



Environmental

Geotechnical

Building Sciences

Construction Quality  
Verification

**Telephone**

(866) 217.7900

(705) 742.7900

**Facsimile**

(705) 742.7907

**Website**

[cambium-inc.com](http://cambium-inc.com)

**Mailing Address**

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



November 18, 2022

Corporation of the City of Elliot Lake  
45 Hillside Drive North  
Elliot Lake, Ontario P5A 1X5

Attn: Mr. Steve Antunes

**Re: Phase Two Environmental Site Assessment – Pearson Landfill, Intersection  
of Pearson Drive and Esten Drive North, Elliot Lake, Ontario**  
**Cambium Reference: 16595-P**

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Dear Mr. Steve Antunes,

Cambium Inc. (Cambium) is pleased to provide Corporation of the City of Elliot Lake (Client) with this proposal to complete a Phase Two Environmental Site Assessment (ESA) at the former Pearson Landfill located at the intersection of Pearson Drive and Esten Drive North in Elliot Lake, ON (Site).

The east portion of the Site is proposed to be redeveloped with a residential condominium. Cambium understands that a Record of Site Condition is required under Ontario Regulation 153/04 due to the change in land use from commercial to commercial and residential land use.

A Phase One ESA<sup>1</sup> completed by Terraprobe in April 2022, identified areas of potential environmental concern (APECs) where soil and/or groundwater quality is to be investigated for one or more contaminants of potential concern (COPCs): petroleum hydrocarbons (PHCs) F1-F4, volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes (BTEX), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and/or metals.

**Scope of Work**

A Phase Two ESA will be completed consistent with O.Reg. 153/04. The Phase Two ESA scope is based on the findings of the Phase One ESA and will investigate soil and groundwater quality at the Site. Also, in accordance with client direction, the Phase Two will seek to identify if impacts are limited to the Site or appear extend off-site.

**Project Coordination and Utility Locates**

Cambium will coordinate and provide direction to subcontractors required to complete the Phase Two ESA including a licensed well drilling contractor. Cambium will retain a Canadian Association for Laboratory Accreditation Inc. (CALA) accredited laboratory for analysis of soil and groundwater samples. Prior to any drilling activities, Cambium will arrange for underground services to be located and marked by public and private utility companies.

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<sup>1</sup> Phase One Environmental Site Assessment, Intersection of Pearson Drive and Esten Drive North, Elliot Lake, Ontario. Prepared by Terraprobe Inc. for the City of Elliot Lake. Dated April 27, 2022.



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The standard laboratory turn-around-time for the proposed parameters is five to seven business days. All samples will be collected, shipped, and stored as per applicable regulations and industry standards.

**Soil Investigation Program**

Cambium proposes to advance eight boreholes to investigate soil for the COPCs.

Boreholes will be advanced to depths sufficient to intercept the water table. Drilling will be completed by a qualified and licensed well contractor. Soil samples will be logged for soil type, moisture content, presence of odour and signs of impacts such as staining, in accordance with standard geotechnical soil descriptions and nomenclature. In addition, soil samples will be screened for combustible soil vapours and organic soil vapours using an RKI Eagle 2 portable gas detector.

Following the soil investigation program, soil samples selected based on observations and field screening, will be submitted for the following analysis:

- Eight samples for VOCs/PHCs F1-F4
- Eight sample for PAHs
- One sample for PCBs
- Eight samples for metals and hydride forming metals

In addition, two soil samples will be submitted for pH analysis. Quality control samples will be submitted at a rate of one duplicate for every 10 samples analyzed per O.Reg. 153/04. Deeper samples will be submitted on hold and analyzed only if COPCs are present in the shallower samples at concentrations greater than the applicable standards. Costs for these additional analyses, if required, are not included in this scope of work.

**Groundwater Investigation Program**

Cambium proposes to install monitoring wells in each of the eight boreholes to investigate groundwater for the COPCs.

It is assumed that the water table will be within overburden materials less than 8 m below ground surface, and no bedrock drilling will be required. The monitoring wells will be installed by a qualified and licensed well contractor consistent with Regulation 903. Each monitoring well will be constructed of environmental grade PVC and will include a well screen and riser with a securable, flush-mount protective cover.

