

### SUTHERLAND AVENUE ELEVATOR PROJECT

Centra Gas Manitoba Inc. finalized details on the installation of an elevator at 35 Sutherland Avenue and construction started in early November.

The purpose or need for the elevator is to provide: handicap access to each of the building floors, as well as address the need for easy access to move large or heavy items between floors. In selecting the location for the elevator, the following factors were considered:

- . future access for customers and vendors;
- . problems associated with construction in an operating building; and
- . architectural and structural needs.

Scouten Mitchell Sigurdson were selected as the consulting Engineers given their knowledge and history of the 35 Sutherland building and Number Ten Architectural Group was retained as the Architects. AGRA earth and environmental were retained to address any environmental issues that may arise.

Before the project started the environmental concerns of dealing with gas plant residue materials were addressed and arrangements were made to test the materials as the project progressed.

Initially the project was delayed due to old concrete obstructions that were found when drilling for piles. Changes to drilling procedures resulted in the ability to drive the 8 piles to the desired depth.

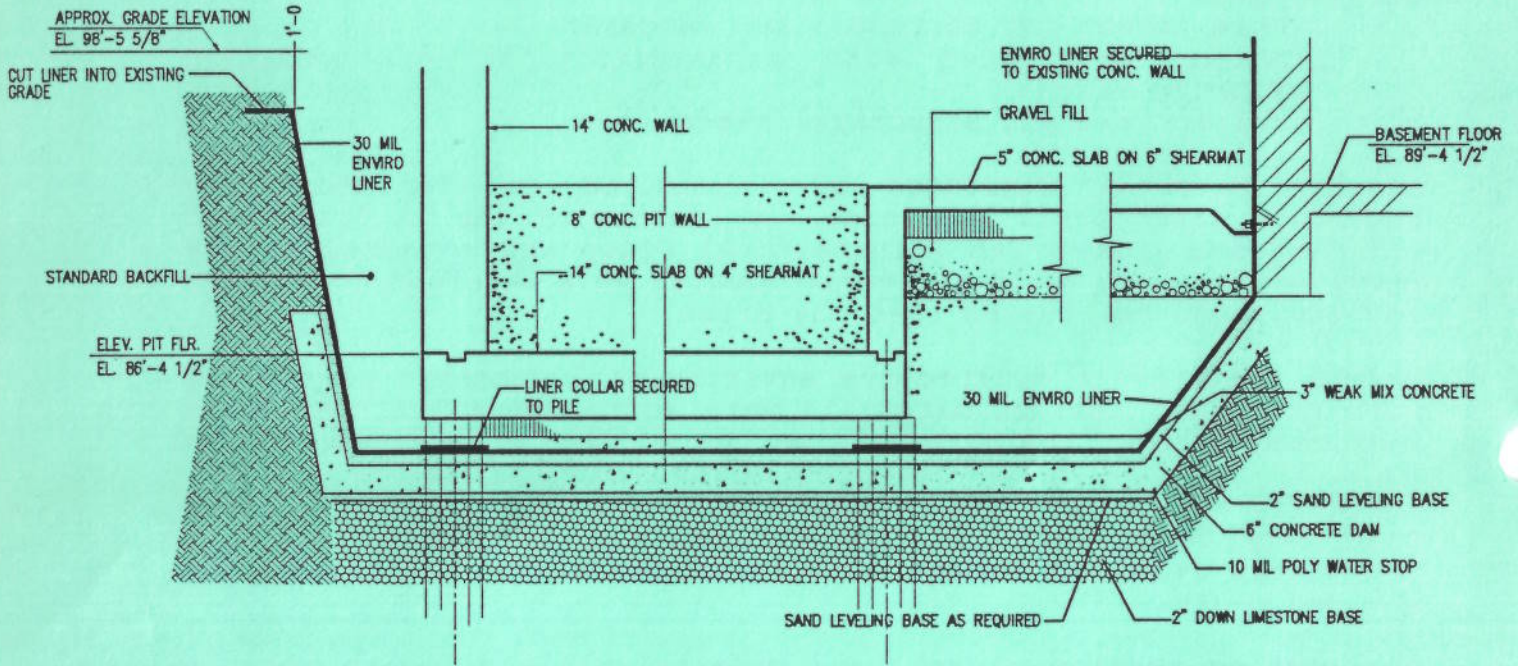
The ongoing testing of soil and material while drilling for the piles, confirmed the extent of the gas plant residues and the need to make special arrangements to deal with the treatment and or disposal of the material.

As the contractor proceeded with making the required excavation for the elevator, it became obvious that the hole was being filled with gas plant residue laden groundwater, which would require special treatment and handling to remove.

At the present time progress on the elevator project is delayed as we work with our consultants and contractors to finalize the details of installing the appropriate liner to provide a permanent barrier against any residue materials entering the elevator shaft. A typical cross section of the plan is provided as Attachment A.

The delays thus far have been unfortunate, but have to be accepted if we are to assure that all steps in this process are handled thoroughly. We must meet the immediate needs as well as the long term requirements of providing healthy and safe facilities to our employees. Based on present information we forecast completion for the end of January, 1996.

