

APPENDIX 2

“Asbestos Inventory Control” for the Public Safety Building (inspection date April 9, 2018, and associated drawings).

“Asbestos Inventory Control” for the Civic Centre Car Park (inspection date April 9, 2018, and associated drawings).

ASBESTOS INVENTORY CONTROL



Planning, Property and Development Department
 Municipal Accommodations Division
 4th Floor - 185 King Street • Winnipeg, MB • R3B 1J1

Building Name:	Public Safety Building	Inspection Date:	April 9, 2018
Building Code:	PS-01	Inspected By:	Will Deller & Ryan Matthews
Building Address:	151 Princess Street	Construction Date:	1965

Disarm alarm from north doors on the main floor for access to the building first; then disarm basement inside at the garage door.

Contact WPS Division #30/Services/Security Section for Access in Locked Areas.

Contacts as of 2017 are: Keith Bell, Lisa Mandzaik, Jason Garrett, Kevin Weins.

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
Brown Duct Mastic on Metal Duct Work Throughout Contains Asbestos Black Mastic on Fiberglass Pipe Insulation Contains Asbestos Plaster Throughout May Contain Asbestos							
Basement - Garage							
Wash Bay	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
Crime Scene Exam Room	Pipe Insulation	PI	Good	TESTED	Nov/'10	0	
	Pipe Fitting Insulation	PF	Good	TESTED	Jul/'11	2-30	
	24x48 Ceiling Tile	C48	Good	TESTED	Feb/'10	0	
Crime Scene Exam Room #2	Pipe Insulation - Above Ceiling	PI	Good				
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
Records	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation - Mastic Only	DI	Good	TESTED	Jul/'14	5	
Armoury	Duct Insulation	DI	Good				
Armoury Storage	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good				
North Storage Rooms	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Good	TESTED	Feb/'10	0	
	Plaster - Ceiling	PL	Good				
	Pipe Fitting Insulation	PF	Good				

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
Generator Room	Duct Mastic (Brown)	MA	Good	TESTED	Jun/'17	8	
	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
Garage North End	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good	TESTED	Nov/'10	80	
Garage Centre Fan Unit	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good	TESTED	Nov/'10	0	
Garage South End	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
Garage West Wall	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
Above Entrance to Shooting Range Sign	Pipe Insulation (8" w/Black Tar)	PI	Good	TESTED	Nov/'10	0	
	Pipe Fitting Insulation (8" w/Black Tar)	PF	Good	TESTED	Nov/'10	20-50	
	Pipe Fitting Insulation (6")	PF	Good	TESTED	Nov/'10	10-75	
Condensation Tank Area	Tank Insulation	TI		TESTED	Oct/'11	0	
	Pipe Fitting Insulation	PF		TESTED	Oct/'11	0	
Basement - Shooting Range							
Office	9x9 Floor Tile (under 12x12)	F9	Good				
	12x12 Ceiling Tile	C12	Good	TESTED	Feb/'10	0	
	12x12 Floor Tile	F12	Good	TESTED	Jul/'14	0	
Office Closet	9x9 Floor Tile	F9	Good				
Air Cond. Closet in Office	9x9 Floor Tile	F9	Good				
Hallway	9x9 Floor Tile	F9	Good				
Bathroom	Plaster - Ceiling	PL	Good				
Sink Room	9x9 Floor Tile	F9	Good				
	Plaster - Ceiling	PL	Good				
Kitchen Sink Room	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
Kitchen Open Area	12x12 Ceiling Tile	C12	Good	TESTED	Feb/'10	0	
Electrical Room	Mastic (gold)	MA	Good	TESTED	Jun/'17	5	
Basement							
Loading Dock	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
Janitor's Storage Room	Pipe Insulation	PI	Good				
	Duct Mastic	MA	Good				8
	Pipe Fitting Insulation	PF	Good				
Hallway	Plaster - Ceiling	PL	Good				<1
Tactical Support Unit	12x12 Floor Tile (Mastic 1%)	F12	Good	TESTED	Feb/'10	0	
	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good	TESTED	Jul/'11	3	
Vault Room	12x12 Floor Tile	F12	Good	TESTED	Jul/'11	2	
Crisis Negotiation Unit	12x12 Floor Tile (Mastic 1%)	F12	Good				3
	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good				
Processing Area	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
Women's Locker Room	Pipe Insulation - Above Ceiling	PI	Good				
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
	Drywall Compound (2 Samples)	DC	Good	TESTED	Jun/'17	0	
	Duct Insulation - Above Ceiling	DI	Good				
Men's Locker Room	9x9 Floor Tile	F9	Good				
	Pipe Insulation - Above Ceiling	PI	Good				
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
	Plaster - Walls	PL	Good	TESTED	Apr/'13	0	
	Duct Insulation - Above Ceiling	DI	Good				
North Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Good				<1
APU Sargeant Office	Plaster - Ceiling	PL	Good				<1
Crowd Control	12x12 Floor Tile	F12	Good	TESTED	Feb/'10	3	
	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good	TESTED	Feb/'10	20	
Sprinkler Room	12x12 Floor Tile	F12	Good				3
	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good				