Groundwater samples will be submitted to a CALA accredited analytical laboratory for the following analysis:

- Eight samples for VOCs/PHCs F1-F4
- Eight sample for PAHs
- One sample for PCBs
- Eight samples for metals and hydride forming metals



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Quality control samples will be submitted at a rate of one duplicate for every 10 samples analyzed per O.Reg. 153/04 and one trip blank will be submitted for analysis of VOCs/PHC F1.

### Survey

Cambium will complete a survey to determine the top of casing and ground surface elevation at each monitoring well. The survey, along with groundwater measurements, will allow Cambium to determine the direction of groundwater flow.

### Excess Soil Cuttings and Purge Water Management

Excess soil cuttings and purge water collected during field work will be stored on-site in drums pending receipt of the analysis results. Arrangements and costs for disposal, if necessary, will be provided following receipt of the results.

### Deliverables and Timeline

Following receipt of the laboratory results, Cambium will prepare and submit a confidential Phase Two ESA report.

Following authorization to proceed, Cambium will coordinate utility locates and schedule the drilling investigation. Given the timeframe required to obtain utility locates as well as driller availability, we anticipate that the drilling investigation will be completed within six weeks of authorization to proceed. Cambium will provide the Phase Two ESA report within four weeks following the drilling investigation.

It is additionally noted that this proposal does not account for winter conditions which may delay or otherwise impede the field program.

### Estimated Cost

The Estimated Cost is based on the identified scope of work and is exclusive of taxes and external fees, unless otherwise indicated. The Schedule of Costs includes professional fees, consumables, communication, and printing. Although costs may vary between parts of the work program, the Estimated Cost for the items quoted will not be exceeded without Client authorization. The costs presented in this proposal are effective November 18, 2022 and will be honoured for 90 days.

**Table 1 Professional Services Schedule of Costs**

Service		Notes	Cost
Phase Two ESA			
1A	Field Investigations (consultant time, travel, accommodation, and sampling supplies)		\$ 13,600
1B	Field Investigations (drilling and locates subcontractors)		\$ 31,000
2	Laboratory Analysis		\$ 6,500
3	Reporting, Drafting, Project Management		\$ 5,000
Sub-Total			\$ 56,100



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If it is anticipated that the Estimated Cost will be exceeded as a result of a change in the program scope or additional services, Cambium will promptly notify and consult with Corporation of the City of Elliot Lake.

**Summary of Assumptions**

Cambium has assumed:

1. The client will arrange brush clearing in advance of the drilling program at and between the locations identified, sufficient to, at a minimum, allow the passage of a Utility Task Vehicle (UTV) with trailer to travel between locations.
2. Client will meet locator on Site to confirm and take photos of the proposed drilling locations and verify access to them in advance of work being completed.
3. The Client will provide full access to any and/or all relevant technical reports, information and similar documentation.
4. Full, unrestricted access to all areas of the Site will be available during the sampling and monitoring events.
5. We are not responsible for damage to underground facilities. On private property, public utility services locate only to the property boundary or demarcation point. Cambium will make all reasonable efforts (i.e., obtain a private locator and review utility drawings provided by the Client) to prevent damage to underground facilities.
6. Monitoring well decommissioning is not included in the scope of work.
7. Soil cuttings from drilling and purged groundwater can remain on-site. If analysis indicates otherwise, waste characterization and disposal costs will be provided.
8. Additional studies may be necessary to determine the full extent of any identified impacts in soil and groundwater.

This proposal, the work program, and report are governed by the attached Qualifications and Limitations. It is possible that unforeseen or unknown conditions or occurrences will be encountered, which could alter the services described above. If this occurs, Cambium will promptly notify and consult with the proponent, but will act based on Cambium's sole judgement where risk to Cambium personnel is involved.



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November 18, 2022

**Closing**

Cambium trusts this proposal meets your expectations and we look forward to working with you. Cambium will begin work on the project following receipt of a signed copy of the attached General Terms of Client Engagement, a completed Client Project Information Form, and payment of the retainer.

