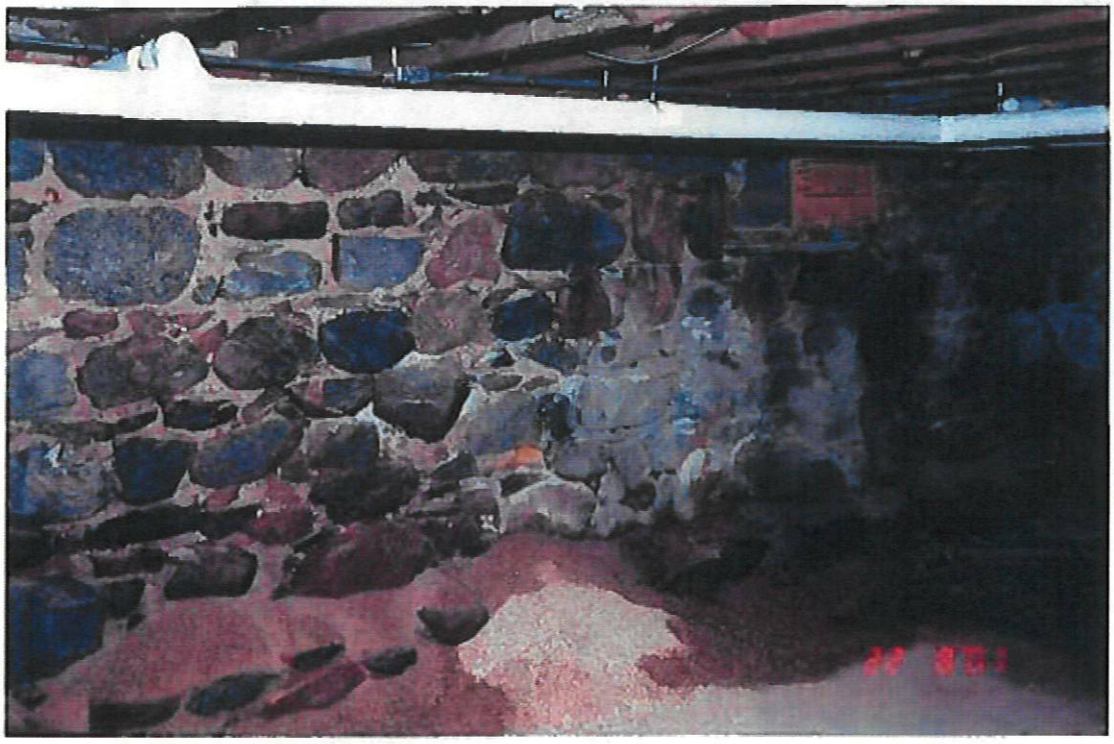
26. MAIN FLOOR BEAM IN VAULT BASEMENT UNDER PHOTO 23 - EAST FACE.



27. MAIN FLOOR "SHORING" IN CORNER OF SMALL BASEMENT.

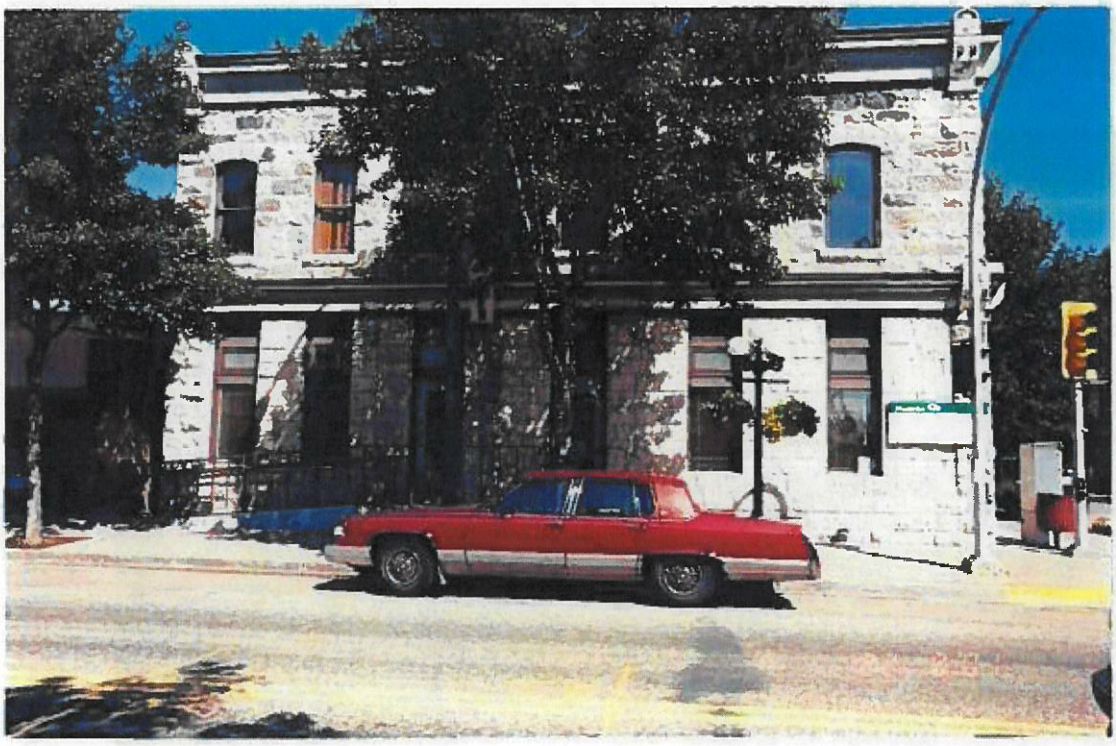
28. CONCRETE COLUMN DETERIORATION AT BASEMENT FLOOR UNDER "VAULT" - SOUTH END.

29. TYPICAL "FIELD STONE" BASEMENT WALL WITH DETERIORATED MORTAR JOINTS.



30. TYPICAL BASEMENT WALL SHOWING MORTAR FALLEN FROM JOINTS.

31. TYPICAL BASEMENT WALL SHOWING MORTAR FALLEN FROM JOINTS.



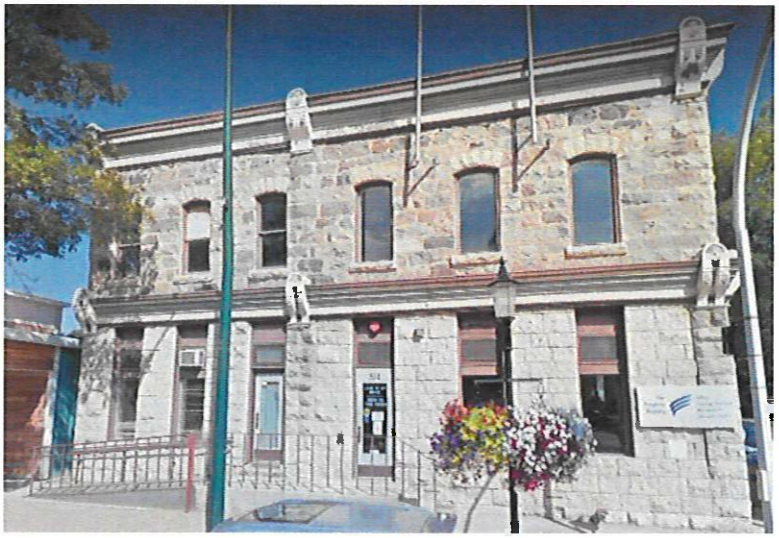
32. SOUTH ELEVATION.

City of Morden
100-195 Stephen Street
Morden, Manitoba, R6M 1V3
Telephone: 204-822-4434 | Fax: 204-822-6494

SCHEDULE E
HAZARDOUS MATERIAL REPORT

January 23, 2017

Asbestos-Containing Materials Survey



Morden Land Titles Building, Morden, Manitoba

Submitted to:

Stewart McKenzie
Accommodation Services Division
Operations Branch
1129 Queens Avenue
Brandon, MB R7A 1L9

TESSERACT
ENVIRONMENTAL CONSULTING INC.

Asbestos-Containing Materials

TABLE OF CONTENTS

Document Attachments:

1.0 EXECUTIVE SUMMARY

A comprehensive investigation for asbestos-containing materials has been undertaken to provide a complete understanding of remedial actions that may be required. Before renovations or maintenance can take place, it is required under Manitoba Regulation 217/2006, Parts 36 and 37 that all asbestos-containing materials that will be affected by these activities be removed or managed in a manner that does not create a risk to the health and safety of any person.