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
South Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Textured Walls	PL	Good				<1
Mechanical Room	Pipe Insulation	PI	Good	TESTED	Jul/'11	0	
	Pipe Fitting Insulation	PF	Good	TESTED	Jul/'11	85	
	Duct Insulation	DI	Good				
	Mastic - Duct	MA	Good				10
	Tank Insulation	TI	Good	TESTED	Jul/'11	5	
Telephone Room	9x9 Floor Tile	F9	Good				
	Duct Mastic	MA	Good				8
Court Unit	9x9 Floor Tile	F9	Good				
	Mastic - Duct	MA	Good	TESTED	Jun/'11		10
	Plaster - Wall	PL		TESTED	Apr/'16	0	
Janitor's Office	9x9 Floor Tile	F9	Good				
	Mastic - Duct	MA	Good				10
	Plaster - Walls			TESTED	Jul/'15	0	
Electrical Room	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good				10
Weight Room	Textured Ceiling	PL	Good	TESTED	Feb/'10	10	
	Plaster - Walls	PL	Good				<1
1st Floor							
All Areas	Mastic - Duct - Above Ceiling	MA	Good	TESTED	Jun/'17		10
Pipe Chase	Duct Mastic	MA	Good	TESTED	Jun/'17	10	
	Mortar (From Red Block Wall)		Good	TESTED	Jun/'17	0	
Squad Room	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
Staff Kitchen (North)	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
	Plaster - Walls	PL	Good	TESTED	Jun/'17	0	
Traffic Operations	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
Public Lobby	Pipe Fitting Insulation	PF	Good				
Elavator Lobby (North)	Plaster - Walls	PL	Good	TESTED	Jun/'17	0	
East Offices	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
North Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1
South Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1
2nd Floor							

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
All Areas	Mastic - Duct - Above Ceiling	MA	Good	TESTED	Jun/'17		10
Elevator Lobby (North)	Plaster - Walls	PL	Good	TESTED	Jun/'17	0	
Elevator Lobby (South)	Plaster - Walls	PL	Good	TESTED	Jun/'17	1<	
	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
Men's Locker Room	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
East Offices	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
North Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1
South Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1
3rd Floor							
All Areas	Mastic - Duct - Above Ceiling	MA	Good	TESTED	Jun/'17		10
Meeting Room(South West)	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
Meeting Room(South East)	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
East Offices	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
Mechanical Room	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
Hall	Plaster - Walls	PL	Good	TESTED	Jun/'17	0	
North Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1
South Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1
4th Floor							
All Areas	Mastic - Duct - Above Ceiling	MA	Good	TESTED	Jun/'17		10
Training Room (North)	Pipe Fitting Insulation - Above Ceiling	PF	Good	TESTED	Jun/'17	10	
Work Area (South East Corner)	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
Offices (East)	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
Offices (South West Corner)	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
Work Area (South East Corner)	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
North Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1
South Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1
5th Floor							
All Areas	Mastic - Duct - Above Ceiling	MA	Good	TESTED	Jun/'17		10
Hallway	Plaster - Walls	PL	Good				

