

October 1, 2026

Addendum No. 04

File Reference Number: RFP 2026 053

Title: Design-Build of New North Bay Shops Building

RE: Clarifications/Questions

QUESTIONS/CLARIFICATIONS:

Item 1: Appendix B (Pricing Submission Form) requires separate pricing for the Optional Fourth Floor. Given that the Preliminary Design Brief and architectural concept provided with the RFP are based on a three-storey building, concerns have been raised that the addition of a fourth floor may significantly affect the original design basis, including but not limited to foundations, structural framing, fire ratings, sprinkler and life-safety requirements, exiting, elevator systems, mechanical and electrical capacities, and municipal approvals.

Considering the potential implications for the design and the limited design information currently available for the Optional Fourth Floor, will ONTC accept a submission that does not include a fixed lump-sum price for the Optional Fourth Floor and instead reserves pricing for future development should ONTC elect to proceed with that option? If so, would the submission remain compliant and eligible for evaluation based on the Base Bid for the three-storey building?

Answer: Yes, ONTC advises that this approach is acceptable and that the submission will remain compliant and eligible for evaluation based on the Base Bid for the three-storey building.

Item 2: Would ONTC consider equivalent cloud-based CCTV and access control solutions, such as Avigilon Alta Video, Alta Access, or SALTO, provided the proposed systems meet or exceed the specified functional performance requirements?

Answer: ONTC is standardized on Verkada for Video Surveillance and Physical Access Control Systems and will not consider alternative platforms or equivalent solutions. To ensure compatibility, integration, standardization, and consistency across ONTC systems, Verkada equipment will be owner-supplied by ONTC. Proponents shall include all labour, installation, commissioning, configuration, testing, and integration services required to fully install and operationalize the owner-supplied equipment.

Item 3: Would ONTC confirm whether a contractor supplied equipment package be considered as an alternative to the specified owner supplied CCTV equipment?

Answer: ONTC will not consider a contractor supplied alternative to the specified owner supplied CCTV and access control equipment. ONTC will provide the required Verkada equipment. Proponents are responsible for all associated installation, configuration, commissioning, testing, and integration activities necessary to deliver a fully operational system.

Item 4: Has ONTC completed any environmental assessment or soil characterization of the property? If so, please provide the reports and confirm whether the property is considered an enhanced investigation project area under O. Reg. 406/19.

Answer: Yes, ONTC advises to please refer to the Geotechnical Report which is attached at Appendix K of the RFP Package.

Item 5: Should proponents assume the excavated material is uncontaminated and include the cost of testing, excavation, trucking and approved reuse or disposal in their base bid?

Answer: Yes, ONTC advises that all associated costs should be included in the Base Bid.

Item 6: If contamination is identified, please confirm that the resulting additional testing, handling and disposal costs will be compensated in accordance with Clause 1.10.

Answer: Yes, ONTC advises that these additional costs will be compensated in accordance with Clause 1.10.

Item 7: Does ONTC have a nearby location where suitable excavated material can be permanently placed for beneficial reuse? Alternatively, may the Design-Builder select an appropriate receiving site, including another construction project, subject to O. Reg. 406/19?

Answer: Yes, ONTC has a suitable location available on its property nearby.

Item 8: Would ONTC confirm who is to retain and pay for the commissioning agent. If by the contractor, is an independent third-party commissioning agent required?

Answer: ONTC confirms that it is the responsibility of the contractor to retain and pay for commissioning. A third-party commissioning agent is not required.

Item 9: Due to the Thanksgiving long weekend and reduced availability of subcontractors and suppliers, would ONTC please consider extending the Proposal Submission Deadline from October 13, 2026 to October 15, 2026?

Answer: No, ONTC advises that as per Addendum No. 03, Item 7, no further extensions will be considered.

Item 10: With respect to Addendum 3 item 5, we are requesting that the Contractor's proposal be ranked higher in the hierarchy of documents given that this is a submission for a design build proposal to at least above CAD standards.

Answer: ONTC has reviewed the above request and is satisfied with the current position of "Contractor's Proposal" in the stated document order of priority in GC 1.1.5.1 of the ONTC Supplementary Conditions. It is ONTC's expectation that the Contractor's proposal is in line with and assumes the obligations, requirements and liabilities of the documents listed in the order of priority ahead of the Contractor's Proposal and therefore it is appropriate that in the case of a conflict between the Contractor's Proposal and a document that is included ahead of such proposal in GC 1.1.5.1, the preceding document shall govern. Notwithstanding the foregoing, as

this is a design-build engagement, and given the concept of Construction Documents incorporated pursuant to the ONTC Special Supplementary Conditions – Design Services provided as part of the RFP documents, ONTC makes the following amendment to GC 1.1.5.1 in the ONTC Supplementary Conditions:

8.4 Delete paragraph 1.1.5.1 in its entirety and replace it with new 1.1.5.1:

“the order of priority of documents, from highest to lowest, shall be:

- Special Provisions, if any
- ONTC Special Supplementary Conditions, if any
- ONTC Supplementary Conditions to CCDC 2
- Agreement between the Owner and the Contractor
- Definitions
- General Conditions
- Addenda to the Request for Proposals
- Appendix B to the RFP – RFP Particulars
- Appendix H to the RFP – ONTC CAD Standard AUTOCAD Manual
- Appendix I to the RFP – Technical Specifications
- Appendix J to the RFP – Base Concept Drawings
- Appendix K to the RFP – Survey Reports
- Appendix L to the RFP – Policies and Procedures
- Construction Documents
- Contractor’s Proposal, including Appendices C, D, E, F and G”

Item 11: With respect to Addendum 3 Item 6, we wish to request permission to dump the excess soil not used from excavation work that isn’t reused as backfill, in the same area on the existing ONTC yard property that is currently being used by all contractors on site; this is to avoid for the ONTC having to pay for the costs associated with soil sampling and disposal.

Answer: Yes, ONTC advises that this is acceptable.

Item 12: Please see attached Due Diligence Soil Assessment completed by Englobe and dated November 28, 2025, attached to this Addendum No. 04.

This Addendum hereby forms part of the RFP.