If you have any questions or require clarification of any aspect of this submission, please do not hesitate to contact the undersigned at (613) 876-2047.

Best regards,

**Cambium Inc.**

Alex Wood, P. Eng.  
Project Manager

AW/ce

Encl. General Terms of Client Engagement  
Financial Terms of Engagement  
Statement of Qualifications and Limitations  
Contact Details Form  
How to Make Payments to Cambium

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## **General Terms of Client Engagement**

We thank you for the opportunity to provide service to you and your business. It is Cambium's policy that our customers review and signed this General Terms of Client Engagement. Please review this document, which sets out our terms of engagement, to ensure you understand the scope of our business relationship and expectations. We feel this is a prudent exercise to make certain we have the resources necessary to maintain healthy working relationships with our service providers and suppliers; a critical component of Cambium's prompt delivery of service to clients such as you.

### **Purpose and Scope**

Cambium is to provide Corporation of the City of Elliot Lake (the Client) with the scope of service described in the proposal *Phase Two Environmental Site Assessment – Pearson Landfill, Intersection of Pearson Drive and Esten Drive North, Elliot Lake, Ontario* dated 11/18/2022 and submitted to Mr. Steve Antunes. Subject to any written agreement to the contrary, the scope is limited to the services described therein.

### **Responsibilities**

Clients are to arrange for reasonable access by Cambium to the subject site(s), relevant individuals, and documents, and shall be responsible for both the completeness and accuracy of the information supplied to us.

It is possible that unforeseen or unknown conditions or occurrences may be encountered at a site, which could alter the timing of the delivery of services. If this occurs, Cambium Inc. will promptly consult with Corporation of the City of Elliot Lake for a satisfactory resolution but will act on the sole judgement of Cambium where risk to study team personnel is identified.

### **Confidentiality**

In conducting our scope of service, information acquired by us in the course of the engagement is subject to strict confidentiality requirements. We will not disclose that information to other parties except as required or allowed for by law or with your express consent.





## **Financial Terms of Engagement**

### **Estimated Pricing**

Unless otherwise stated in writing, any estimates that we provide to you of our anticipated fees, disbursements, and charges for any services are only indicative of the amounts you can expect to be charged. Estimates are not quotes and are not binding on us.

### **Professional Services Fees**

The fee arrangement is based on the expected effort and the skill level of staff required within the presumed circumstances to complete the agreed scope of services. Where we have provided quotations for specific services within a proposal, the proposal will offer adequate detail of scope and schedule. In the event that circumstances of the services to be provided materially change from the original proposal, a revised quotation between the two parties will be agreed before any further work is undertaken.

### **Payment**

Please refer to How to Make Payments to Cambium in the attached Client Project Information Form. The terms of payment are strictly 30 days from the invoice date. Overdue accounts (outstanding greater than 30 days) will incur a financing service fee of 1.5% per month. When Cambium is acting as a sub-consultant, the Client will honour our direct engagement and not convey any delays of payment experienced by the Client.

Should you not possess the current funds and/or are subject to a draw schedule that will impair your ability to meet your financial obligations with Cambium, we trust you will make the necessary arrangements to secure access to the appropriate funds independently. Cambium reserves the right, without penalty, to discontinue services in the event of non-payment that exceeds a reasonable limit of credit that we are able to extend to you.

### **Acceptance of Obligations and Terms of Service**

This engagement will start upon acceptance of the terms and obligations by Corporation of the City of Elliot Lake as noted by execution of this letter. Alternately, in cases where the Client has issued a Purchase Order Number, Cambium will consider this an acceptance of the terms of our engagement as per the proposal scope of services and estimate of fees. Where time is of the essence, Cambium staff may begin service by special request of the Client and/or the presence of Cambium staff at the project site. However, until this letter is executed, or a Purchase Order Number is issued, Cambium reserves the right to discontinue service.

Please confer with me immediately to clarify or discuss any aspect of the terms of this engagement. If the terms are acceptable, please sign this Engagement Letter and forward it to me as evidence of your acceptance of the terms of our engagement. We also ask that you also send a completed Client Project Information Form at the same time to ensure our contact information for this specific project is accurate and complete.

