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## **Sampling and Analysis Plan Infrastructure Upgrades Project Eganville, Ontario**

GEMTEC Project: 101260.004

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Submitted to:

Township of Bonnechere Valley  
P.O. Box 100, 49 Bonnechere Street  
Eganville, Ontario  
K0J 1T0

## **Sampling and Analysis Plan Infrastructure Upgrades Project Eganville, Ontario**

April 23, 2026  
GEMTEC Project: 101260.004

GEMTEC Consulting Engineers and Scientists Limited  
32 Steacie Drive  
Ottawa, ON, Canada  
K2K 2A9

April 23, 2026

File: 101260.004 – Rev0

Township of Bonnechere Valley  
P.O. Box 100, 49 Bonnechere Street  
Eganville, Ontario  
K0J 1T0

Attention: Annette Gilchrist, CMO, AOMC, CAO/Clerk/Deputy Treasurer

**Re: Sampling and Analysis Plan  
Infrastructure Upgrades Project,  
Eganville, Ontario**

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Enclosed is GEMTEC Consulting Engineers and Scientists Limited's (GEMTEC) Sampling and Analysis Plan (SAP) as per our proposal dated February 13, 2026. The SAP was completed in general accordance with Ontario Regulation (O.Reg.) 406/19 and describes the environmental Sampling and Analysis Plan for the subsurface investigation of the identified Areas of Potential Environmental Concern (APECs), as per the Assessment of Past Uses (APU) Report, completed by GEMTEC, dated April 20, 2026. This SAP was carried out under the supervision of, and reviewed by, the undersigned Qualified Person, as defined per Section 5 of Ontario Regulation 153/04.

We trust this information is sufficient for your current needs. If you have any questions or require further information, please contact the undersigned.



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Jeffrey Gauthier, B.Eng  
Environmental Technologist



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Daniel Elliot, P.Geo., QP<sub>ESA</sub>  
Senior Environmental Geoscientist

JG/DE

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**TABLE OF CONTENTS**

1.0 INTRODUCTION.....1

    1.1 Project Description..... 1

    1.2 Project Area Description ..... 1

    1.3 SAP Objectives..... 2

    1.4 APEC Summary..... 2

2.0 SCOPE OF INVESTIGATION .....4

3.0 SAMPLING RATIONALE.....4

4.0 SOIL SAMPLING.....5

    4.1 Field Screening Measurements..... 5

    4.2 Analytical Program..... 6

    4.3 Laboratory Analyses ..... 6

5.0 SELECTION OF REGULATORY CRITERIA .....6

6.0 LIMITATIONS AND USE OF REPORT .....7

7.0 QUALIFIED PERSON DECLARATION .....8

8.0 CLOSURE.....8

**LIST OF APPENDICES**

APPENDIX A        Figures

APPENDIX B        Table 1 – Sampling Plan

## 1.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by Township of Bonnechere Valley to prepare a Sampling and Analysis Plan (SAP) for the characterization of excess soil anticipated to be generated in association with the infrastructure upgrades project in Eganville, Ontario (herein after referred to as the Project Area).

The SAP was prepared in general accordance with Ontario Regulation (O.Reg.) 406/19 and associated *Rules for Soil Management and Excess Soil Quality Standards* (the Soil Rules), dated 2025. The SAP is based on the findings documented in “*Assessment of Past Uses, Infrastructure Upgrades Project, Eganville, Ontario*”, dated April 20, 2026, prepared by GEMTEC.

### 1.1 Project Description

It is understood that the project will involve of the replacement or upgrades to the existing storm and sanitary sewers, and watermain along three street sections within Eganville, Ontario (John Street, Highway 41, and Queen Street). Based on the RFP documents, approximately 5,600 cubic metres (m<sup>3</sup>) of excess soil was estimated to be generated as a result of the project. It is noted that this volume is based on high level estimates and may not be representative of the volumes that will be generated. The depth of excavation is not confirmed at this stage of design. The project is not anticipated to result in a change of property use within the Project Area.

A summary of the project limits is provided below.

- John Street from Highway 41, going east (approximately 530 metres (m))
- Easement from John Street to Highway 41 (approximately 100 m)
- Highway 41 from Louise Street to Queen Street (approximately 140 m)
- Queen Street from Highway 41 to Melanie Street (approximately 235 m)

Information for the existing sewers and watermain are not available at this time. As part of this proposal, it will be assumed that the maximum invert depth of the services is 3 m below surface, except along about 100 m of Queen Street, west of Patrick Street, where the sewer is indicated to be at a depth of about 4.5 m.