Regards,

Nicole Laplante
Procurement Contracts Specialist
nicole.laplante@ontarionorthland.ca



November 28, 2025

Bruer Liss, C.E.T
Ontario Northland
555 Oak Street East
North Bay, Ontario P1B 8L3

Subject: Due Diligence Soil Assessment
435 Whitson St.
North Bay, Ontario
Project Reference: 02509305.001

1 INTRODUCTION

Englobe Corp. (Englobe) was retained by Ontario Northland to complete a due diligence soil assessment for soil generated at the site during the proposed building renovations to 435 Whitson Street in North Bay, Ontario.

The purpose of the assessment was to obtain soil samples from stockpiles of excavated material removed from around the foundation area of the building, to be submitted for analytical testing of select parameters and to provide the results in a factual report for due diligence purposes.

While this study was undertaken for due diligence purposes only, the work described herein was completed in general accordance with the document titled "Rules for Soil Management and Excess Soil Quality Standards," dated December 8, 2020 (the "Soil Rules"), which was adopted by reference under Ontario Regulation (O.Reg.) 406/19: On-Site and Excess Soil Management, made under the Environmental Protection Act (EPA), R.S.O. 1990, c.E.19 ("O.Reg. 406/19").

2 FIELDWORK

Englobe Corp. was on Site on November 14th, 2025 and obtained composite and discrete soil samples from four stockpiles that were located on each side of the existing building. The stockpiled soil was a result of onsite excavations adjacent the existing building.

The field work was completed by an experienced member of our environmental field staff who was responsible for the collection of the composite and discrete soil samples, chain of custody and shipment of samples. All samples taken during this investigation were stored in a cooler with cooling media for transport to an accredited laboratory for analytical testing for select parameters.

The collection, handling, storage and analysis of soil samples was completed in accordance with Section 47 of O.Reg. 153/04 and the Ministry of Environment, Conservation and Parks (MECP) document titled "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality," dated March 9, 2004 and amended February 19, 2021 ("Analytical Protocol").



3 ANALYTICAL TESTING

For the purpose of this due diligence assessment, analytical parameters were selected based on general parameters outlined within the excess soils regulation, which was agreed upon with the Client. As per the regulation, the following parameter groups were analyzed:

- BTEX (benzene, toluene, ethylbenzene, and xylenes)
- Petroleum Hydrocarbons (PHCs) F1-F4 ranges,
- Metals and Inorganics,
- pH and EC/SAR.

The three (3) discrete and composite soil samples taken from stockpiled material on Site were labelled as samples 01-01, 02-01, and 03-01, and, along with a Duplicate, sent to Bureau Veritas Laboratories to be tested.

4 PRELIMINARY EXCESS SOIL CONSIDERATIONS

This sampling and analytical testing was undertaken solely to provide an indication as to the general quality of the soil samples relative to the basic testing requirements of O. Reg. 406/19.

The soil analytical results were compared to the criteria presented in the MECP document titled “On-Site and Excess Soil Management for Use Under the Environmental Protection Act,” dated December 4, 2019.

To assess the quality of the soil samples, the MECP Excess Soil Standards for agricultural or other (AO), residential/parkland/institutional (RPI), and industrial/commercial/ community (ICC) for both potable and non-potable groundwater conditions were evaluated.

With the exception of lead for the AO standard, no exceedances of any of the parameters analysed were detected versus the MECP criteria noted. All soil samples meet the MECP Excess Soil Standards tables for residential/parkland/institutional (RPI), and industrial/commercial/ community (ICC) for both potable and non-potable groundwater conditions.

It is understood the soil stockpiled and any future excavated materials will be staying on Site or property owned by the Client. If soil is to be removed from the Site at any time, further investigation and a tracking system is needed for these purposes.

See below Soil Exceedance Summary Table 1:



Table 1: Soil Exceedance Summary Table

Sample ID	Table 1 AO	Table 1 RPIICC	Table 2.1 AO	Table 2.1 RPI	Table 2.1 ICC	Table 3.1 RPI	Table 3.1 ICC
Ontario Northland							
01-01	Lead	-	Lead	-	-	-	-
02-01	Lead	-	Lead	-	-	-	-
03-01	Lead	-	Lead	-	-	-	-
DUP	Lead	-	Lead	-	-	-	-

5 CLOSURE

We trust that this Report Letter meets your present requirements. If you have any questions, please do not hesitate to contact our office.

Yours very truly,

Englobe Corp.

Prepared by:

Christi Perron, Environmental Technologist
Environmental Technologist
Northern Ontario

Approved by:

Jake Berghamer, P.ENG., QP_{ESA}
Director of Operations
Geotechnical and Materials (NE/NW) Ontario