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
Missing Person's Unit	12x12 Floor Tile	F12	Good				
	Pipe Fitting Insulation - Above Ceiling	PF	Good				10
	Pipe Insulation - Above Ceiling	PI	Good				
	Duct Insulation - Above Ceiling	DI	Good				
	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
Records Room	Sheet Flooring		Good	TESTED	Jun/'17	0	
Filing Rooms	9x9 Floor Tile	F9	Good				
Legal Council Area	9x9 Floor Tile	F9	Good				
	12x12 Ceiling Tile			TESTED	Sept'14	0	
Police Chief's Area	9x9 Floor Tile	F9	Good				
	9x9 Floor Tile - Under Carpet	F9	Good				
	12x12 Ceiling Tile	C12	Good	TESTED	Jun/'17	0	
	9x9 Material not found under carpet in EA Office/ Chief's Office/ Chief's Secretary/ Boardroom.						
Clerical	Plaster - Walls	PL	Good	TESTED	Jun/'17	0	
Tech Crimes Unit	Pipe Fitting Insulation	PF	Good				
	Pipe Insulation	PI	Good				
	9x9 Floor Tile - Under Carpet - Sampled Centre Office			TESTED	Sept'13	0	
	Duct Insulation - Mastic Only	DI	Good				
Street Crime Unit Offices	12x12 Floor Tile - Under Carpet	F12	Good				
Street Crime Unit - Open Area	12x12 Ceiling Tile	C12	Good	TESTED	Mar/'10	0	
	Pipe Insulation - Above Ceiling	PI	Good				
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
	Duct Insulation - Above Ceiling	DI	Good				
	12x12 Floor Tile - Under Carpet	F12	Good				3
Street Crime Unit - Storage Room	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good				
Computer Room	9x9 Floor Tile	F9	Good				
Men's Washroom	Plaster - Walls			TESTED	Feb/'15		
CO-ED Bathroom	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Good	TESTED	Feb/'10	0	
Woman's Shower Room	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
North Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
South Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1
6th Floor							
All Areas	Mastic - Duct - Above Ceiling	MA	Good	TESTED	Jun/'17		10
Hallway	12x12 Floor Tile	F12	Good	TESTED	Feb/'10	0	
	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good				
	Plaster - Walls	PL	Good				
Information Systems Area	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
Lunch Room	Pipe Insulation - Above Ceiling	PI	Good				
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
	Duct Insulation - Above Ceiling	DI	Good				
IT Offices	Pipe Insulation - Above Ceiling	PI	Good				
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
	Duct Insulation - Above Ceiling	DI	Good				
North Elevator Platform	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Roof Drain	RD	Good				
North Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1
Comm. Centre	9x9 Floor Tile	F9	Good				
Washrooms	9x9 Floor Tile	F9	Good				
Radio Shop	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Drywall Compound	DC	Good	TESTED	Jun/'17	0	
	Duct Insulation	DI	Good				
South Elevator Platform	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
Mechanical Room	12x12 Floor Tile	F12	Good				
	Pipe Insulation - Material not found	PI	Removed				
	Pipe Fitting Insulation - Material not found	PF	Removed				
	Duct Insulation	DI	Good				80
	Asbestos Fabric - Isolation Gasket	AF	Good				
	Drywall Compound	DC	Good	TESTED	Jun/'17	0	