Several styles of flooring were observed throughout the Site. Only the 9"x9" vinyl floor tiles found in the basement #2 washroom were confirmed to be asbestos-containing.

Drywall with asbestos-containing joint compound was observed on walls throughout the 2nd level of the Site building. All drywall with joint compound observed on the 2nd level was either confirmed as asbestos-containing, or was visually indistinguishable from the asbestos-containing materials. As such, all joint compound finished walls and ceilings should be treated as asbestos-containing, and be removed under appropriate safety precautions.

2.0 INTRODUCTION

Tesseract Environmental Consulting Inc. (TEC) was retained by the Accommodation Services Division (ASD) of Manitoba Finance to complete an Asbestos-Containing Materials Survey within the ASD building #100313 – Morden Land Titles Office, located at 351 Stephen Street in Morden, Manitoba (the Site). The assessment was conducted on December 16, 2016 by Mr. Jeff Wright of TEC. Mr. Ken Saunders (the Site Representative) arranged access to the Site during the investigation, and has provided TEC with additional Site details and information.

2.1 Background Information

Prior to and during the investigation, limited previous sampling information was available for review.

The Site Survey was performed with the objective of identifying additional asbestos-containing materials that may require abatement prior to renovating or demolishing any areas of the property, and in response to concerns raised by Site personnel about damaged materials on Site. TEC understands that ASD will provide this report to contractors or staff who will be performing any maintenance, demolition, renovations, or alterations at the Site. This report has been compiled to assist ASD in meeting the requirements of Section 4 – Duties of Employers, of Chapter W210 10/02 The Workplace Safety and Health Act as amended, Manitoba Regulation 217/2006 Part 37, and the Workplace Safety and Heath documents titled *Guideline for an Asbestos Operations and Maintenance Program* and *Guideline for Working with Asbestos*.

3.0 SCOPE OF WORK

The Scope of Work for this project was limited to the following:

- Conduct a room-by-room visual assessment of the Site to determine the location and condition of potentially asbestos-containing materials present at the Site.
- Conduct representative bulk sampling of materials suspected to contain asbestos to supplement observations at the Site.

- Submit the bulk samples collected to an accredited lab, under chain of custody protocol, for analysis.
- Provide a report outlining our findings, and provide recommendations regarding the removal of the identified substances in accordance with planned remediation activities at the Site building.

4.0 REGULATIONS AND GUIDELINES

The regulations, guidelines and standards relevant to hazardous building materials include the Manitoba Workplace Health and Safety Regulation, July 31, 2015 (M.R. 217/2006), Manitoba Workplace Safety and Health Division's Guideline entitled *Guideline for Working with Asbestos* (March 2008), and the Manitoba Dangerous Goods Handling and Transportation Act.

Part 36 of M.R. 217/2006 prescribes airborne occupational exposure limits to chemical and biological substances based on Threshold Limit Values (TLV's) established by the American Conference of Governmental Industrial Hygienists (ACGIH). The TLVs for a contaminant represents conditions to which it is believed that nearly all workers may be exposed, day after day, over a working lifetime, without adverse health effects.

Part 37 of M.R. 217/2006 prescribes the overall requirements of a building owner or operator with respect to asbestos-containing materials in the workplace, as well as responsibilities prior to renovation or demolition of all or part of a workplace.

Manitoba Regulation 217/2006 defines asbestos substances that may be present within buildings and prescribes requirements regarding their control or removal. Specifically, control or removal of asbestos and other hazardous substances are prescribed under Parts 33 and 37 of M.R. 217/2006, the purpose of which is to limit or prevent occupational exposures prior to any demolition activities. Specific minimum requirements concerning the handling, removal, and disposal of asbestos within a Manitoba workplace are outlined in the document entitled *Guideline for Working with Asbestos* (March 2008). This document clearly outlines monitoring exposure limits, notification and training requirements, personal protection, removal procedures, and general information concerning the safe and effective removal of all asbestos-containing materials (ACM).

5.0 METHODOLOGY

The surveyors investigated the Site for suspected asbestos-containing materials. The survey was conducted in such a fashion as to limit damage where possible. As such, the surveyors performed non-intrusive inspection and testing, and assessment of materials in concealed locations (i.e. ceiling spaces or wall cavities) was conducted only where access was readily available.

5.1 Asbestos-Containing Materials

The building was visually inspected on a room-by-room basis to confirm the locations of suspect ACM. Where necessary, bulk samples were collected of materials suspected of containing asbestos for confirmation purposes.

Homogeneous materials sampling was utilized during the investigation. Specifically, bulk material sampling was completed on homogeneous materials that are uniform in color, texture, and installation or construction date.

Representative samples of suspected ACM were submitted to Crisp Analytical Laboratories, LLC in Carrollton, Texas, USA for analysis to determine asbestos type and percentage content by polarized light microscopy (PLM), in accordance with U.S. Environmental Protection Act (USEPA) Method EPA/600/R-93/116.

6.0 ENVIRONMENTAL SERVICES

TEC collected sixteen suspected asbestos-containing materials from various locations throughout the Site.

Representative samples of suspected ACMs were submitted to the AIHA Accredited Industrial Hygiene Laboratory Crisp Analytical Laboratories, LLC (Crisp) in Carrollton, Texas, USA for analysis to determine asbestos type and percentage content by polarized light microscopy (PLM), in accordance with U.S. Environmental Protection Act (USEPA) Method EPA/600/R-93/116).

7.0 RESULTS AND OBSERVATIONS

Select photographs of the Site areas that were sampled for ACM have been included in **Appendix B – Photo Index.** Full laboratory analytical results for all samples have been included in **Appendix A – Laboratory Certificate of Analysis – Asbestos.**

TABLE 1: Analytical Results of Suspect Asbestos-Containing Materials Collected throughout Morden Land Titles Building

SAMPLE #	LOCATION	DESCRIPTION	ASBESTOS CONTENT
S-001	Basement#1	Exterior Wall Mortar	None Detected
S-002	Basement#1	Interior Wall Brick	None Detected
S-003	Basement#1	Interior Wall Mortar	None Detected
S-004	**Basement#3**	**Washroom VFT**	**6% Chrysotile**
S-005	Vault	Plaster Ceiling	None Detected
S-006	Vault	Plaster South Wall	None Detected
S-007	Office#1	2x4 Ceiling Tile	None Detected
S-008	Office#1	DJC East Wall	None Detected
S-009	Corridor	DJC S.E Wall	None Detected
S-010	Office#2	DJC West Wall	None Detected
S-011	2nd Floor Corridor adj. Rm 203	Plaster East Wall	None Detected
S-012	2nd Floor Rm 203	Plaster East Wall	None Detected
S-013	**2nd Floor Rm 203**	**DJC N.E Wall**	**2% Chrysotile**
S-014	**2nd Floor Rm 206**	**DJC West Wall**	**2% Chrysotile**

SAMPLE #	LOCATION	DESCRIPTION	ASBESTOS CONTENT
S-015	2nd Floor Rm 206	Plaster North Wall	None Detected
S-016	2nd Floor Rm 212	Plaster North Wall	None Detected

Based on the results presented in the above table, as well as visual assessments during the Site visit, the following observations can be made with regards to the ACMs found within the Site building:

Drywall Finishes

Drywall was observed to have been installed on walls throughout multiple areas of the Site. The finishing compound on the 1st floor (Samples S-008, S-009, and S-010) was found to be non-asbestos.

Drywall was observed to have been installed on random walls throughout the 2nd floor of the Site. The finishing compound on the 2nd floor (Samples S-013 and S-014) was found to contain 2% Chrysotile asbestos. This material is friable and rated in good condition. All drywall walls on the 2nd floor should be assumed to be asbestos-containing.

Plaster Finishes

Plaster was observed to have been installed on walls and ceilings throughout the Site. The plaster (Samples S-005, S-006, S-011, S-012, S-015 and S-016) was found to be non-asbestos.

Ceiling Tiles

A single style of 2x4'pin pattern ceiling tiles were observed throughout the main level of the Site. These ceiling tiles (Sample S-07) were found to have no detectible levels of asbestos.