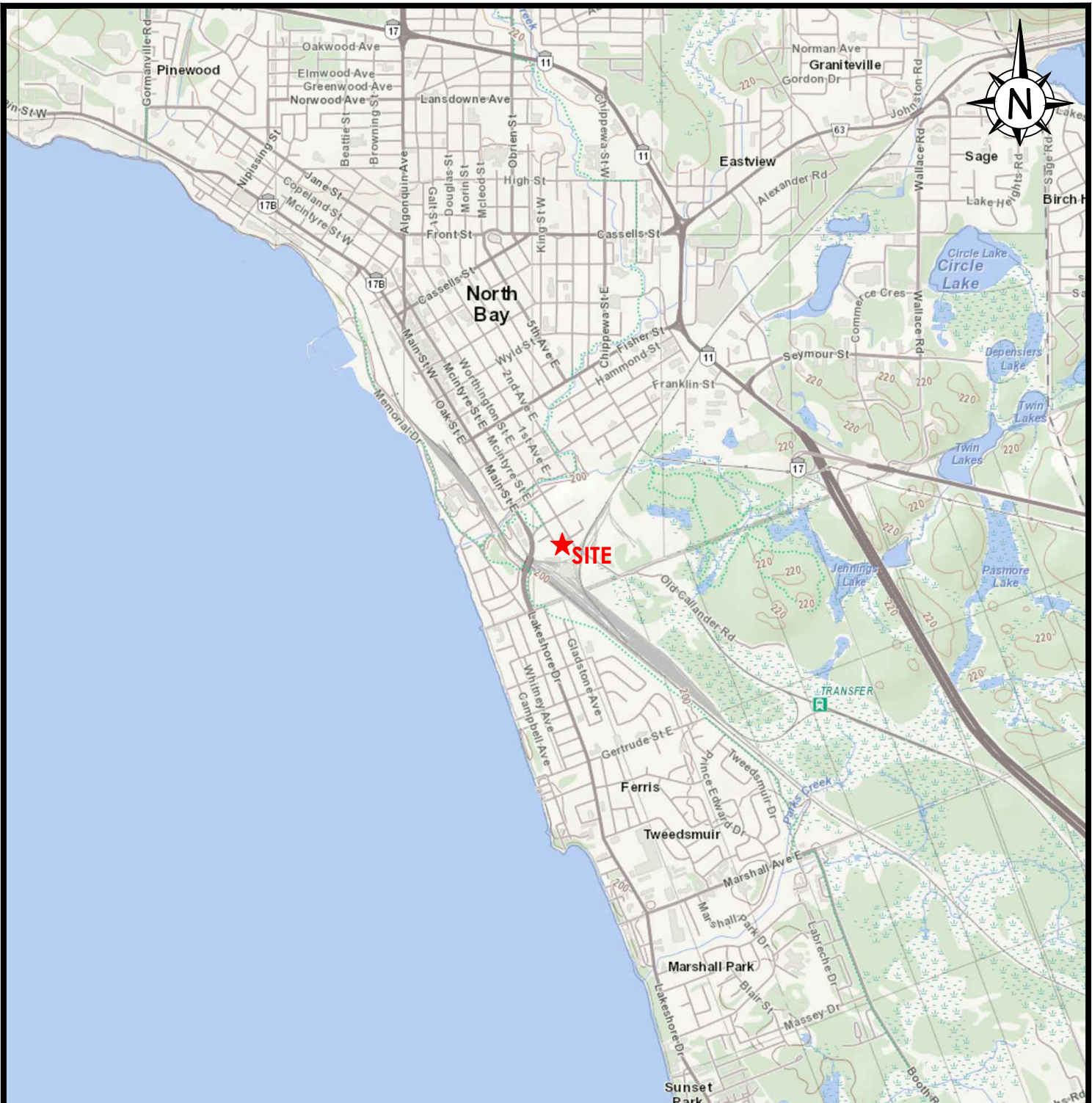
Appendix:

Appendix A: Key Plan
Appendix B: Analytical Results
Appendix C: Site Photographs

Appendix A

Key Plan





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00	DRAFT	2025/11/07	DM	JRB	JRB
No.	Version	Date	By	Verif	Appr.

ONTC

Geotechnical Investigation

435 Whitson St.

North Bay, ON

Key Plan (Macro)

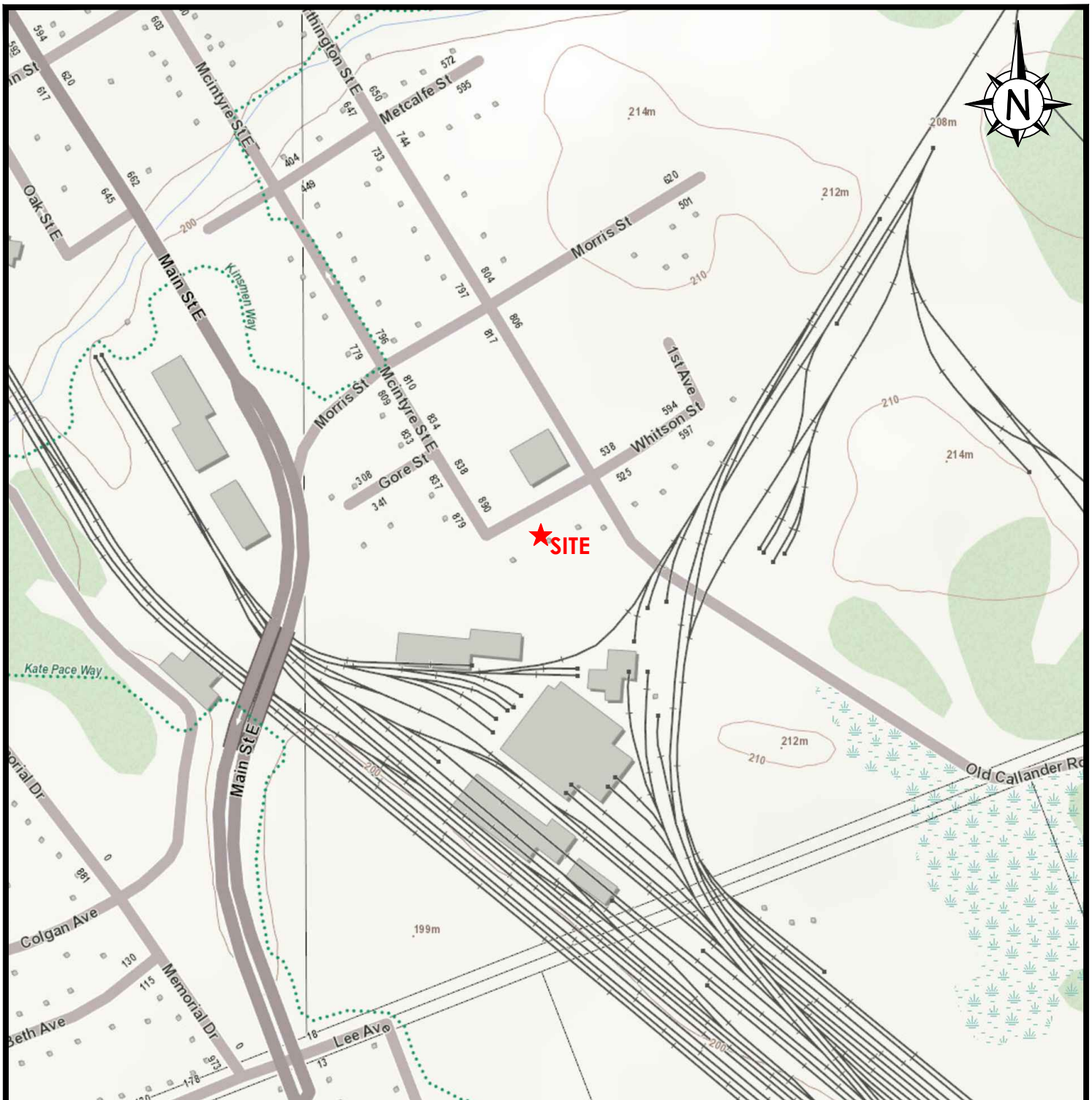


2-120 Progress Court
North Bay, Ontario, P1A 0C2
705-476-2550

Discipline:	Geotechnical	Prepare by:	DM	Verify by:	JRB
Scale:	Not To Scale	Draw by:	DM	Approval by:	JRB
Date:	2025/11/07	Drawing no:	1a		
Page setup:	Paper size:	Register no.:	-----		
Macro	8.50 X 11.00 in.				