### 1.2 Project Area Description

The Project Area consists of approximately 0.55 kilometres (km) of John Street, 0.38 km of Queen Street, and 0.1 km of undeveloped land. It is understood that the lands associated with the Project Area are owned by the Township of Bonnechere Valley. The UTM coordinates of the approximate centre of the Project Area are 45°53'69 N and 77°09'61 W.

It is understood that excavation and possible stockpiling activities will occur throughout the Project Area during construction. Details of these activities are unknown at this time and will be confirmed

upon completion of the detailed project design and based the contractor’s approach to construction.

GEMTEC is not aware of any legal instruments that apply to soil management within the Project Area and is not aware of the filing of a Record of Site Condition (RSC) or the intent to file an RSC for the Project Area.

### 1.3 SAP Objectives

The primary objectives of this SAP are to:

- Identify each location where soil and/or crushed rock is to be excavated that will be subject to sampling and analysis, including areas of potential environmental concern (APECs) identified through the APU; and
- Set out an appropriate level of sampling and analysis to be carried out to determine the concentration of contaminants in soil and/or crushed rock anticipated to be excavated in association with the Project to assist in assessing potential reuse options.

The results of the SAP, once implemented, will be documented in a Soil Characterization Report (SCR).

### 1.4 APEC Summary

A summary of the APECs identified via the APU is provided in the table below. These areas will be investigated via the proposed sampling program. Figure 1, Appendix A, indicates the location of the APECs.

APEC	PCA Identifier	Description	Area of the APEC	COPCs
1	#30	The Project Area is currently used as a municipal roadway. Fill of unknown origin is likely present across the portions of the Project Area developed as roadways.	Across the developed portions of the Project Area	Metals, Hydride Forming Metals, ORPs, PHCs, BTEX, PAHs
2	OT.4	Salt compounds have likely been used on the roadways within the Project Area for de-icing purposes during the winter.	Across the developed portions of the Project Area	EC, SAR

APEC	PCA Identifier	Description	Area of the APEC	COPCs
3	#46	Historic presence of the Canada Pacific Railway	Along John Street	Metals, PHCs, BTEX, PAHs, VOCs, PCBs
4	#56	Operation of a wastewater treatment facility	Across northeastern portion of the Project Area	Sulphates, phosphate, nitrate, nitrite, metals
5	#28	Listed as operating with gasoline and diesel storage tanks.	Western portion of the Project Area	PHCs, BTEX
6	#28	Listed as operating with fuel oil tanks.	Southern portion of the Project Area	PHCs, BTEX

Notes:

- Metals: Metals parameters as per O.Reg. 153/04
- Hydride forming metals: antimony, arsenic, selenium)
- ORP: Other Regulated Parameters including electrical conductivity (EC), sodium adsorption ratio (SAR), low or high pH, hot water-soluble boron (B-HWS), hexavalent chromium (CrVI), mercury (Hg) and cyanide (CN-)
- EC: Electric Conductivity
- SAR: Sodium Adsorption Ratio
- PHCs: Petroleum Hydrocarbons Fractions F1 to F4
- BTEX: Benzene, Toluene, Ethylbenzene, and Xylenes
- PAHs: Polycyclic Aromatic Hydrocarbons
- VOCs: Volatile Organic Compounds
- PCBs: Polychlorinated Biphenyls

It is GEMTEC’s understanding that excavation may occur in each of the above APEC locations and that the proposed excavation has the potential to result in the generation of excess soil requiring off-site management. The specific volume of excess soil to be generated from each APEC is unknown and subject to the final design and contractor’s overall approach to soil management during construction.

The proposed analytical program, as outlined below, will focus on the APECs within excavation areas and the COPCs identified in the table above.

## 2.0 SCOPE OF INVESTIGATION

This SAP outlines the field investigation to support excess soil characterization and management planning for the Project. It has been developed considering the anticipated excavation areas and volume of excess soil, the APECs and COPCs identified in the APU, and the requirements of O.Reg. 406/19 and the Soil Rules. Modifications may be made during the field investigation-based conditions encountered.

