



APEXIOS

Environment & Building

APEXIOS INC.

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APEXIOS is an environmental & building consulting firm. The company consists of engineers and other professionals specializing in the environmental & building field. APEXIOS provides quality, cost-effective and practical services for the residential, institutional, commercial and industrial sectors. Our work is conceived and carried out according to the technical and budgetary constraints specific to each project, while ensuring rapid service.



APEXIOS commits to objectivity and professionalism. Our work limits the clients' exposure to financial, legal and health & safety risks that can result from unresolved environmental and building issues. Our personnel have proven track-records in consulting and industry, thus providing immediate access to specialized skills and to expertise that is both vast and well-respected. Our clientele is founded on our reputation, repeat clients and recommendations from satisfied clients. APEXIOS is pre-approved by banks and other lenders, having served clients in Québec and the rest of Canada.

Phases I, II & III Environmental Site Assessment and Remediation

The acquisition, re-financing or disposition of an asset, such as a property or an entire company, often triggers environmental site assessment and remediation. The purchasers, their lenders and the sellers need to minimize the financial and legal liabilities that may arise from the environmental condition of the property. APEXIOS personnel are fully trained on the pertinent *Canadian Standards Association (CSA)* requirements as well as regulatory guidelines and regulations. All environmental site assessment and remediation work is performed or managed by professionals certified as EESA (*Évaluateur environnemental de site agréé*) by the *Association québécoise de vérification environnementale (AQVE)*.



- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Phase III Environmental Site Remediation
- Groundwater monitoring
- Documentation review and Environmental Action Plan



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Property Condition Assessment

The Property Condition Assessment (PCA), or building inspection, identifies major physical deficiencies according to the principles of ASTM E2018-01 for primary components (exterior site features, structure, building exterior and roofing). Some minor deficiencies and secondary component deficiencies (plumbing, HVAC, electricity, vertical transportation, fire protection and interior finishing) are also identified. Typical PCA report contains site observations, data analysis, opinions of probable costs for remedial action, conclusions and recommendations.



Indoor Air Quality

Indoor air quality is as much a concern for the property owners and managers as for the building occupants. Poor indoor air quality is indicative of adverse environmental and health & safety risks to the building occupants. Purchasers of a building and their financial institutions need to determine the financial liabilities resulting from poor indoor air quality, such as staff absenteeism, loss of tenants, complaints to worker health and safety boards and costly upgrades to heating, ventilation and air-conditioning (HVAC) systems. When cleaning of HVAC systems by specialized contractors is necessary, APEXIOS provides the client with a third-party, unbiased verification of the cleanliness achieved by the specialized contractors. All indoor air quality work is performed or managed by professionals who had received *Certified Indoor Environmentalist* training by the *Indoor Air Quality Association* and *Air System Cleaning Specialist (ASCS)* training by the *National Air Duct Cleaners Association (NADCA)*.



- Indoor Air Quality Study (T, RH, CO₂, CO, chemical contaminants)
- Mould Assessment and evaluation of other microbial contaminants
- NADCA Cleanliness Testing of ventilation ducts

Environmental Compliance

The environmental compliance audit identifies the risks of non conformity of a facility or a company with respect to regulations and best management practices. Environmental compliance is both a key component to a firm's due diligence as well as a requirement of an environmental management system EMS. APEXIOS carries out the non-intrusive environmental compliance work according to the principles of CSA Standard Z773. All environmental compliance work is performed or managed by professionals recognized as PEA (*Provisional Environmental Auditor*) by the *Auditing Association of Canada (AAC)*.



Hazardous Material

Adverse environmental impacts, the health & safety of building occupants, the diligence of a property owner or manager and government intervention are drivers behind the sampling and management of hazardous material. Purchasers of a property and their financial institutions need to determine the financial liabilities related to hazardous material, such as complaints to worker health and safety boards, rental boards, legal non compliance and good management. Industrial facilities may seek to reduce their environmental footprint through elimination or reduction of hazardous chemical usage and polluting discharges.



- Asbestos survey, lead survey, mould assessment
- Survey of other hazardous materials
- Pollution prevention study for industrial facilities
- Regulatory reporting and permitting

Water & Wastewater Characterization

Regulatory compliance, adverse environmental impacts, and the diligence of a property owner or manager are the drivers behind water & wastewater characterization. The environmental quality of drinking water and industrial effluents is increasingly important as new regulations and public awareness emerge.



- Characterization of potable water and wastewater
- Regulatory reporting and permitting

Worker Health & Safety

The complexity and diversity of laws, regulations and norms regarding worker health & safety (H&S) often results in putting an industrial facility out of regulatory compliance, even without its knowledge or intent. APEXIOS carries out worker H&S audits on the manufacturing chain, plant equipment, as well as processes and other work methodologies in order to satisfy regulatory and best management requirements for worker H&S.



- Worker H&S audit
- Risk evaluation for Confined space entry
- Indoor air quality study in industrial environment (chemical contaminants)
- Worker exposure to hazardous material