Man.	Project	Otp	Project	Phase	Electronic ref.	Rev.
JRB	02509305	001	GE	-	--	00

D:\Backup\Transfer\Work\02509305.001 - 435 Whitson Location Plan, 435 Whitson.dwg



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00	DRAFT	2025/11/07	DM	JRB	JRB
No.	Version	Date	By	Verif	Appr.

ONTC

Geotechnical Investigation
435 Whitson St.
North Bay, ON

Key Plan (Micro)



2-120 Progress Court
North Bay, Ontario, P1A 0C2
705-476-2550

Discipline:	Geotechnical	Prepare by:	DM	Verify by:	JRB
Scale:	Not To Scale	Draw by:	DM	Approval by:	JRB
Date:	2025/11/07	Drawing no:	1b		
Page setup:	Paper size:	Register no.:			
Micro	8.50 X 11.00 in.				

Man.	Project	Otp	Project	Phase	Electronic ref.	Rev.
JRB	02509305	001	GE	-	--	00

Appendix B

Analytical Results





Your Project #: 2509305.002
Your C.O.C. #: N/A

Attention: Jake Berghamer

Englobe Corp
2-120 Progress Crt
North Bay, ON
CANADA P1B 8G4

Report Date: 2025/11/24
Report #: R8656814
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5E5005

Received: 2025/11/15, 11:49

Sample Matrix: Soil
Samples Received: 4

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Hot Water Extractable Boron	4	2025/11/21	2025/11/21	CAM SOP-00408	R153 Ana. Prot. 2011
Free (WAD) Cyanide	3	2025/11/20	2025/11/20	CAM SOP-00457	OMOE E3015 m
Free (WAD) Cyanide	1	2025/11/24	2025/11/24	CAM SOP-00457	OMOE E3015 m
Conductivity	4	2025/11/21	2025/11/21	CAM SOP-00414	OMOE E3530 v1 m
Hexavalent Chromium in Soil by IC (1)	4	2025/11/21	2025/11/21	CAM SOP-00436	EPA 3060A/7199 m
Petroleum Hydro. CCME F1 & BTEX in Soil (2)	4	N/A	2025/11/22	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (3)	4	2025/11/20	2025/11/21	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	4	2025/11/20	2025/11/20	CAM SOP-00447	EPA 6020B m
Moisture	4	N/A	2025/11/18	CAM SOP-00445	Carter 2nd ed 70.2 m
pH CaCl ₂ EXTRACT	4	2025/11/21	2025/11/21	CAM SOP-00413	EPA 9045 D m
Sodium Adsorption Ratio (SAR)	4	N/A	2025/11/24	CAM SOP-00102	EPA 6010C

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) Soils are reported on a dry weight basis unless otherwise specified.



Your Project #: 2509305.002
Your C.O.C. #: N/A

Attention: Jake Berghamer

Englobe Corp
2-120 Progress Crt
North Bay, ON
CANADA P1B 8G4

Report Date: 2025/11/24
Report #: R8656814
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5E5005

Received: 2025/11/15, 11:49

(2) No lab extraction date is given for F1BTEx & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated.
(3) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:

Julie Clement, Technical Account Manager
Email: Julie.CLEMENT@bureauveritas.com
Phone# (613)868-6079

=====

This report has been generated and distributed using a secure automated process.

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.



BUREAU
VERITAS

Bureau Veritas Job #: C5E5005

Report Date: 2025/11/24

Englobe Corp

Client Project #: 2509305.002

Sampler Initials: CP

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		AXJI69		AXJI70			AXJI70			AXJI71		
Sampling Date		2025/11/14		2025/11/14			2025/11/14			2025/11/14		
COC Number		N/A		N/A			N/A			N/A		
	UNITS	01-01	QC Batch	02-01	RDL	QC Batch	02-01 Lab-Dup	RDL	QC Batch	03-01	RDL	QC Batch

Calculated Parameters

Sodium Adsorption Ratio	N/A	0.34	A055493	0.39		A055493				0.35		A055493
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Inorganics

Conductivity	mS/cm	0.19	A059240	0.18	0.002	A059240				0.19	0.002	A059240
Moisture	%	15	A056963	15	1.0	A056990				14	1.0	A056958
Available (CaCl ₂) pH	pH	7.54	A059366	7.66		A059366				7.45		A059366
WAD Cyanide (Free)	ug/g	<0.01	A058130	<0.01	0.01	A059903	<0.01	0.01	A059903	<0.01	0.01	A058130

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Lab-Dup = Laboratory Initiated Duplicate

Bureau Veritas ID		AXJI72		
Sampling Date		2025/11/14		
COC Number		N/A		
	UNITS	DUP	RDL	QC Batch

Calculated Parameters

Sodium Adsorption Ratio	N/A	0.35		A055493
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Inorganics

Conductivity	mS/cm	0.19	0.002	A059240
Moisture	%	14	1.0	A056963
Available (CaCl ₂) pH	pH	7.61		A059366
WAD Cyanide (Free)	ug/g	<0.01	0.01	A058130