## 3.0 SAMPLING RATIONALE

This SAP incorporates the appropriate level of sampling required to determine the subsurface stratigraphy, as well as the location, depths, concentrations and general distribution of contaminants in the soil to be excavated at the Project Area. Sampling will be carried out as per the in-situ approach set out in the Soil Rules.

It is GEMTEC's understanding that excavation may occur in each of the above APEC locations. The specific volume of excess soil to be generated from each APEC area is unknown and subject to the final design and the contractor's overall approach to soil management during construction. For the purpose of this SAP, the volume of excess soil (i.e., 5,600 m<sup>3</sup>) is based on that provided by Township of Bonnechere Valley, as part of the request for proposal. Based on an anticipated volume of 5,600 m<sup>3</sup> of excess soil, 31 samples (including three duplicates) will be collected and submitted for bulk analysis and six soil samples will be submitted for analysis via the modified Synthetic Precipitation Leaching Procedure (mSPLP) to assist with excess soil characterization as per the Soil Rules. Testing will be carried out for the COPCs identified via the APU including metals, hydride forming metals, ORPs, PHCs, BTEX, PAHs, VOCs, and PCBs with the number of analyses modified based on the anticipated relative volume of soil associated with the relevant APECs. The need for and selection of samples for analysis via mSPLP will be determined by the QP following a review of the results of the bulk analysis and based on the requirements of the Soil Rules. Where required, the samples submitted for leachate analysis will be from the sampling locations where  $\geq 90$  percent of the highest contaminant concentrations were found. The proposed sampling meets the minimum requirements set out in the Soil Rules.

The soil characterization program will be carried out in the Project Area with a concurrent geotechnical investigation and will consist of the advancement of 11 boreholes via truck-mounted drill rig to a depth of up to 6.0 mbgs. Soil samples will be collected in the field by a GEMTEC field technician. The fieldwork will be overseen by a member of GEMTEC's engineering staff and Qualified Person (QP<sub>ESA</sub>).

The proposed sampling program is summarized on Table 1 in Appendix B.

Where possible, the samples submitted for analysis will be representative of the maximum concentration of a contaminant based on any evidence (i.e., visual evidence of staining, debris, odour) and the results of field screening.

## 4.0 SOIL SAMPLING

The environmental sampling program will be conducted in general accordance with O.Reg. 153/04 and O.Reg. 406/19, as amended, and standard industry practice. Figure 1, Appendix A, indicates the location of the proposed boreholes.

A portion of the soil will be transferred immediately into laboratory supplied containers and placed into the laboratory supplied cooler. The remainder of the soils will be placed in a re-sealable bag to allow for field screening. Clean gloves will be worn and changed between each sample interval to prevent cross contamination. Soil samples will be inspected in the field for visual, tactile and olfactory evidence of impact, and following a period of equilibration to ambient temperature, soil sample vapours will be screened using a combustible gas detector. A field log will be prepared for each borehole/sampling location as part of the investigation.

When a test location is being advanced through asphalt pavement, precautions will be taken to minimize the transfer of asphalt particles to lower depths. Additionally, when sampling, measures will be taken to minimize the collection of asphalt particles as part of the sampling procedure.

Soil samples will be selected for analysis based on soil vapour concentrations, field observations and the overall SAP objectives. For those samples collected for the analysis of volatile compounds (e.g., PHC F1, BTEX, VOCs), a core of soil will be placed in a pre-weighed laboratory prepared vial containing a measured amount of methanol. Select samples will be submitted to the analytical laboratory and placed on hold for possible analysis by the mSPLP.

The samples selected for analysis will be collected and stored in dedicated coolers and submitted to an accredited laboratory under standard chain-of-custody protocols and in accordance with GEMTEC Quality Assurance / Quality Control (QA/QC) procedures.

### 4.1 Field Screening Measurements

Soil samples will be screened using an RKI Eagle 2, which operates as a photoionization detector (PID) and combustible gas indicator (CGI), to measure total organic vapours and combustible vapours.

This instrument measures a concentration of total organic vapours and total combustible gas, calibrated to 100 parts per million (ppm) isobutylene and 1,650 ppm hexane, respectively. It provides an indication of contamination but not chemical specific concentrations.