Flooring

One style of 9"x9" tan floor tile was found to contain 6% Chrysotile asbestos (Samples S-004). The floor tile was noted in basement washroom. This material is non-friable and rated in Good condition.

Several styles of vinyl sheet flooring were observed throughout the Site. All Vinyl sheet flooring were found to have been newly installed. All other flooring materials were found to be non-suspect, such as concrete, wood, or carpet.

Mechanical Insulation

Mechanical line insulation observed on fittings, valves, and tees was non-suspect. It was noted that these materials have been replaced with newer PVC, or have mitered fiberglass corners.

Any hidden mechanical line insulation materials may be ACM, would be considered friable, and their current condition is unknown. All insulated mechanical lines, if uncovered in hidden spaces, should be presumed to contain asbestos until testing can confirm otherwise.

OTHER

Mortar and brick located on interior walls within were observed throughout basement areas. The mortar and brick (Sample S-001, S-002 and S-003) were found to have no detectible levels of asbestos.

SPECIAL NOTE: VERMICULITE & OTHER THERMAL WALL INSULATION

The Site survey was conducted in a way as to limit damage to the occupied spaces. As such, wall cavities and other areas were not assessed unless readily available. Block walls, where observed, were not opened or examined. However, it should be noted that Vermiculite is a common insulation found in block walls, and should be considered present until confirmed otherwise just prior to renovations if cinderblock walls are to be demolished.

8.0 RECOMMENDATIONS

8.1 Asbestos-Containing Materials

Non-friable asbestos-containing floor tiles were found in the basement #2 washroom. This material was in good condition, and can be safely managed in place until renovations or demolition may disturb these items. If removal or repair is required, non-friable floor tiles can be removed following **Type 1** precautions.

Friable asbestos-containing drywall joint compound was found on the 2nd floor of the Site. These materials were in good condition, and can be safely managed in place until renovations or demolition may disturb these items. All drywall materials were found to be asbestos-containing, or were visually indistinguishable. If removal or repair is required, less than one square meter of painted drywall is disturbed, and joints can be avoided where possible, these materials can be handled safely under **Type 2** precautions. If more than three hours of work are required, the precautions should be raised to **Type 3**.

9.0 LIMITATIONS

This report was prepared for the exclusive use of Manitoba Finance (the **"Client"**). This report is based on data and information collected during site visit conducted by Tesseract Environmental Consulting (TEC) and is based solely on site conditions encountered at the time of the site visit. Any use which a third party makes of this report, or any reliance on or discussion to be made based on it, are the sole responsibility of the third party.

The work of this project was performed by TEC in accordance with Agreement 4600019263-C, Contract 16_013 between the Government of Manitoba and Tesseract Environmental Consulting Inc. dated April 7, 2016.

The conclusions and recommendations contained in this report are based upon professional opinions with regard to the subject matter. These opinions are in accordance with currently accepted environmental assessment standards and practices applicable to this location and are subject to the following inherent limitations:

- The data and findings presented in this report are valid as of the date of the investigation. The passage of time, manifestation of latent conditions or occurrence of future events may warrant further exploration at the properties, analysis of the data, and re-evaluation of the findings, observations, and conclusions expressed in this report.
- Additional hazardous building materials not identified in this report may become evident during renovation or demolition activities. Should additional information become available, TEC requests that this information be brought to our attention so that we may re-assess the conclusions presented herein.

- The findings, observations and conclusions expressed by TEC in this report are not, and should not be considered, an opinion concerning compliance of any past or present owner or operator of the Site with any federal, provincial or local laws or regulations.
- TEC will not be responsible for any real or perceived decrease in a property value, its saleability or ability to gain financing through the reporting of information in this report.
- TEC report presents professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental and occupational health & safety laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental and occupational health & safety laws, rules, regulations or policies of federal, provincial, or local government agencies. Any use of this assessment report constitutes acceptance of the limits of TEC liability. TEC liability extends only to its client and not to other parties who may obtain this assessment report. Issues raised by the report should be reviewed by appropriate legal counsel.
- In evaluating the Site conditions, TEC has relied in good faith on information provided by others. We accept no responsibility for any deficiency, misstatements or inaccuracies contained in this report as a result of omissions, misinterpretations or fraudulent acts of the persons involve.
- Any quantities of identified designated substances noted herein are estimated quantities for reporting purposes, and this report is limited in that regard. In the event that designated substances are scheduled to be removed in the future, it is solely the responsibility of the "abatement contractor" to confirm the exact quantities of designated substances to be removed, prior to their removal.

10.0 CLOSURE

If you have any questions regarding the information presented in this report, or require further assistance with environmental health and safety issues related to this, or any other Site, please feel free to contact the undersigned at (204) 250 - 0125. Thank you for the opportunity to offer our services.

TESSERACT ENVIRONMENTAL CONSULTING INC.

Prepared By:

Jeff Wright

PROJECT MANAGER

Reviewed By:

Ann McEachern, BSc.

OCCUPATIONAL HYGIENE CONSULTANT

Attachments:
Appendix A – Laboratory Certificate of Analysis – Asbestos
Appendix B– Photo Index
Appendix C – Floor Plans

TESSERACT
ENVIRONMENTAL CONSULTING INC.

APPENDIX A

Laboratory Certificate of Analysis - Asbestos

CA Labs
Dedicated to Quality

Crisp Analytical, L.L.C.
1929 Old Denton Road
Carrollton, TX 75006
Phone 972-242-2754
Fax 972-242-2798

CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

Materials Characterization - Bulk Asbestos Analysis

Laboratory Analysis Report - Polarized Light

Tesseract Environmental Consulting
86 Wheatfield Road
PO Box 62051 Stn Transcona
Winnipeg, Mb R2C 5G2

Attn: Jeff Wright
Customer Project: 16-ASD-0002 SPT 36000, Morden Land Titles Buildir
Reference #: CAL16128426JE Date: 12/27/2016

Analysis and Method

Summary of polarizing light microscopy (PLM / Stereomicroscopy bulk asbestos analysis) using the methods described in 40CFR Part 763 Appendix E to Subpart E (Interim and EPA 600 / R-93 / 116 (Improved). The sample is first viewed with the aid of stereomicroscopy. Numerous liquid slide preparations are created for analysis under the polarized microscope where identifications and quantifications are preformed. Calibrated liquid refractive oils are used as liquid mouting medium. These oils are used for identification (dispersion staining). A calibrated visual estimation is reported, should any asbestiform mineral be present. Other techniques such as acid washing are used in conjugation with refractive oils for detection of smaller quantities of asbestos. All asbestos percentages are based on calibrated visual estimation traceable to NIST standards for regulated of asbestos. Traceability to measurement and calibration is achieved by using known amounts and types of asbestos from standards where analyst and laboratory accuracy are measured.

Discussion

Vermiculite containing samples may have trace amounts of actinolite-tremolite, where not found be PLM should be analyzed using TEM methods and / or water separation techniques. Suspected actinolite/vermiculite presence will be indicated through the sample comment section of this report.

Fibrous talc containing samples may even contain a related asbestos fiber known as anthophyllite. Under certain conditions the same fiber may actually contain both talc and anthophyllite (a phenomenon called intergrowth). Again, TEM detection methods are recommended. CA Labs PLM report comments will denote suspected amounts of asbestiform anthophyllite with talc, where further analysis is recommended.

Some samples (floor tiles, surfacings, etc.) may contain fibers too small to be delectable by PLM analysis and should be analyzed by TEM bulk protocols.

A "trace asbestos" will be reported if the analyst observes far less than 1% asbestos. CA Labs defines "trace asbestos" as a few fibers detected by the analyst in several preparations and will indicate as such under these circumstances.