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch



BUREAU
VERITAS

Bureau Veritas Job #: C5E5005

Report Date: 2025/11/24

Englobe Corp

Client Project #: 2509305.002

Sampler Initials: CP

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		AXJI69		AXJI70			AXJI70		
Sampling Date		2025/11/14		2025/11/14			2025/11/14		
COC Number		N/A		N/A			N/A		
	UNITS	01-01	QC Batch	02-01	RDL	QC Batch	02-01 Lab-Dup	RDL	QC Batch
Inorganics									
Chromium (VI)	ug/g	<0.18	A058818	<0.18	0.18	A058818	<0.18	0.18	A058818
Metals									
Hot Water Ext. Boron (B)	ug/g	0.30	A059157	0.29	0.050	A059070			
Acid Extractable Antimony (Sb)	ug/g	0.93	A058271	0.78	0.20	A058271			
Acid Extractable Arsenic (As)	ug/g	2.3	A058271	2.1	1.0	A058271			
Acid Extractable Barium (Ba)	ug/g	93	A058271	93	0.50	A058271			
Acid Extractable Beryllium (Be)	ug/g	<0.20	A058271	<0.20	0.20	A058271			
Acid Extractable Boron (B)	ug/g	<5.0	A058271	<5.0	5.0	A058271			
Acid Extractable Cadmium (Cd)	ug/g	0.25	A058271	0.24	0.10	A058271			
Acid Extractable Chromium (Cr)	ug/g	11	A058271	11	1.0	A058271			
Acid Extractable Cobalt (Co)	ug/g	2.3	A058271	2.1	0.10	A058271			
Acid Extractable Copper (Cu)	ug/g	22	A058271	19	0.50	A058271			
Acid Extractable Lead (Pb)	ug/g	77	A058271	76	1.0	A058271			
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	A058271	<0.50	0.50	A058271			
Acid Extractable Nickel (Ni)	ug/g	6.4	A058271	6.0	0.50	A058271			
Acid Extractable Selenium (Se)	ug/g	<0.50	A058271	<0.50	0.50	A058271			
Acid Extractable Silver (Ag)	ug/g	<0.20	A058271	<0.20	0.20	A058271			
Acid Extractable Thallium (Tl)	ug/g	<0.050	A058271	<0.050	0.050	A058271			
Acid Extractable Uranium (U)	ug/g	0.34	A058271	0.37	0.050	A058271			
Acid Extractable Vanadium (V)	ug/g	9.1	A058271	8.6	5.0	A058271			
Acid Extractable Zinc (Zn)	ug/g	110	A058271	96	5.0	A058271			
Acid Extractable Mercury (Hg)	ug/g	<0.050	A058271	<0.050	0.050	A058271			
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Lab-Dup = Laboratory Initiated Duplicate									



BUREAU
VERITAS

Bureau Veritas Job #: C5E5005

Report Date: 2025/11/24

Englobe Corp

Client Project #: 2509305.002

Sampler Initials: CP

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		AXJI71		AXJI72		
Sampling Date		2025/11/14		2025/11/14		
COC Number		N/A		N/A		
	UNITS	03-01	QC Batch	DUP	RDL	QC Batch
Inorganics						
Chromium (VI)	ug/g	<0.18	A058818	<0.18	0.18	A058818
Metals						
Hot Water Ext. Boron (B)	ug/g	0.29	A059070	0.26	0.050	A059157
Acid Extractable Antimony (Sb)	ug/g	0.94	A058271	0.78	0.20	A058271
Acid Extractable Arsenic (As)	ug/g	2.7	A058271	2.2	1.0	A058271
Acid Extractable Barium (Ba)	ug/g	110	A058271	84	0.50	A058271
Acid Extractable Beryllium (Be)	ug/g	<0.20	A058271	<0.20	0.20	A058271
Acid Extractable Boron (B)	ug/g	<5.0	A058271	<5.0	5.0	A058271
Acid Extractable Cadmium (Cd)	ug/g	0.31	A058271	0.25	0.10	A058271
Acid Extractable Chromium (Cr)	ug/g	12	A058271	11	1.0	A058271
Acid Extractable Cobalt (Co)	ug/g	2.3	A058271	2.3	0.10	A058271
Acid Extractable Copper (Cu)	ug/g	24	A058271	19	0.50	A058271
Acid Extractable Lead (Pb)	ug/g	94	A058271	71	1.0	A058271
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	A058271	<0.50	0.50	A058271
Acid Extractable Nickel (Ni)	ug/g	6.7	A058271	6.2	0.50	A058271
Acid Extractable Selenium (Se)	ug/g	<0.50	A058271	<0.50	0.50	A058271
Acid Extractable Silver (Ag)	ug/g	<0.20	A058271	<0.20	0.20	A058271
Acid Extractable Thallium (Tl)	ug/g	<0.050	A058271	<0.050	0.050	A058271
Acid Extractable Uranium (U)	ug/g	0.38	A058271	0.35	0.050	A058271
Acid Extractable Vanadium (V)	ug/g	9.5	A058271	9.5	5.0	A058271
Acid Extractable Zinc (Zn)	ug/g	110	A058271	94	5.0	A058271
Acid Extractable Mercury (Hg)	ug/g	0.073	A058271	0.053	0.050	A058271
RDL = Reportable Detection Limit						
QC Batch = Quality Control Batch						



BUREAU
VERITAS

Bureau Veritas Job #: C5E5005

Report Date: 2025/11/24

Englobe Corp

Client Project #: 2509305.002

Sampler Initials: CP

PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		AXJI69	AXJI70	AXJI71	AXJI72		
Sampling Date		2025/11/14	2025/11/14	2025/11/14	2025/11/14		
COC Number		N/A	N/A	N/A	N/A		
	UNITS	01-01	02-01	03-01	DUP	RDL	QC Batch
BTEX & F1 Hydrocarbons							
Benzene	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	A059398
Toluene	ug/g	0.030	0.024	0.022	0.024	0.020	A059398
Ethylbenzene	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	A059398
o-Xylene	ug/g	0.029	0.026	<0.020	0.028	0.020	A059398
p+m-Xylene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A059398
Total Xylenes	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A059398
F1 (C6-C10)	ug/g	<10	<10	<10	<10	10	A059398
F1 (C6-C10) - BTEX	ug/g	<10	<10	<10	<10	10	A059398
F2-F4 Hydrocarbons							
F2 (C10-C16 Hydrocarbons)	ug/g	<7.0	<7.0	<7.0	<7.0	7.0	A058581
F3 (C16-C34 Hydrocarbons)	ug/g	<50	64	65	61	50	A058581
F4 (C34-C50 Hydrocarbons)	ug/g	<50	<50	52	51	50	A058581
Reached Baseline at C50	ug/g	Yes	Yes	Yes	Yes		A058581
Surrogate Recovery (%)							
1,4-Difluorobenzene	%	106	105	105	107		A059398
4-Bromofluorobenzene	%	97	96	97	96		A059398
D10-o-Xylene	%	108	110	110	100		A059398
D4-1,2-Dichloroethane	%	93	94	93	92		A059398
o-Terphenyl	%	105	106	104	103		A058581
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							



GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	7.3°C
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Sample AXJI69 [01-01] : F1/BTEX Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency.