There are no regulatory criteria for soil vapours; however, elevated vapour concentrations are generally indicative of the presence of volatile parameters. Concentrations vary with parameter type, concentration and age and the readings are only intended to be used as a field screening tool to provide a qualitative measure of volatile chemical concentrations within the subsurface. The readings do not provide a quantitative measure of analytical results.

## 4.2 Analytical Program

The soil sampling program will include the submission of the following samples:

Media Sampled	Metals and ORPs	PHCs and BTEX	PHCs and VOCs	PAHs	PCBs	Leachate	TCLP
Soil	31 (28 plus 3 dups)	15 (13 plus 2 dups)	16 (15 plus 1 dup)	15 (14 plus 1 dup)	8	6 mSPLP	1

Notes: Metals – including hydride-forming metals (antimony, arsenic, selenium)  
 ORPs – other regulated parameters including electrical conductivity (EC), sodium adsorption ratio (SAR), pH, hot water-soluble boron (B-HWS), hexavalent chromium (CrVI) and mercury (Hg), and cyanide (CN-)  
 PHCs – petroleum hydrocarbon fractions F1 to F4  
 BTEX – benzene, toluene, ethylbenzene, xylenes  
 PAHs – polycyclic aromatic hydrocarbons  
 PCBs – polychlorinated biphenyls  
 TCLP – Toxicity Characteristic Leaching Procedure  
 mSPLP – modified synthetic precipitation leaching procedures, analysis of metals

As noted above, the need for analysis via mSPLP will be determined by the QP based on a review of the results of the bulk analysis and the requirements of the Soil Rules.

The COPCs of sulphates, phosphate, nitrate, and nitrite were not sampled as part of this investigation. These COPCs do not have associated excess soil quality standards, do not have any human health or ecological risks associated with the applicable exposure pathways, and any impacts from the wastewater treatment facility would be observed in elevated metal parameters.

## 4.3 Laboratory Analyses

Soil samples will be submitted for analysis to Paracel Laboratories Limited of Ottawa, Ontario, (Paracel) under standard chain-of-custody protocols and in accordance with GEMTEC QA/QC procedures. Paracel is accredited by the Standards Council of Canada (SCC) in cooperation with the Canadian Association of Laboratory Accreditation (CALA) for specific environmental tests listed in the scope of accreditation. They are accredited to the ISO/IEC 17025 (2017) standard and employ in-house quality assurance and quality control programs to govern sample analysis including the analysis of method blanks, spiked blanks, and the analysis of duplicates (10 percent) for each sample batch. The analyses will be carried out based on the requirements of “*Protocol for Analytical Methods Used in the Assessment of Properties Under Part XV.1 of the Environmental Protection Act*”, dated February 19, 2021, prepared by the MECP.

## 5.0 SELECTION OF REGULATORY CRITERIA

The analytical results for bulk analysis will be compared to the following excess soil quality standards (ESQS):

- Table 1 Full Depth Background Site Condition Standards for residential / parkland / institutional / industrial / commercial / community (RPIICC) property uses (Table 1 SCS RPIICC);
- Table 2.1 Full Depth Excess Soil Quality Standards in a Potable Ground Water Condition for residential / parkland / institutional (RPI) property uses (Table 2.1 ESQS RPI); and,
- Table 3.1 Full Depth Excess Soil Quality Standards in a Non-Potable Ground Water Condition for industrial / commercial / community property uses (Table 3.1 ESQS ICC).

The analytical results for mSPLP analysis, if required, will be compared to the following leachate screening levels (LSL):

- Table 1: Leachate Screening Levels for Excess Soil Reuse for residential/ parkland/ institutional/ industrial/ commercial/ community property use (Table 1 LSL RPIICC);
- Table 2.1: Leachate Screening Levels for Full Depth Excess Soil in a Potable Ground Water Condition for residential / parkland / institutional property use (Table 2.1 LSL RPI); and,
- Table 3.1: Leachate Screening Levels for Full Depth Excess Soil in a Non-Potable Ground Water Condition for industrial / commercial / community property use (Table 3.1 LSL ICC).

The analytical results for TCLP analysis, if required, will be compared to the O. Reg. 558 - Schedule IV Leachate Quality Criteria.

It is understood that the reuse location, and thus the applicable standards, are unknown at this time.