Qualifications

CA Labs is accredited by the National Voluntary Accreditation Program (NVLAP) for selected test methods for airborne fiber analysis (TEM), and for bulk asbestos fiber analysis (PLM). CA Labs is also accredited by AIHA LAP, LLC. in the PLM asbestos field of testing for Industrial Hygiene. All analysts have a college degree in a natural science (geology, biology, or environmental science) or are recognized by a state professional board in one these disciplines .Extensive in-house training programs are used to augment education background of the analyst. The group leader of polarized light has received supplemental McCrone Research training for asbestos identification. Analysis performed at Crisp Analytical Labs, LLC 1929 Old Denton Road Carrollton, TX 75006

Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235
AIHA LAP, LLC Laboratory #102929

CA Labs
Dedicated to Quality

Crisp Analytical, L.L.C.
1929 Old Denton Road
Carrollton, TX 75006
Phone 972-242-2754
Fax 972-242-2798

CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

Overview of Project Sample Material Containing Asbestos

Customer Project: 16-ASD-0002 SPT 36000, Morden Land Titles Buildir **CA Labs Project #:** CAL16128426JE

Sample #	Layer #	Analysts Physical Description of Subsample	Asbestos type / calibrated visual estimate percent	List of Affected Building Material Types
S004	S004-1	***Washroom VFT/ tan floor tile***	***6% Chrysotile***	***tan floor tile*** ***tan surfaced tan compound*** ***white surfaced tan compound***
S013	S013-1	***DJC/ tan surfaced tan compound***	***2% Chrysotile***	
S014	S014-1	***DJC/ white surfaced tan compound***	***2% Chrysotile***	

Dallas NVLAP Lab Code 200349-0 TEM/PLM *TCEQ# T104704513-15-3* *TDH 30-0235*

AIHA LAP, LLC Laboratory #102929

Glossary of abbreviations (non-asbestos fibers and non-fibrous minerals):

ca - carbonate
gypsum - gypsum
bi - binder
or - organic
ma - matrix
mi - mica
ve - vermiculite
ot - other
pe - perlite
qu - quartz
fg - fiberglass
mw - mineral wool
wo - wollastinite
ta - talc
sy - synthetic
ce - cellulose
br - brucite
ka - kaolin (clay)
pa - palygorskite (clay)

CA Labs
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CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

Polarized Light Asbestiform Materials Characterization

Customer Info: **Attn:** Jeff Wright
Tesseract Environmental Consulting
86 Wheatfield Road
PO Box 62051 Stn Transcona
Winnipeg, Mb R2C 5G2
Phone # 204-801-9358
Fax # 204-480-4348

Customer Project:
16-ASD-0002 SPT 36000,
Morden Land Titles Building
Turnaround Time:
5 Days

CA Labs Project #:
CAL16128426JE

Date: 12/27/2016
Samples Received: 12/21/16 12:30pm
Date Of Sampling: None Given
Purchase Order #:

Sample #	Comment	Layer #	Analysts Physical Description of Subsample	Homogeneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
S001		S001-1	***Exterior Wall Mortar/*** *gray mortar*	y	***None Detected***		100% qu,ca
S002		S002-1	***Exterior Wall Brick/*** *tan bricking*	y	***None Detected***		100% qu,ot
S003		S003-1	***Exterior Wall Mortar/*** *gray mortar*	y	***None Detected***		100% qu,ca
S004		S004-1	***Washroom VFT/*** *tan floor tile*	y	***6% Chrysotile***		94% qu,ca
		S004-2	*black mastic*	y	***None Detected***		100% qu,bi
S005		S005-1	***Plaster Ceiling/*** *white surfaced white finishing plaster*	n	***None Detected***		100% qu,bi,ca
S006		S006-1	***Plaster South Wall/*** *white surfaced white finishing plaster*	n	***None Detected***		100% qu,bi,ca

Dallas NVLAP Lab Code 200349-0 TEM/PLM *TCEQ# T104704513-15-3* *TDH 30-0235*

AIHA LAP, LLC Laboratory #102929

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116) *All sampled recieved in good condition unless noted.*
Preparation Method: HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion attaining / becke line method.

ca - carbonate	mi - mica	fg - fiberglass	ce - cellulose
gypsum - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
bi - binder	ot -other	wo - wollastinite	ka - kaolin (clay)
or - organic	pe - perlite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

Approved Signatories:

Stanley Massett
Analyst

QAC
Leslie Crisp, P.G.

Technical Manager
Chad Lytle

1. Fire Damage significant fiber damage - reported percentages reflect unaltered fibers
2. Fire Damage no significant fiber damages effecting fibrous percentages
3. Actinolite in association with Vermiculite
4. Layer not analyzed - attached to previous positive layer and contamination is suspected
5. Not enough sample to analyze
6. Anthophyllite in association with Fibrous Talc
7. Contamination suspected from other building materials
8. Favorable scenario for water separation on vermiculite for possible analysis by another method
9. < 1% Result point counted positive
10. TEM analysis suggested

CA Labs
Dedicated to Quality

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1929 Old Denton Road
Carrollton, TX 75006
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CA Labs, L.L.C.
12232 Industriplex, Suite 32
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Phone 225-751-5632
Fax 225-751-5634

Polarized Light Asbestiform Materials Characterization

Customer Info: **Attn:** Jeff Wright
Tesseract Environmental Consulting
86 Wheatfield Road
PO Box 62051 Stn Transcona
Winnipeg, Mb R2C 5G2
Phone # 204-801-9358
Fax # 204-480-4348

Customer Project:
16-ASD-0002 SPT 36000,
Morden Land Titles Building
Turnaround Time:
5 Days

CA Labs Project #:
CAL16128426JE

Date: 12/27/2016
Samples Received: 12/21/16 12:30pm
Date Of Sampling: None Given
Purchase Order #:

Sample #	Comment	Layer #	Analysts Physical Description of Subsample	Homogeneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
S007		*S007-1*	***2x4 Ceiling Tile/*** *white surfacing*	*y*	***None Detected***		100% qu,bi
		S007-2	*gray ceiling tile*	*y*	***None Detected***	20% fg 60% ce	20% qu,pe,ma
S008		*S008-1*	***DJC/*** *white compound*	*y*	***None Detected***		100% qu,pe,ca
S009		*S009-1*	***DJC/*** *tan surfaced white compound*	*n*	***None Detected***		100% qu,pe,bi,ca
S010		*S010-1*	***DJC/*** *tan surfaced white compound*	*n*	***None Detected***		100% qu,pe,bi,ca
S011		*S011-1*	***Plaster/*** *tan surfaced white finishing plaster*	*n*	***None Detected***		100% qu,bi,ca
		S011-2	*gray plaster*	*y*	***None Detected***		100% qu,ca

Dallas NVLAP Lab Code 200349-0 TEM/PLM *TCEQ# T104704513-15-3* *TDH 30-0235*

AIHA LAP, LLC Laboratory #102929

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116) *All sampled recieved in good condition unless noted.*
Preparation Method: HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion attaining / becke line method.

ca - carbonate	mi - mica	fg - fiberglass	ce - cellulose
gypsum - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
bi - binder	ot -other	wo - wollastinite	ka - kaolin (clay)
or - organic	pe - perlite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

Approved Signatories:

Stanley Massett
Analyst

QAC
Leslie Crisp, P.G.

Technical Manager
Chad Lytle

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2. Fire Damage no significant fiber damages effecting fibrous percentages
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4. Layer not analyzed - attached to previous positive layer and contamination is suspected
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7. Contamination suspected from other building materials
8. Favorable scenario for water separation on vermiculite for possible analysis by another method
9. < 1% Result point counted positive
10. TEM analysis suggested

CA Labs
Dedicated to Quality

Crisp Analytical, L.L.C.
1929 Old Denton Road
Carrollton, TX 75006
Phone 972-242-2754
Fax 972-242-2798

CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

Polarized Light Asbestiform Materials Characterization

Customer Info: **Attn:** Jeff Wright
Tesseract Environmental Consulting
86 Wheatfield Road
PO Box 62051 Stn Transcona
Winnipeg, Mb R2C 5G2
Phone # 204-801-9358
Fax # 204-480-4348

Customer Project:
16-ASD-0002 SPT 36000,
Morden Land Titles Building
Turnaround Time:
5 Days

CA Labs Project #:
CAL16128426JE

Date: 12/27/2016
Samples Received: 12/21/16 12:30pm
Date Of Sampling: None Given
Purchase Order #:

Sample #	Comment	Layer #	Analysts Physical Description of Subsample	Homogeneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
S012		S012-1	***Plaster/*** *white surfaced white finishing plaster*	*n*	***None Detected***		100% qu,bi,ca
		S012-2	*gray plaster*	*y*	***None Detected***		100% qu,ca
S013		S013-1	***DJC/*** *tan surfaced tan compound*	*n*	***2% Chrysotile***		98% qu,mi,bi,ca
S014		S014-1	***DJC/*** *white surfaced tan compound*	*n*	***2% Chrysotile***		98% qu,mi,bi,ca
S015		S015-1	***Plaster/*** *tan surfaced white finishing plaster*	*n*	***None Detected***		100% qu,bi,ca
		S015-2	*gray plaster*	*y*	***None Detected***		100% qu,ca
S016		S016-1	***Plaster/*** *tan surfaced white finishing plaster*	*n*	***None Detected***		100% qu,bi,ca

Dallas NVLAP Lab Code 200349-0 TEM/PLM *TCEQ# T104704513-15-3* *TDH 30-0235*

AIHA LAP, LLC Laboratory #102929

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116) *All sampled recieved in good condition unless noted.*
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gypsum - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
bi - binder	ot -other	wo - wollastinite	ka - kaolin (clay)
or - organic	pe - perlite	ta - talc	pa - palygorskite (clay)
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Customer Info: **Attn:** Jeff Wright
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Customer Project:
16-ASD-0002 SPT 36000,
Morden Land Titles Building
Turnaround Time:
5 Days

CA Labs Project #:
CAL16128426JE
Date: 12/27/2016
Samples Received: 12/21/16 12:30pm
Date Of Sampling: None Given
Purchase Order #:

Sample #	Comment	Layer #	Analysts Physical Description of Subsample	Homogeneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
S016-2			*gray plaster*	*y*	***None Detected***		100% qu,ca

Dallas NVLAP Lab Code 200349-0 TEM/PLM *TCEQ# T104704513-15-3* *TDH 30-0235*
AIHA LAP, LLC Laboratory #102929

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116) *All sampled recieved in good condition unless noted.*
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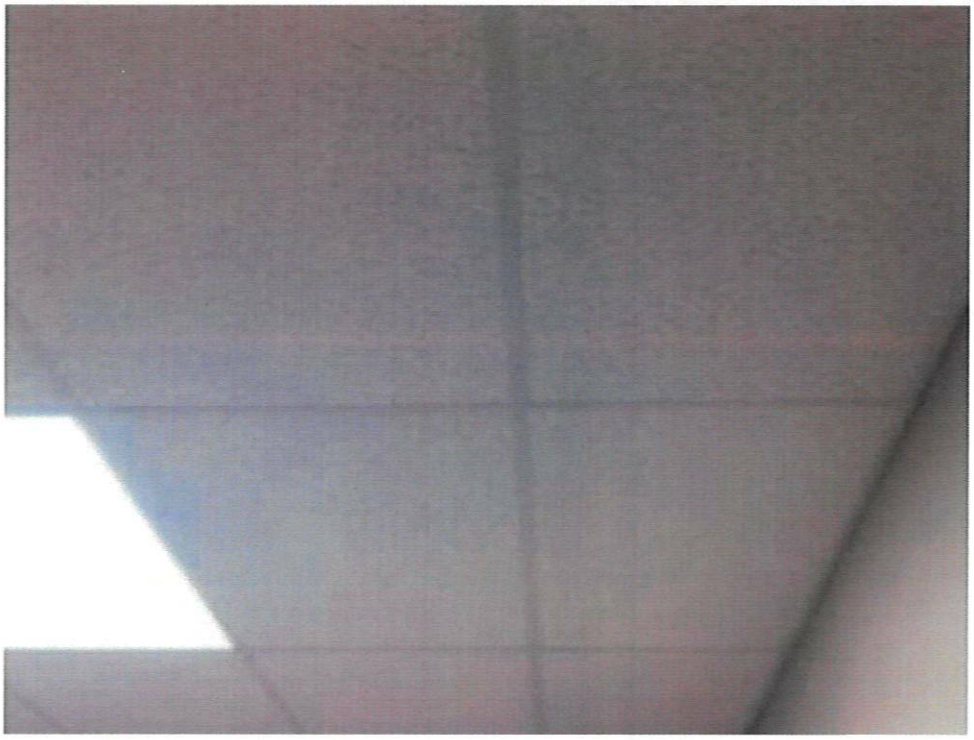
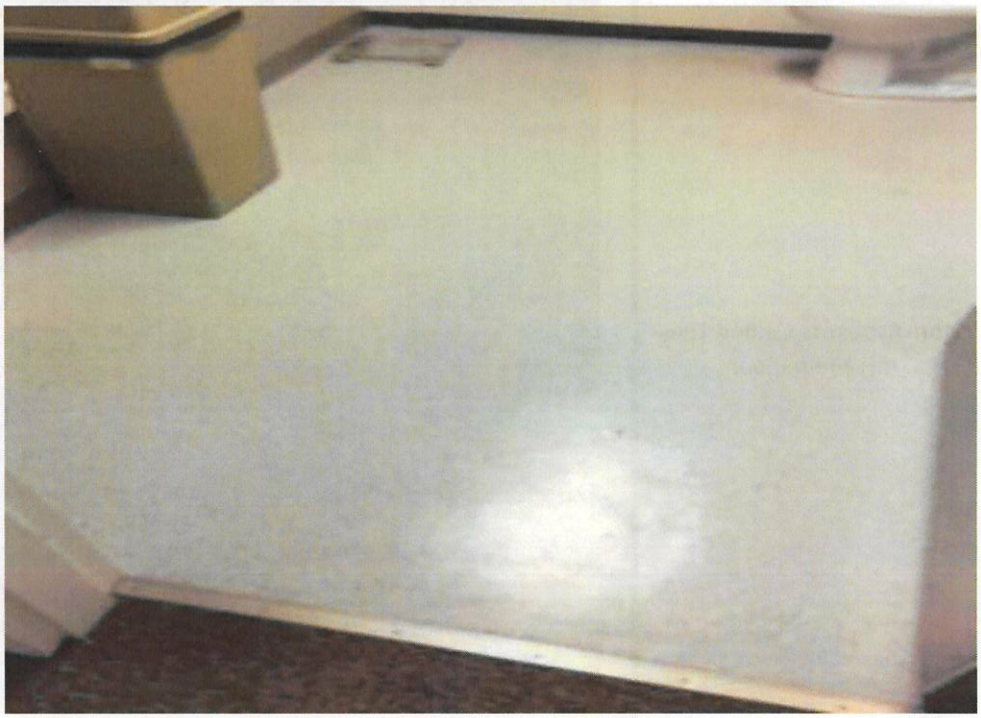
TESSERACT
ENVIRONMENTAL CONSULTING INC.