Sample AXJI70 [02-01] : F1/BTEX Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency.

Sample AXJI72 [DUP] : F1/BTEX Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency.

Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C5E5005

Report Date: 2025/11/24

Englobe Corp

Client Project #: 2509305.002

Sampler Initials: CP

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A056958	STO	RPD	Moisture	2025/11/18	5.3		%	20
A056963	STO	RPD	Moisture	2025/11/18	1.3		%	20
A056990	STO	RPD	Moisture	2025/11/18	1.6		%	20
A058130	GYA	Matrix Spike	WAD Cyanide (Free)	2025/11/20		100	%	75 - 125
A058130	GYA	Spiked Blank	WAD Cyanide (Free)	2025/11/20		106	%	80 - 120
A058130	GYA	Method Blank	WAD Cyanide (Free)	2025/11/20	<0.01		ug/g	
A058130	GYA	RPD	WAD Cyanide (Free)	2025/11/20	NC		%	35
A058271	VIV	Matrix Spike	Acid Extractable Antimony (Sb)	2025/11/20		98	%	75 - 125
			Acid Extractable Arsenic (As)	2025/11/20		94	%	75 - 125
			Acid Extractable Barium (Ba)	2025/11/20		99	%	75 - 125
			Acid Extractable Beryllium (Be)	2025/11/20		94	%	75 - 125
			Acid Extractable Boron (B)	2025/11/20		91	%	75 - 125
			Acid Extractable Cadmium (Cd)	2025/11/20		95	%	75 - 125
			Acid Extractable Chromium (Cr)	2025/11/20		94	%	75 - 125
			Acid Extractable Cobalt (Co)	2025/11/20		93	%	75 - 125
			Acid Extractable Copper (Cu)	2025/11/20		94	%	75 - 125
			Acid Extractable Lead (Pb)	2025/11/20		87	%	75 - 125
			Acid Extractable Molybdenum (Mo)	2025/11/20		96	%	75 - 125
			Acid Extractable Nickel (Ni)	2025/11/20		93	%	75 - 125
			Acid Extractable Selenium (Se)	2025/11/20		95	%	75 - 125
			Acid Extractable Silver (Ag)	2025/11/20		95	%	75 - 125
			Acid Extractable Thallium (Tl)	2025/11/20		89	%	75 - 125
			Acid Extractable Uranium (U)	2025/11/20		89	%	75 - 125
			Acid Extractable Vanadium (V)	2025/11/20		95	%	75 - 125
			Acid Extractable Zinc (Zn)	2025/11/20		133 (1)	%	75 - 125
			Acid Extractable Mercury (Hg)	2025/11/20		85	%	75 - 125
A058271	VIV	Spiked Blank	Acid Extractable Antimony (Sb)	2025/11/20		104	%	80 - 120
			Acid Extractable Arsenic (As)	2025/11/20		100	%	80 - 120
			Acid Extractable Barium (Ba)	2025/11/20		100	%	80 - 120
			Acid Extractable Beryllium (Be)	2025/11/20		100	%	80 - 120
			Acid Extractable Boron (B)	2025/11/20		98	%	80 - 120
			Acid Extractable Cadmium (Cd)	2025/11/20		101	%	80 - 120
			Acid Extractable Chromium (Cr)	2025/11/20		100	%	80 - 120
			Acid Extractable Cobalt (Co)	2025/11/20		99	%	80 - 120
			Acid Extractable Copper (Cu)	2025/11/20		101	%	80 - 120
			Acid Extractable Lead (Pb)	2025/11/20		95	%	80 - 120
			Acid Extractable Molybdenum (Mo)	2025/11/20		100	%	80 - 120
			Acid Extractable Nickel (Ni)	2025/11/20		101	%	80 - 120
			Acid Extractable Selenium (Se)	2025/11/20		101	%	80 - 120
			Acid Extractable Silver (Ag)	2025/11/20		101	%	80 - 120
			Acid Extractable Thallium (Tl)	2025/11/20		96	%	80 - 120
			Acid Extractable Uranium (U)	2025/11/20		96	%	80 - 120
			Acid Extractable Vanadium (V)	2025/11/20		99	%	80 - 120
			Acid Extractable Zinc (Zn)	2025/11/20		102	%	80 - 120
			Acid Extractable Mercury (Hg)	2025/11/20		92	%	80 - 120
A058271	VIV	Method Blank	Acid Extractable Antimony (Sb)	2025/11/20	<0.20		ug/g	
			Acid Extractable Arsenic (As)	2025/11/20	<1.0		ug/g	
			Acid Extractable Barium (Ba)	2025/11/20	<0.50		ug/g	
			Acid Extractable Beryllium (Be)	2025/11/20	<0.20		ug/g	
			Acid Extractable Boron (B)	2025/11/20	<5.0		ug/g	
			Acid Extractable Cadmium (Cd)	2025/11/20	<0.10		ug/g	
			Acid Extractable Chromium (Cr)	2025/11/20	<1.0		ug/g	
			Acid Extractable Cobalt (Co)	2025/11/20	<0.10		ug/g	
			Acid Extractable Copper (Cu)	2025/11/20	<0.50		ug/g	