(A)



**TYPICAL CROSS SECTION**  
SCALE 1" = 1'-0"

## SUTHERLAND AVENUE ELEVATOR PROJECT

### ENVIRONMENTAL MANAGEMENT PLAN

As you may recall, from previous communications, Centra Gas undertook to assess its 35 Sutherland Avenue property to determine whether there were any environmental health and safety concerns associated with the former Manufactured Gas Plant. Results from the ongoing assessment at Sutherland Avenue have indicated that buried gas plant residues are present but they do not pose health or safety concerns for employees on site. Based on the results to date, the Company has factored environmental considerations into the design and construction of the elevator.

Our approach to the project is to ensure that we are consistent with Manitoba Department of Environment and Workplace Safety and Health requirements. Proper health and safety precautions are being followed to protect employees and construction workers on site in order to minimize health and safety concerns. This has been addressed through a health and safety protocol which construction workers must abide by.

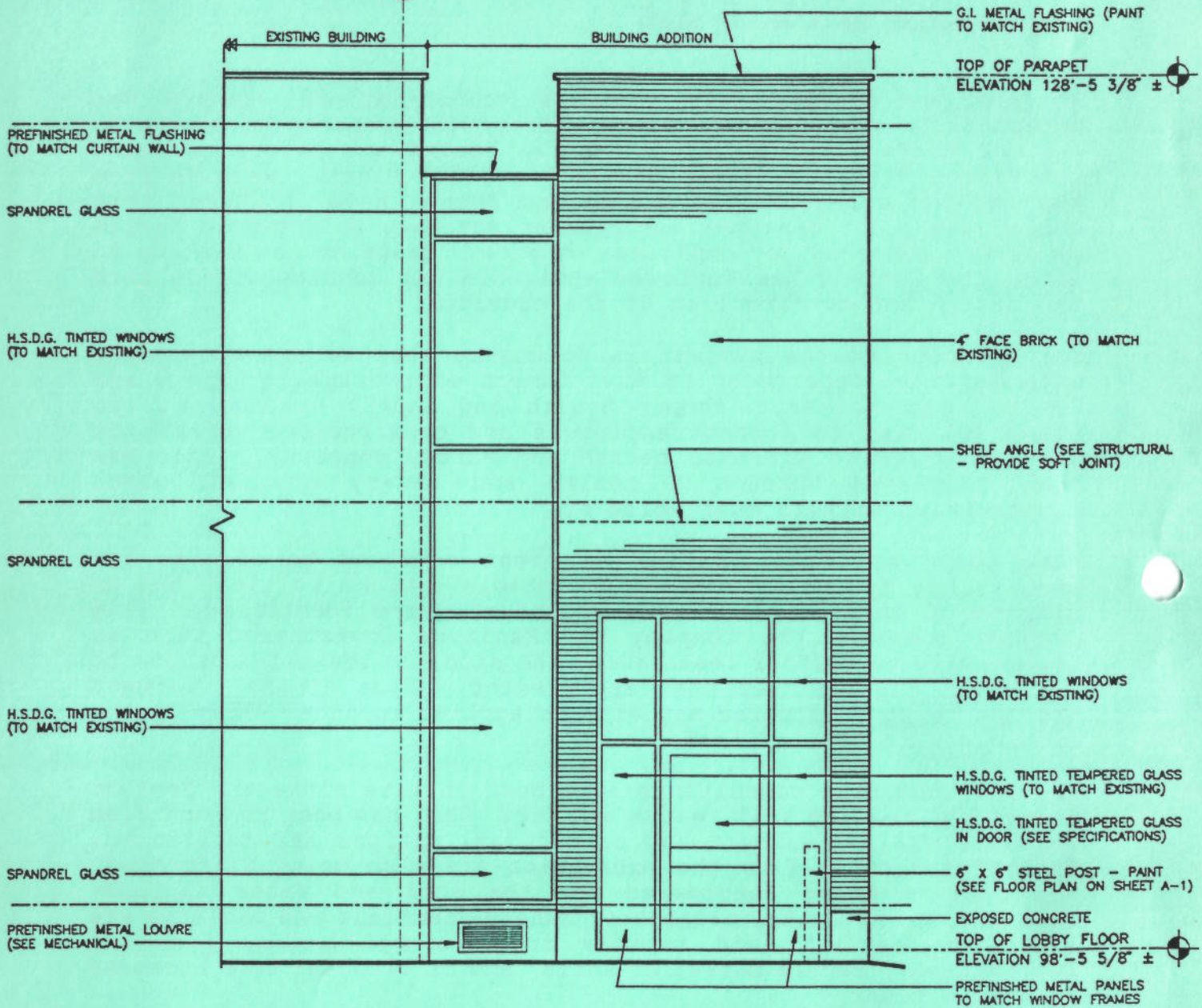
Agra Earth and Environmental has been retained to oversee and ensure that the best and most acceptable options to treat and or dispose of excavated soil and groundwater are identified. This project presents the Company and Manitoba Environment with an opportunity to further learn about the site and identify options to deal with the residues that are present. Some of the treatment options being considered may also be applied to other sites in the Province with similar residues.

The environmental consultants have been on site since the project commenced, testing soil, water and air. Soil has been removed from the site while treatment and or disposal options are considered. Options for water from the excavation are also being identified. The options being considered for the soil and water include: Chemical or biological treatment, (where chemicals and bacteria are added to the soil and residue products are broken down and neutralized), secure burial of soils, and or disposal to a licensed treatment plant.

As part of our project management plan, the Company continues to discuss with Manitoba Environment the options to be pursued, to ensure their support for our ongoing efforts.

Issued December 5, 1995

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**PARTIAL EAST ELEVATION**

SCALE : 1/4" = 1'-0"