We, Corporation of the City of Elliot Lake, agree to all of the terms and conditions as noted in this letter.



Phase Two Environmental Site Assessment  
– Pearson Landfill, Intersection of Pearson  
Drive and Esten Drive North, Elliot Lake,  
Ontario

16595-P

Project Name

Cambium Reference

Authorized Signature of Corporation of the City of  
Elliot Lake

Printed Name

Position

Date





## **Statement of Qualifications & Limitations**

### **Limited Warranty**

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

### **Reliance on Materials and Information**

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

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

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

### **Site Assessments**

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

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

### **Reliance**

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

### **Limitation of Liability**

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

### **Personal Liability**

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



## Primary Client Project Contact

Cambium Reference: 16595-P

Company: Corporation of the City of Elliot Lake

Contact: \_\_\_\_\_ Title: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### Physical Address:

Mailing Address: ☐ Same as Physical

Street: _____	Street: _____
City: _____	City: _____
Province/State: _____	Province/State: _____
PC/ZIP: _____	PC/ZIP: _____
Country: _____	Country: _____

## Billing / Payment Client Project Contact

☐ Same as Primary

P.O. Number: \_\_\_\_\_

Company: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Title: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### Physical Address:

Mailing Address: ☐ Same as Physical

Street: _____	Street: _____
City: _____	City: _____
Province/State: _____	Province/State: _____
PC/ZIP: _____	PC/ZIP: _____
Country: _____	Country: _____

☐ Please copy the Primary Contact on all billing correspondence.



## Contact Details Form

### Project Reporting Distribution List

In addition to Primary Contact, the following people should be copied on reporting:

Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____

### Cambium Senior Management Contact Information

In addition to your Cambium Project Lead, should you ever feel the need to speak with any senior staff, below they may be reached as follows:

**Phone:** 866.217.7900

**Email Format:** *firstname.lastname@cambium-inc.com*

Name	Title	Email	Extension
John Desbiens	President/CEO	john.desbiens	202
Jim Bailey	Vice President, External Operations	jim.bailey	201
Ron Savoy	Vice President, Business Administration	ron.savoy	242
Dave Bucholtz	Director - Environmental	david.bucholtz	208
Stu Baird	Director - Geotechnical & CT&I	stuart.baird	332



## How to Make Payments to Cambium

Retainer and invoice payments to Cambium can be made by cheque, credit card, email transfer, or wire transfer.

### Cheque

Please make the cheque payable to "Cambium Inc." and send to our Main Office in Peterborough:

#### Postal Delivery:

PO Box 325, Peterborough, ON K9J 6Z3

#### Courier or Hand Delivery:

194 Sophia Street, Peterborough, ON K9H 1E5

### Credit Card


When paying by credit card either in person or over the phone, please ask to speak with anyone from our accounting department; Evan Black at extension 231, Terri Crough at extension 206, and Ron Savoy at extension 242. Note that for your protection, we do not retain client credit card information on file.

### Email Transfer

Transfers of funds via email from your banking institution must be sent to [ar@cambium-inc.com](mailto:ar@cambium-inc.com). Funds will be automatically deposited and you will receive a system generated email confirming the deposit has been accepted. If you have any questions, please contact Terri Crough at extension 206. **Please include the proposal number (16595-P) in the notes/message upon sending.**

### Wire Transfer

Payments sent by wire transfer (also known as Electronic Funds Transfer or EFT) should be sent to our RBC Royal Bank receiving account using the following information. If you have any questions, please contact Terri Crough at extension 206. **Please include the proposal number (16595-P) in the Message section of the ETF.**

Cambium Inc. P.O. Box 325 Peterborough, ON, K9J 6Z3			
PAY TO THE ORDER OF		\$ _____	
		/DOLLARS	
	ROYAL BANK OF CANADA 401 George St. N. Peterborough, ON K9H 3R4	<b>VOID</b>	
MEMO _____			
003 (Financial Institution#)	03782 (Transit)	1013317 (Account)	