BUREAU
VERITAS

Bureau Veritas Job #: C5E5005
Report Date: 2025/11/24

Englobe Corp
Client Project #: 2509305.002
Sampler Initials: CP

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A058271	VIV	RPD	Acid Extractable Lead (Pb)	2025/11/20	<1.0		ug/g	
			Acid Extractable Molybdenum (Mo)	2025/11/20	<0.50		ug/g	
			Acid Extractable Nickel (Ni)	2025/11/20	<0.50		ug/g	
			Acid Extractable Selenium (Se)	2025/11/20	<0.50		ug/g	
			Acid Extractable Silver (Ag)	2025/11/20	<0.20		ug/g	
			Acid Extractable Thallium (Tl)	2025/11/20	<0.050		ug/g	
			Acid Extractable Uranium (U)	2025/11/20	<0.050		ug/g	
			Acid Extractable Vanadium (V)	2025/11/20	<5.0		ug/g	
			Acid Extractable Zinc (Zn)	2025/11/20	<5.0		ug/g	
			Acid Extractable Mercury (Hg)	2025/11/20	<0.050		ug/g	
			Acid Extractable Antimony (Sb)	2025/11/20	NC		%	30
			Acid Extractable Arsenic (As)	2025/11/20	NC		%	30
			Acid Extractable Barium (Ba)	2025/11/20	5.9		%	30
			Acid Extractable Beryllium (Be)	2025/11/20	NC		%	30
			Acid Extractable Boron (B)	2025/11/20	NC		%	30
			Acid Extractable Cadmium (Cd)	2025/11/20	NC		%	30
			Acid Extractable Chromium (Cr)	2025/11/20	3.6		%	30
			Acid Extractable Cobalt (Co)	2025/11/20	9.8		%	30
			Acid Extractable Copper (Cu)	2025/11/20	27		%	30
			Acid Extractable Lead (Pb)	2025/11/20	5.6		%	30
			Acid Extractable Molybdenum (Mo)	2025/11/20	NC		%	30
			Acid Extractable Nickel (Ni)	2025/11/20	4.2		%	30
			Acid Extractable Selenium (Se)	2025/11/20	NC		%	30
			Acid Extractable Silver (Ag)	2025/11/20	NC		%	30
			Acid Extractable Thallium (Tl)	2025/11/20	NC		%	30
			Acid Extractable Uranium (U)	2025/11/20	2.7		%	30
			Acid Extractable Vanadium (V)	2025/11/20	5.3		%	30
			Acid Extractable Zinc (Zn)	2025/11/20	2.9		%	30
			Acid Extractable Mercury (Hg)	2025/11/20	NC		%	30
A058581	MSZ	Matrix Spike	o-Terphenyl	2025/11/21		97	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2025/11/21		86	%	60 - 140
			F3 (C16-C34 Hydrocarbons)	2025/11/21		88	%	60 - 140
			F4 (C34-C50 Hydrocarbons)	2025/11/21		88	%	60 - 140
A058581	MSZ	Spiked Blank	o-Terphenyl	2025/11/21		96	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2025/11/21		86	%	80 - 120
			F3 (C16-C34 Hydrocarbons)	2025/11/21		89	%	80 - 120
			F4 (C34-C50 Hydrocarbons)	2025/11/21		87	%	80 - 120
A058581	MSZ	Method Blank	o-Terphenyl	2025/11/21		104	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2025/11/21	<7.0		ug/g	
			F3 (C16-C34 Hydrocarbons)	2025/11/21	<50		ug/g	
			F4 (C34-C50 Hydrocarbons)	2025/11/21	<50		ug/g	
A058581	MSZ	RPD	F2 (C10-C16 Hydrocarbons)	2025/11/21	NC		%	30
			F3 (C16-C34 Hydrocarbons)	2025/11/21	NC		%	30
			F4 (C34-C50 Hydrocarbons)	2025/11/21	NC		%	30
A058818	ALF	Matrix Spike [AXJI70-01]	Chromium (VI)	2025/11/21		23 (2)	%	70 - 130
A058818	ALF	Spiked Blank	Chromium (VI)	2025/11/21		85	%	80 - 120
A058818	ALF	Method Blank	Chromium (VI)	2025/11/21	<0.18		ug/g	
A058818	ALF	RPD [AXJI70-01]	Chromium (VI)	2025/11/21	NC		%	35
A059070	GR1	Matrix Spike	Hot Water Ext. Boron (B)	2025/11/21		111	%	75 - 125
A059070	GR1	Spiked Blank	Hot Water Ext. Boron (B)	2025/11/21		103	%	75 - 125
A059070	GR1	Method Blank	Hot Water Ext. Boron (B)	2025/11/21	<0.050		ug/g	
A059070	GR1	RPD	Hot Water Ext. Boron (B)	2025/11/21	6.1		%	40
A059157	GR1	Matrix Spike	Hot Water Ext. Boron (B)	2025/11/21		98	%	75 - 125
A059157	GR1	Spiked Blank	Hot Water Ext. Boron (B)	2025/11/21		104	%	75 - 125