## **6.0 LIMITATIONS AND USE OF REPORT**

This report was prepared for the exclusive use of the Township of Bonnechere Valley and may not be relied upon by any other person or entity without the express written consent of GEMTEC and the Township of Bonnechere Valley. In preparing this Report, GEMTEC has relied in good faith on information provided by others. We accept no responsibility for any deficiencies or inaccuracies in this report as a result of omissions, misinterpretations, or fraudulent acts of others. GEMTEC disclaims any responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The scope and the period of GEMTEC's work are described in this Report, and are subject to restrictions, assumptions and limitations. Except as noted herein, the work was conducted in accordance with the scope of work and terms and conditions within GEMTEC's proposal. The sampling program provided herein represents the best judgment of GEMTEC based on current environmental standards.

## 7.0 QUALIFIED PERSON DECLARATION

The Qualified Person (QP) responsible for this report makes the following declarations, as per O.Reg. 406/19:

- The Project Leader or operator of the Project Area have provided the QP or an individual supervised by the QP with the necessary information and access to the Project Area and authorized the QP or an individual supervised by the QP to make any inquiries of the Project Leader and operator's employees and agents, for the purpose of assisting the QP in preparing and/or overseeing the preparation of this document.
- The QP confirms that he/she was responsible for the preparation, oversight and/or review of this document.
- The QP confirms that the document is complete and accurate and meets the requirements of the regulation and the Soil Rules to the best of the QP's knowledge, subject to the limitations set out within our proposal and this report.

## 8.0 CLOSURE

Following the implementation of this SAP, a Soil Characterization Report will be prepared.

We trust this report provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.

Regards,

**GEMTEC Consulting Engineers and Scientists Limited**



Jeffrey Gauthier, B.Eng.  
Environmental Technologist



Daniel Elliot, P.Geo., QP<sub>ESA</sub>  
Senior Environmental Consultant

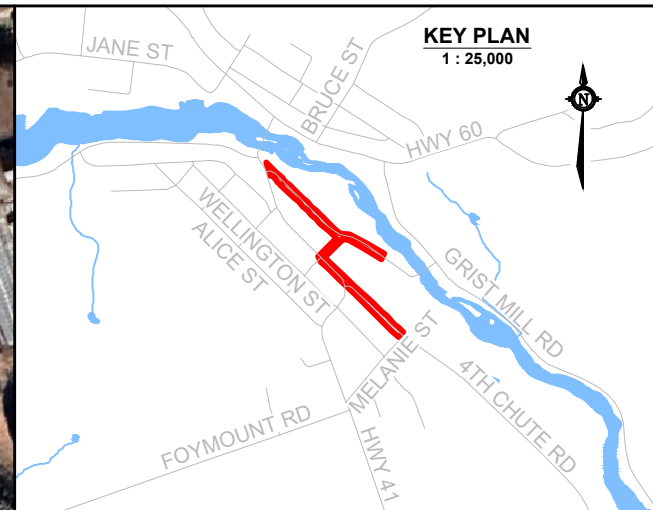
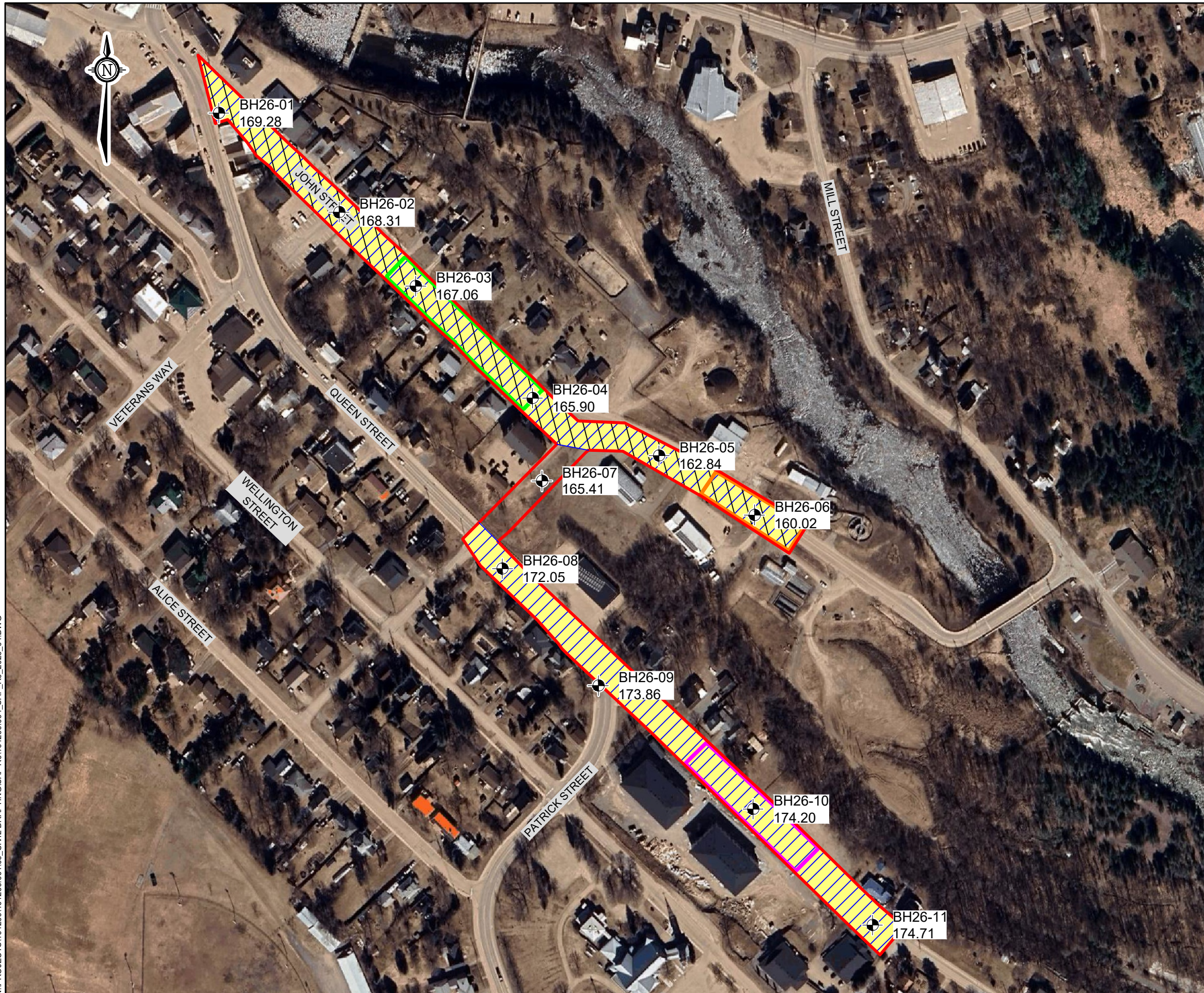