APPENDIX B

Photo Index

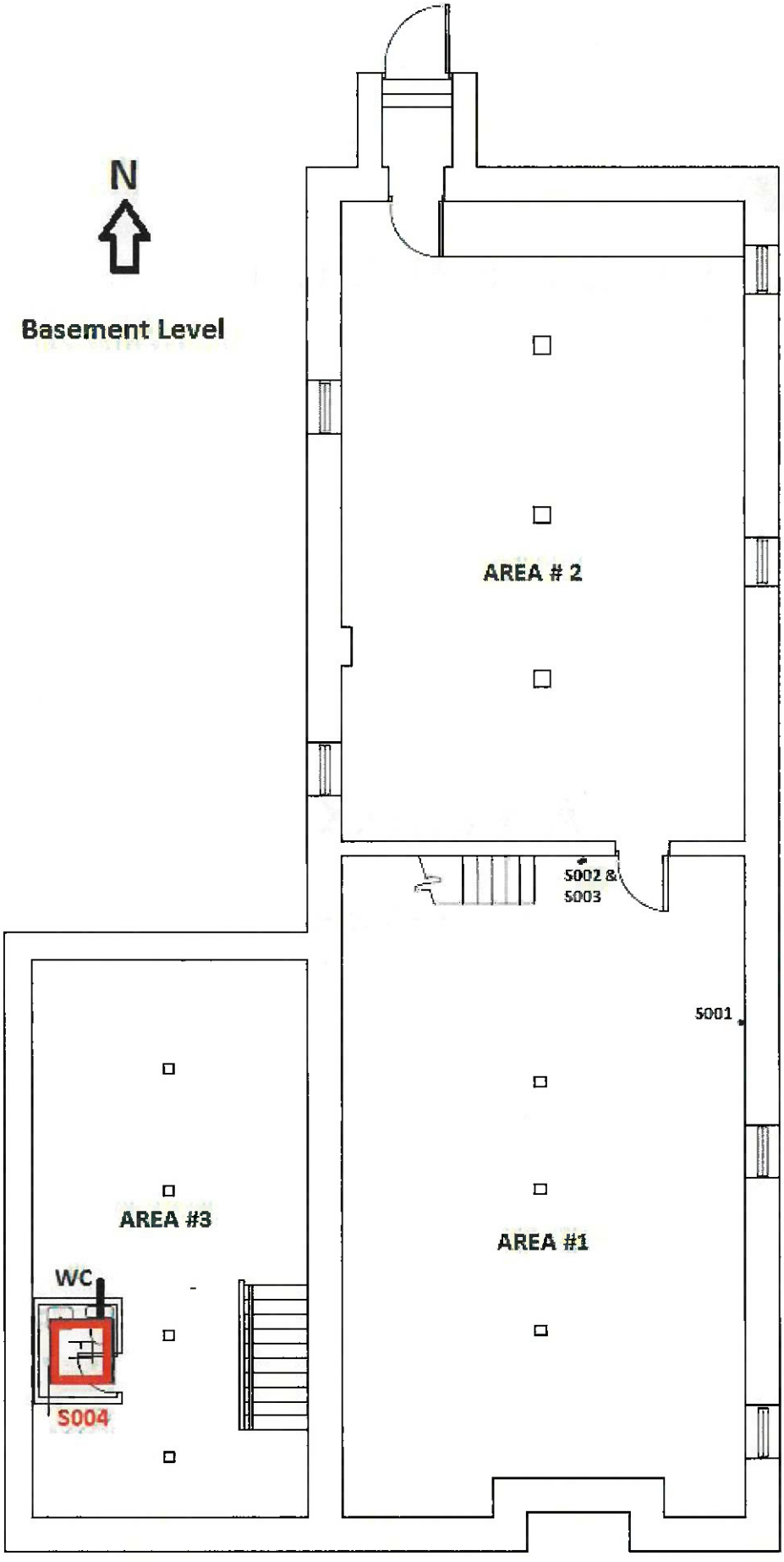
Basement Washroom – Asbestos-Containing 12x12" Grey Streak VFT in Good Condition	
Non-Asbestos Ceiling Tiles on Main Floor	

New Piping, Ducting and Boiler	
Non-Asbestos Vinyl Sheet Flooring in Main Floor Washroom	

TESSERACT
ENVIRONMENTAL CONSULTING INC.

APPENDIX C

Floor Plans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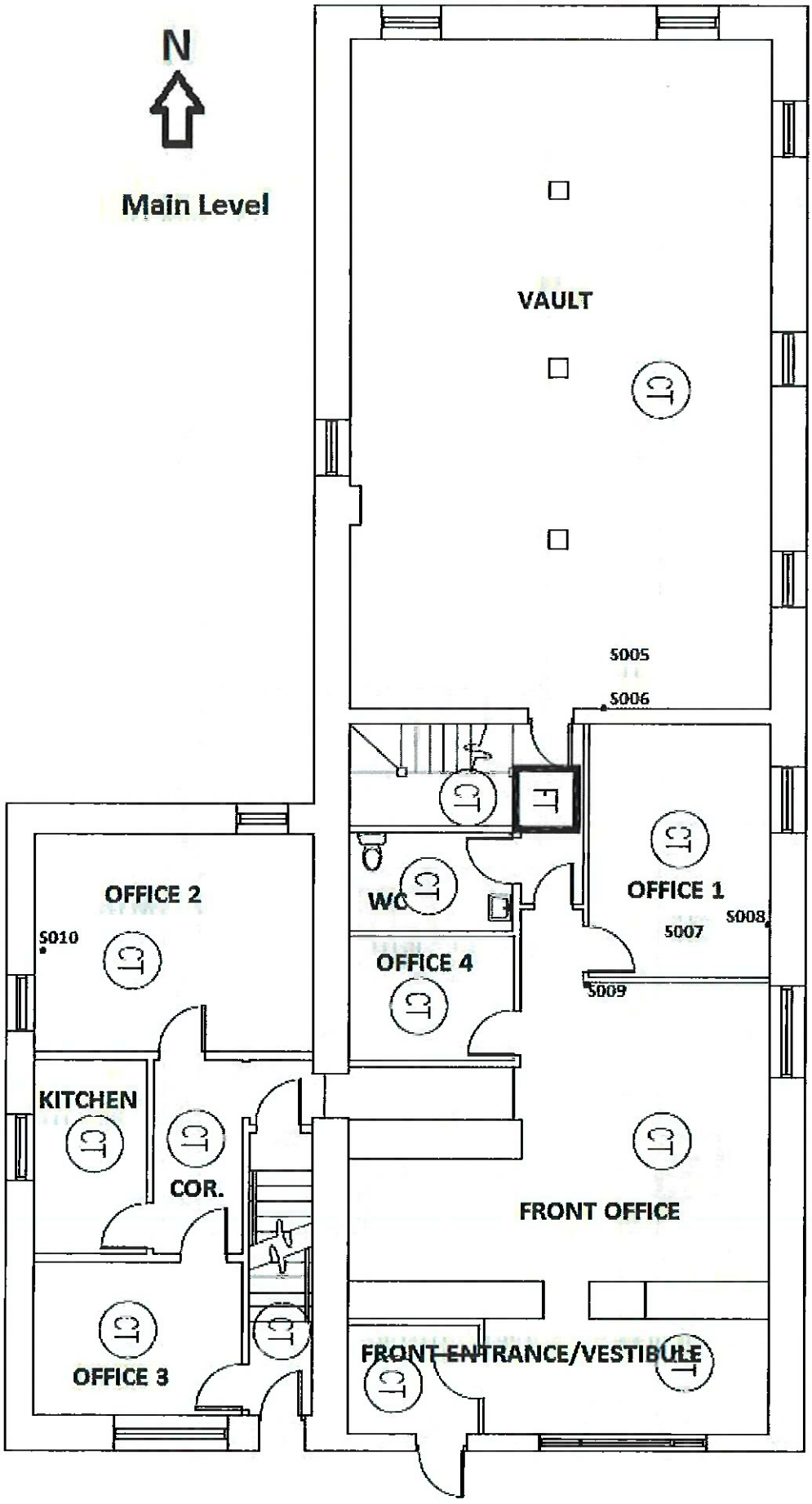
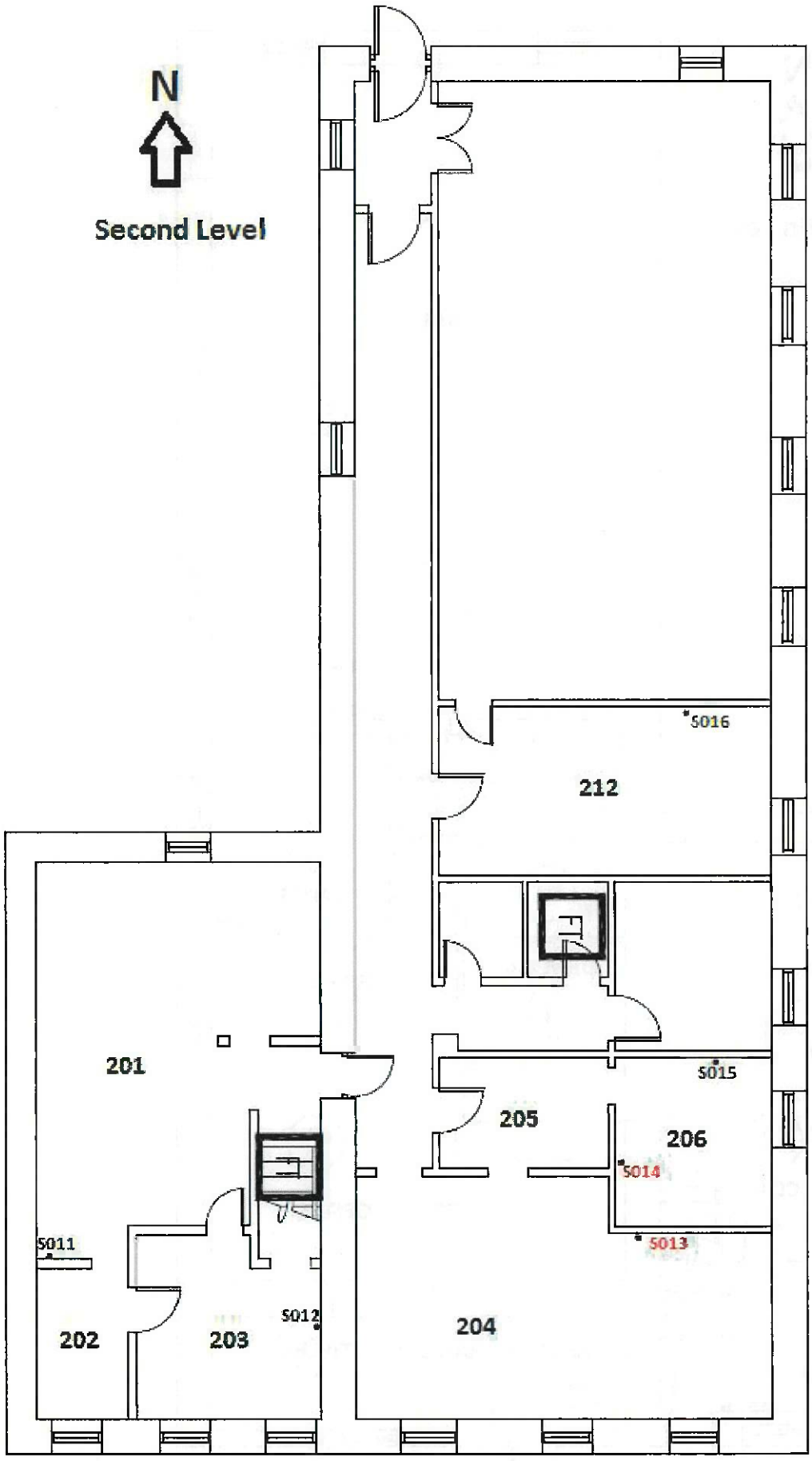
Basement Level
AREA # 2
S002 &
S003
S001
AREA #3
AREA #1
WC
S004