BUREAU
VERITAS

Bureau Veritas Job #: C5E5005
Report Date: 2025/11/24

Englobe Corp
Client Project #: 2509305.002
Sampler Initials: CP

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A059157	GR1	Method Blank	Hot Water Ext. Boron (B)	2025/11/21	<0.050		ug/g	
A059157	GR1	RPD	Hot Water Ext. Boron (B)	2025/11/21	0.68		%	40
A059240	GK6	Spiked Blank	Conductivity	2025/11/21		105	%	90 - 110
A059240	GK6	Method Blank	Conductivity	2025/11/21	<0.002		mS/cm	
A059240	GK6	RPD	Conductivity	2025/11/21	8.6		%	10
A059366	SAU	Spiked Blank	Available (CaCl2) pH	2025/11/21		101	%	97 - 103
A059366	SAU	RPD	Available (CaCl2) pH	2025/11/21	0.26		%	N/A
A059398	LRA	Matrix Spike	1,4-Difluorobenzene	2025/11/21		100	%	60 - 140
			4-Bromofluorobenzene	2025/11/21		97	%	60 - 140
			D10-o-Xylene	2025/11/21		102	%	60 - 140
			D4-1,2-Dichloroethane	2025/11/21		95	%	60 - 140
			Benzene	2025/11/21		98	%	50 - 140
			Toluene	2025/11/21		97	%	50 - 140
			Ethylbenzene	2025/11/21		110	%	50 - 140
			o-Xylene	2025/11/21		108	%	50 - 140
			p+m-Xylene	2025/11/21		104	%	50 - 140
			F1 (C6-C10)	2025/11/21		106	%	60 - 140
A059398	LRA	Spiked Blank	1,4-Difluorobenzene	2025/11/21		98	%	60 - 140
			4-Bromofluorobenzene	2025/11/21		96	%	60 - 140
			D10-o-Xylene	2025/11/21		116	%	60 - 140
			D4-1,2-Dichloroethane	2025/11/21		99	%	60 - 140
			Benzene	2025/11/21		97	%	50 - 140
			Toluene	2025/11/21		92	%	50 - 140
			Ethylbenzene	2025/11/21		102	%	50 - 140
			o-Xylene	2025/11/21		100	%	50 - 140
			p+m-Xylene	2025/11/21		96	%	50 - 140
			F1 (C6-C10)	2025/11/21		103	%	80 - 120
A059398	LRA	Method Blank	1,4-Difluorobenzene	2025/11/21		103	%	60 - 140
			4-Bromofluorobenzene	2025/11/21		97	%	60 - 140
			D10-o-Xylene	2025/11/21		102	%	60 - 140
			D4-1,2-Dichloroethane	2025/11/21		97	%	60 - 140
			Benzene	2025/11/21	<0.020		ug/g	
			Toluene	2025/11/21	<0.020		ug/g	
			Ethylbenzene	2025/11/21	<0.020		ug/g	
			o-Xylene	2025/11/21	<0.020		ug/g	
			p+m-Xylene	2025/11/21	<0.040		ug/g	
			Total Xylenes	2025/11/21	<0.040		ug/g	
			F1 (C6-C10)	2025/11/21	<10		ug/g	
			F1 (C6-C10) - BTEX	2025/11/21	<10		ug/g	
A059398	LRA	RPD	Benzene	2025/11/21	NC		%	50
			Toluene	2025/11/21	NC		%	50
			Ethylbenzene	2025/11/21	NC		%	50
			o-Xylene	2025/11/21	NC		%	50
			p+m-Xylene	2025/11/21	NC		%	50
			Total Xylenes	2025/11/21	NC		%	50
			F1 (C6-C10)	2025/11/21	NC		%	30
			F1 (C6-C10) - BTEX	2025/11/21	NC		%	30
A059903	GYA	Matrix Spike [AXII70-01]	WAD Cyanide (Free)	2025/11/24		115	%	75 - 125
A059903	GYA	Spiked Blank	WAD Cyanide (Free)	2025/11/24		115	%	80 - 120
A059903	GYA	Method Blank	WAD Cyanide (Free)	2025/11/24	<0.01		ug/g	



QUALITY ASSURANCE REPORT(CONT'D)

QA/QC		QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
Batch	Init							
A059903	GYA	RPD [AXJI70-01]	WAD Cyanide (Free)	2025/11/24	NC		%	35
N/A = Not Applicable Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement. Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference. Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy. Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination. Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency. NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference $\leq 2 \times$ RDL). (1) Matrix Spike exceeds acceptance limits, probable matrix interference (2) The matrix spike recovery was below the lower control limit. This may be due in part to the reducing environment of the sample. The sample was reanalyzed with the same results.								



BUREAU
VERITAS

Bureau Veritas Job #: C5E5005

Report Date: 2025/11/24

Englobe Corp

Client Project #: 2509305.002

Sampler Initials: CP

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

A handwritten signature in cursive script that reads 'Louise A. Harding'.

Louise Harding, Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

C5E5005
2025/11/15 11:49



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Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266

CHAIN OF CUSTODY RECORD

ENV COC - 00014V2

Page 1 of 1

Invoice Information				Report Information (if differs from invoice)				Project Information					
Company: Englobe Corp.				Company: Englobe Corp.				Quotation #: 2509305.002					
Contact Name: Jake Berghamer				Contact Name: Jake Berghamer				P.O. #/ AFEN:					
Street Address: 120 Progress Court				Street Address:				Project #:					
City: North Bay		Prov: ON		Postal Code: P1A 0C2		City:		Prov:		Postal Code:		Site #:	
Phone: 1-(705)-476-2550				Phone:				Site Location:					
Email: Jake.Berghamer@englobecorp.com				Email: Northbay@englobecorp.com				Site Location Province:					
Copies:				Copies:				Sampled By: Christl Perron					

Regulatory Criteria												Regular Turnaround Time (TAT)											
☒ Table 1 ☒ Res/Park ☐ Med/Fine ☐ CCME ☐ Reg 406, Table: ☐ Table 2 ☐ Ind/Comm ☒ Course ☐ Reg 558* ☐ Sanitary Sewer Bylaw ☐ Table 3 ☐ Agri/Other ☒ For RSC ☐ *min 3 day TAT ☐ Storm Sewer Bylaw ☐ Table 7/9 ☐ MISA ☐ Municipality ☐ PWQO ☐ Other: ☐ Include Criteria on Certificate of Analysis (check if yes): SAMPLES MUST BE KEPT COOL (<10°C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS												☒ 5 to 7 Day ☐ 10 Day ☐ Same Day ☐ 1 Day ☐ 2 Day ☐ 3 Day ☐ 4 Day Date Required: YY MM DD Comments											

Sample Identification	Date Sampled			Time (24hr)		Matrix	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
	YY	MM	DD	HH	MM																							
1 01-01	25	11	14			Soil																						
2 02-01	25	11	14			Soil																						
3 03-01	25	11	14			Soil																						
4 DUP.	25	11	14			Soil																						
5																												
6																												
7																												
8																												
9																												
10																												
11																												
12																												

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS AND CONDITIONS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/TERMS-AND-CONDITIONS OR BY CALLING THE LABORATORY LISTED ABOVE TO OBTAIN A COPY

LAB USE ONLY				LAB USE ONLY				LAB USE ONLY				LAB USE ONLY			
Seal present	Yes	No	°C	Seal present	Yes	No	°C	Seal present	Yes	No	°C	Seal present	Yes	No	°C
Seal intact				Seal intact				Seal intact				Seal intact			
Cooling media present				Cooling media present				Cooling media present				Cooling media present			

Relinquished by: (Signature/ Print)				Received by: (Signature/ Print)				Special Instructions			
Christl Perron				TREVOR RODRIGUES							
2025 11 14				2025 11 15							
2025 11 14				2025 11 15							

Appendix C

Site Photographs



eNGLOBE



Photograph 1:
Displaying the northeast side of the building and stockpile



Photograph 2:
Displaying the stockpile on the northwest side of the building



Photograph 3:
Displaying the stockpile on the southeast side of the building



Photograph 4:
Displaying the stockpile on the southwest side of the building