## **APPENDIX A**

### Figures

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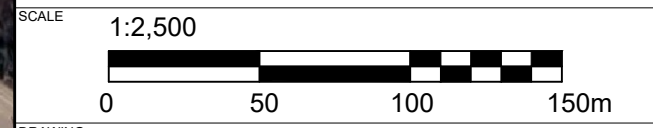


- LEGEND**
- BH #** ← BOREHOLE ID
  - XX.XX** ← GROUND SURFACE ELEVATION, IN METRES  
GEODETTIC DATUM
  - BOREHOLE LOCATION  
(current investigation by GEMTEC)
  - APU PROPERTY BOUNDARY
  - APU STUDY AREA  
(250 m RADIUS AROUND APU PROPERTY BOUNDARY)

**AREA OF POTENTIAL ENVIRONMENTAL CONCERN**

APEC #	DESCRIPTION
APEC 1	Importation of fill material of unknown quality for roadway construction. PCA #30
APEC 2	Application of salt for the purposes of de-icing and public safety. PCA #OT.3
APEC 3	Historic Canadian Pacific Railway. PCA #46
APEC 4	Operation of wastewater treatment facility. PCA #56
APEC 5	Property operating with gasoline and diesel storage tanks. PCA #28
APEC 6	Property operating with fuel oil storage tanks. PCA #28

- DATA SOURCES AND REFERENCES**
- Coordinate system: CSRS.UTM-18N
  - Distances, elevations, and coordinates are shown in metres unless denoted otherwise
  - This drawing is a schematic representation and should not be taken as a substitute for a legal survey.
  - Image @2026 Google Maps, CNES / Airbus, First Base Solutions, Maxar Technologies
  - Contains information licensed under the Open Government Licence – Ontario
  - Geographic dataset source: Ontario GeoHub