N
Main Level
VAULT
CT
5005
5006
F
OFFICE 2
5010
WC
OFFICE 1
5008
5007
OFFICE 4
5009
KITCHEN
COR.
FRONT OFFICE
OFFICE 3
FRONT ENTRANCE/VESTIBULE


N
Second Level
S016
212
201
S015
205
206
S014
S013
S011
S012
202
203
204

City of Morden
100-195 Stephen Street
Morden, Manitoba, R6M 1V3
Telephone: 204-822-4434 | Fax: 204-822-6494

SCHEDULE F
ROOFING REPORT

April 15, 2021

Stewart McKenzie
Manitoba Finance Central Services
1129 Queens Avenue
Brandon, MB R7A 1L9
(204) 724-4196

stewart.mckenzie@gov.mb.ca

Re: Morden Land Titles Office

We have completed our inspection at the above address and are pleased to provide you with the following roof condition report and recommendations. This is a 2 story commercial building with 3 roof areas.

Executive Summary

Plan Area	Roof System	Condition	Recommendation
Roof A1	Sloped SBS Membrane	Good	Monitor
Roof B1	Sloped SBS Membrane	Good	Monitor
Roof B2	Asphalt and Gravel	Fair to Poor	Replacement Now

CURRENT ROOF CONDITIONS

Roof A1

- Roof A1 *Figure 1* is a sloped sloped SBS roof system in good condition. This roof was replaced by MJ Roofing in 2020. No work is required at this time.

Roof B1

- Roof B1 *Figure 2* is a sloped SBS membrane roof system in good condition. This roof was replaced by MJ Roofing in 2019. No work is required at this time.
- This roof drains to the eavestrough and downpipes along the north wall.

MJ ROOFING
EST. 1959

Roof B2

- Roof B2 *Figure 3* is a asphalt and gravel roof system in fair to poor condition.
- Blisters and ridges have developed in the roof membrane, which should be repaired.
- Unused projections are on the roofmat.
- There are open seams on the stripping along the south wall, which should be repaired.
- The stripping along the north, south and west walls has been upgraded with SBS membrane.
- This roof drains to the eavestrough and downpipes along the west side.
- Following provincial safety recommendations, safety rails that meet current CSA standards are recommended to be installed along the outside parapet wall when a roof hatch is within 2 meters of the outside edge of the roof. The hatch requires safety railings along the parapet wall.
- We recommend replacement at this time.

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EST. 1959

RECOMMENDATIONS

Recommendation #1 - Roof Replacement, Roof B2 (2,306 sq. ft.)

Sloped SBS Membrane Roof System

- Remove existing flashing and save for re-use
- Remove existing roof system down to deck
- Supply and install 1 layer of ½" Smartboard mechanically fastened
- Supply and install 2-ply SBS membrane
- Strip-in all projections and perimeter with 2-ply SBS membrane
- Supply and install 2 new Thaler vent flashings with 3" ABS pipe
- Supply and install new pre-finished metal drip edge
- Supply and install new pre-finished metal termination bar
- Supply and install new roof hatch
- Supply and install engineered approved safety rails around roof hatch
- Remove work related debris

**Breakdown:*

Travel	793.10
Foreman - 65 hours @ $72.10/hour	$ 4,686.50
Helper - 365 hours @ $66.95/hour	$ 24,436.75
Materials	$ 20,340.50

Cost..... $ 50,256.85

*Notes:

- Remove existing roof hatch curb
- Supply and install new blocking to ensure proper height
- Seal new curb with 2-ply SBS membrane
- Supply and install new roof hatch
- Supply and install engineered approved safety rails around roof hatch
- Damaged decking will be replaced at an additional $ 5.95 sq. ft. as found
- Upon completion, issue a 5-year RCAM warranty
- Upon completion, issue a 10-year manufacturers warranty

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EST. 1959

Recommendation # 2 - General Maintenance, Roof B2

If not replaced, we recommend the following to attempt to keep Roof B watertight

- Remove 3 unused projections and seal with 2-ply brown SBS membrane, Roof B2 *Figure 4*
- Repair blisters and ridges with cold ply and fabric, Roof B2 (30 lin. ft.)
- Re-seal open seams in stripping with Alsan and granules, Roof B2 *Figure 5*
- Re-secure flashings and caulk as required
- Trim back tree branches, Roof B2
- Remove debris from drains and membrane
- Clean debris from eavestrough

**Breakdown:*

Foreman - 16 hours @ $72.10/hour	$ 1,153.60
Helper - 16 hours @ $66.95/hour	$ 1,071.20
Materials	$ 391.07

Cost.....$ 2,615.87

*Prices quoted in this report are guaranteed for 30 days. Approvals to proceed with any work after that time will be subject to a review, and if required, updated pricing.

If you have any further questions, please feel free to contact me.