**DRAWING**  
SITE AND BOREHOLE LOCATION PLAN

**CLIENT**  
TOWNSHIP OF BONNECHERE VALLEY

**PROJECT**  
SAMPLING AND ANALYSIS PLAN  
INFRASTRUCTURE UPGRADES PROJECT  
EGANVILLE, ONTARIO

**DRAWN BY** SL      **CHECKED BY** JG/DE/MK

**PROJECT NO.** 101260.004      **REVISION NO.** 0

**DATE** APRIL 2026      **FIGURE NO.** **FIGURE A.1**

**GEMTEC**  
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## **APPENDIX B**

### Table 1 – Sampling Plan

101260.004 - Infrastructure Upgrades Project, Eganville - Sampling Plan

SAMPLE ID	Sample Area	PARAMETERS FOR ANALYSIS						Notes
		Metals & Inorganics (1 x 250ml jar)	PHC/BTEX (1 x 120ml jar, 1 vial)	PHC/VOC (1 x 120ml jar, 1 vial)	PAH (Included in M&I)	PCBs	mSPLP (metals/VOC)	
BH26-01	SA1							If premature refusal is encountered, collect from any previous depths.
	SA2	X		X	X	X	X	
	SA3							
	SA4	X		X			X	
	SA5							
	SA6							
BH26-02	SA1	X		X	X	X	X	If premature refusal is encountered, collect from any previous depths.
	SA2							
	SA3	X		X			X	
	SA4							
	SA5							
	SA6							
BH26-03	SA1	X		X	X	X	X	If premature refusal is encountered, collect from any previous depths.
	SA2	X		X	X	X	X	
	SA3							
	SA4	X		X			X	
	SA5							
	SA6							
BH26-04	SA1	X		X	X	X	X	If premature refusal is encountered, collect from any previous depths.
	SA2							
	SA3	X		X	X		X	
	SA4							
	SA5	X		X				
	SA6							
BH26-05	SA1							If premature refusal is encountered, collect from any previous depths.
	SA2	X		X	X	X	X	
	SA3							
	SA4	X		X			X	
	SA5							
	SA6							
BH26-06	SA1	X		X	X	X	X	If premature refusal is encountered, collect from any previous depths.
	SA2	X		X	X	X	X	
	SA3	X		X			X	
	SA4							
	SA5							
	SA6							
BH26-07	SA1							If premature refusal is encountered, collect from any previous depths.
	SA2	X	X		X		X	
	SA3							
	SA4	X	X				X	
	SA5							
	SA6							
BH26-08	SA1	X	X		X		X	If premature refusal is encountered, collect from any previous depths.
	SA2							
	SA3	X	X				X	
	SA4							
	SA5	X	X					
	SA6							
BH26-09	SA1							If premature refusal is encountered, collect from any previous depths.
	SA2	X	X		X		X	
	SA3							
	SA4	X	X				X	
	SA5							
	SA6							
BH26-10	SA1	X	X		X		X	If premature refusal is encountered, collect from any previous depths.
	SA2							
	SA3	X	X				X	
	SA4							
	SA5	X	X					
	SA6							
	SA7							
	SA8							
BH26-11	SA1							If premature refusal is encountered, collect from any previous depths.
	SA2	X	X		X		X	
	SA3							
	SA4	X	X				X	
	SA5							
	SA6	X	X					
	SA7							
	SA8							
DUP 1		X	X		X		Where recovery allows	
DUP 2		X	X				Where recovery allows	
DUP 3		X		X			Where recovery allows	
		31	15	16	15	8	Up to 6	

Notes:

Engineered Fill is expected in SA1; Imported Fill is considered any Non-Native material other than Engineered Fill.

If Imported Fill is not encountered, collect from Native Soil directly below Engineered Fill.

Duplicate samples are submitted for same parameters as parent.

mSPLP samples will be determined following review of the bulk analytical soil results, collect extra soil.

Soil samples for chemical analysis to be from worst case samples or equally spaced to depth of exploration if all the same.

If visual / olfactory evidence discovered and/or high Eagle readings, call Daniel Elliot immediately to discuss.

Composite small amount of soil from boreholes 1-11 for one TCLP sample.

experience • knowledge • integrity



civil	civil
geotechnical	géotechnique
environmental	environnement
structural	structures
field services	surveillance de chantier
materials testing	service de laboratoire des matériaux

expérience • connaissance • intégrité