Yours sincerely,

Eric Lepage
Account Manager

EL/dy/sd
Email: eric@mjroofing.net

MJ ROOFING
EST. 1959

Figure 1 – Overview Roof A1

Figure 2 – Overview Roof B1

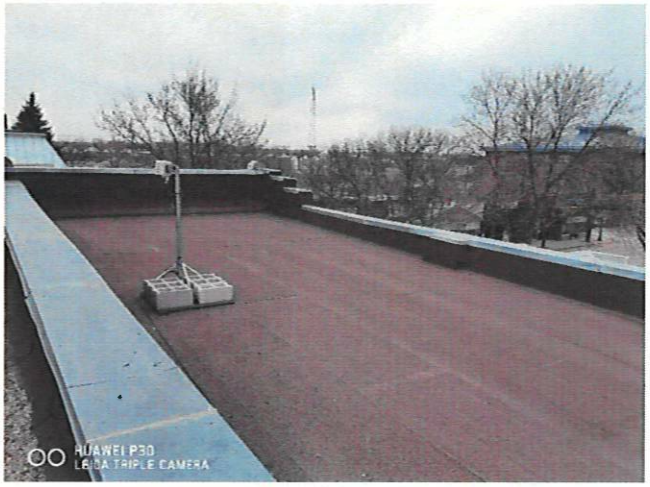


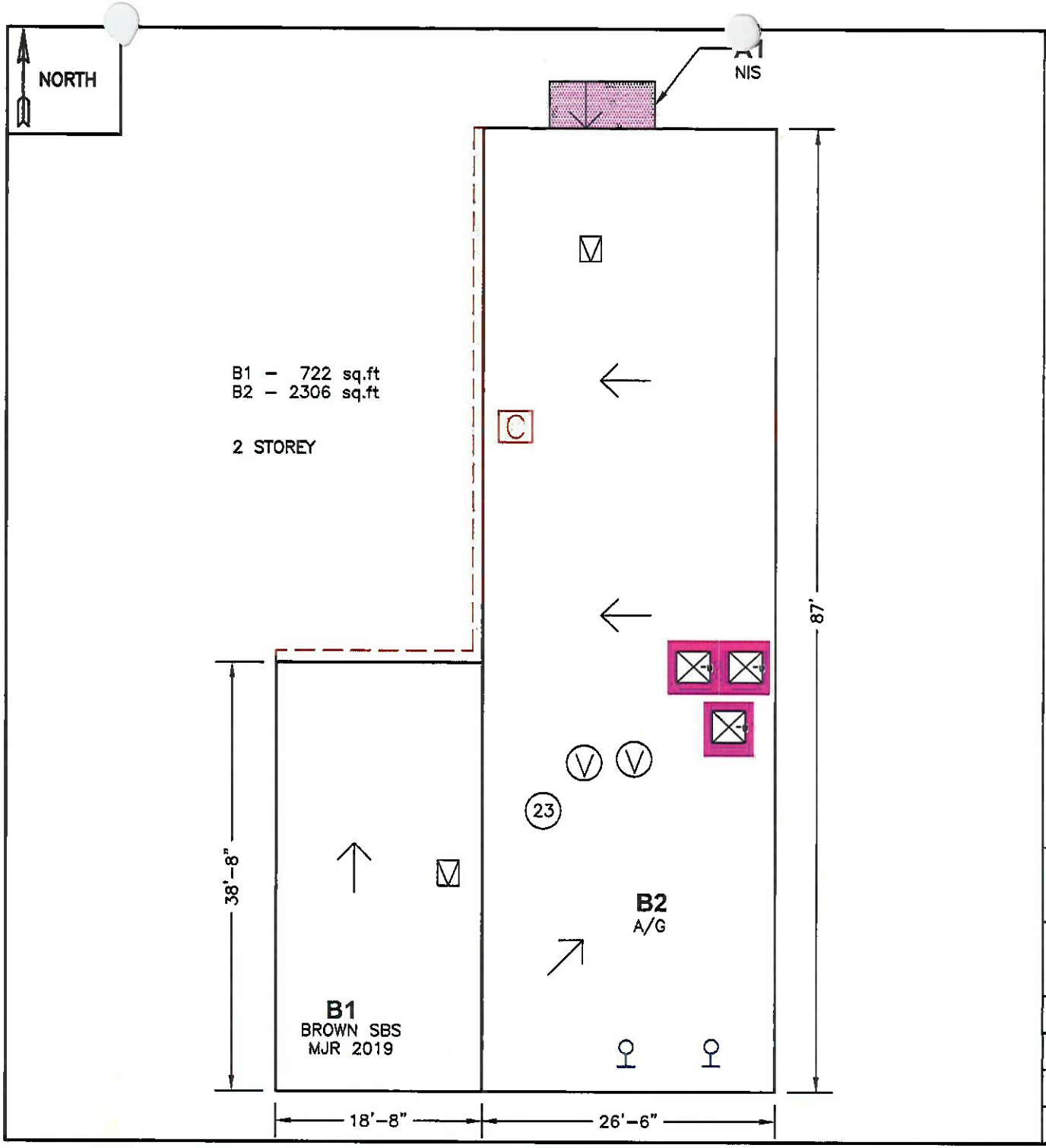
Figure 3 – Overview Roof B2

Figure 4 –Remove unused projections and seal, Roof B2

MJ ROOFING
EST. 1959

Figure 5 – Re-seal open seams

909 JARVIS AVENUE
WINNIPEG MB R2X 0A1
TEL. 204 586.8411
FAX. 204 589.6114



LEGEND

1) PENTHOUSE		14) ROOF HATCH	
2) CHIMNEY	C	15) SCUPPER	
3) AIR CONDITION		16) PITCH BOXES	
4) SIGN SUPPORT		17) GOOSENECK	
5) VENTILATOR		18) UNITS ON SLEEPERS	
6) VENT PIPE	V		
7) DRAIN		19) SLEEPERS	
8) SKYLIGHT		20) MECH CURB	
9) EAVESTROUGH		21) LADDER	
10) FIRE WALL		22) OVERFLOW	
11) ANTENNA/DISH		23) GRAVITY VENT	23
12) CAPPED CURB		24) _____	24
13) GRAVEL STOP		25) _____	25

PROBLEM INDICATOR

PONDING	*L LEAK INDICATOR
RIDGING	SPLITS
WET/DAMP	C CORE SAMPLE

MISCELLANEOUS

A 1ST ELEVATION	EXPANSION JOINT
B 2ND ELEVATION	SBS/UPGRADED
PROPOSED	COLD PLY/UPGRADED
METAL ROOF	RC 2200/UPGRADED
4PLY A/G	SHINGLE ROOF
EPDM	PROPOSED SAFETY
GAS LINE	EXISTING SAFETY

MJ ROOFING
908 JARVIS AVENUE, WINNIPEG, MB R2X 0A1
TEL: (204) 586-8411 FAX: (204) 589-6114

LOCATION:
351 STEPHEN ST.
MORDEN, MB

COMPANY:	SCALE: 1"=150"
DATE: MAY 2019	REVISED: APR 2021
DWG: GP / DY / NW	DRAWING #: mor5074(i).dwg

City of Morden
100-195 Stephen Street
Morden, Manitoba, R6M 1V3
Telephone: 204-822-4434 | Fax: 204-822-6494

SCHEDULE G

SEWER LINE REPORT

VACUUM TRUCK SERVICE
204-761-0251

5150 Richmond Ave East
Brandon, MB R7A 7P9

todd@gwvac.com

Invoice

Invoice To
Manitoba Central Services 1129 Queens Ave Brandon Manitoba R7A 1L9 Operations District 3 Attn: Stewart

Date	Invoice #
2021-08-26	14555

P.O. No.	Terms	W.O No.
2185279	Due on receipt	

Description	Qty	Rate	Amount	Tax
AUG 26/21 ROTO TOOTED AND CAMERA'D SEWER LINES AT LAND TITLES OFFICE. SEWER LINE IN REALLY GOOD SHAPE				
Inspection camera and vehicle per hour	5	89.00	445.00T	P
Operator	5	50.00	250.00T	P
Assistant Operator	5	45.00	225.00T	P

Please pay invoice, no statement will be issued.

GST/HST No. 848694584

Subtotal	$920.00
Sales Tax Summary	
PST (1) On Sales@7.0%	64.40
Total Tax	64.40
Payments/Credits	$0.00
Total	$984.40

City of Morden
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Telephone: 204-822-4434 | Fax: 204-822-6494

SCHEDULE H

STATUS OF TITLE

STATUS OF TITLE

Manitoba
Land Titles Registry

Title Number **3272653/4**
Title Status **Accepted**
Client File 8547br City of Morden

1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

CITY OF MORDEN

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

LOT 20 BLOCK 27 SS PLAN 863 MLTO
EXC ALL MINES AND MINERALS AND OTHER MATTERS
AS SET FORTH IN THE CROWN LANDS ACT
IN N 1/2 5-3-5 WPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

CITY OF MORDEN
100-195 Stephen Street
Morden MB
R6M 1V3

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Morden

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

27626/4 Part

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

5539
9357

9. ORIGINATING INSTRUMENTS

Instrument Type:	**Transfer Of Land**
Registration Number:	**1287960/4**
Registration Date:	2023-11-06
From/By:	H.M. THE KING IN RIGHT OF THE PROVINCE OF MANITOBA
To:	CITY OF MORDEN
Consideration:	$165,000.00

10. LAND INDEX

Lot 20 Block 27 Plan 863
N 1/2 5-3-5W SS PLAN EXC RES

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3272653/4

STATUS OF TITLE

Manitoba
Land Titles Registry

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Title Status **Accepted**
Client File 8547br City of Morden

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20759/4 Part

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5339

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