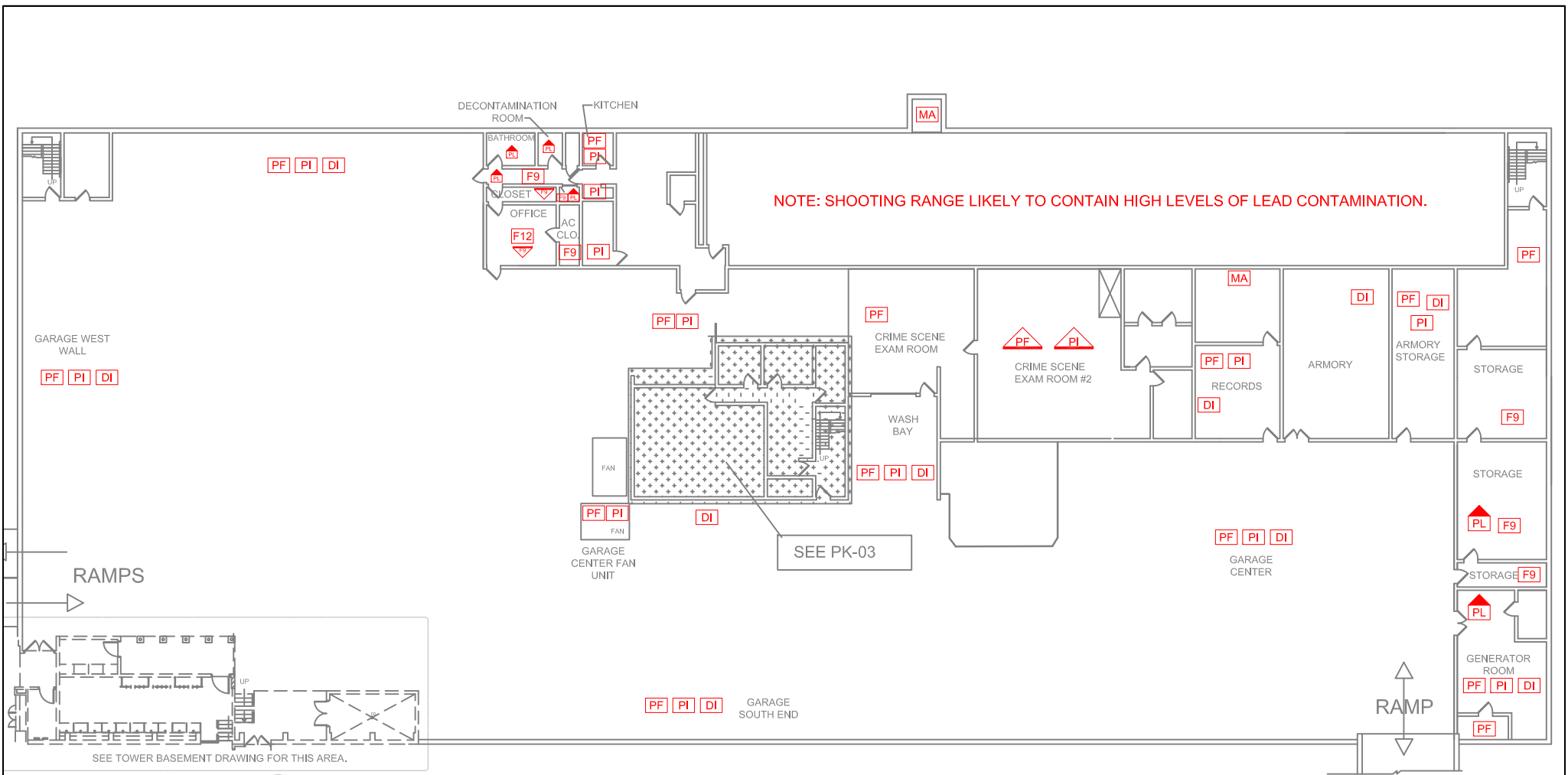
Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
South Stairwell	9x9 Floor Tile	F9	Good				
	Plaster - Walls	PL	Needs Repair				<1
Boardroom	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
IT Area	12x12 Floor Tile	F12	Good				
	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good				80
Computer Room	Pipe Insulation - Above Ceiling	PI	Good				
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
South Fan Room	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good				80
Boiler Room	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good	TESTED	Jan/'11	85	
	Tank Insulation	TI	Good				
Generator Room #1	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good				80
Generator Room #2	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good				80
AC Room	Pipe Insulation	PI	Removed/13				
	Pipe Fitting Insulation	PF	Removed/13				
	Duct Insulation	DI	Good				80
	Cooling Tower Filter Fins		Removed/13	TESTED	Jan,13	40	
North Fan Room	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Duct Insulation	DI	Good	TESTED	Mar/'13	80	
North Elev. Lobby	Pipe Insulation - Above Ceiling	PI	Good				
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
	Duct Insulation - Above Ceiling	DI	Good				
	Plaster - Walls	PL	Good	TESTED	Jun/'17	0	

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
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NOTES:

1. Asbestos inspections and inventory updates are conducted annually.
2. There may be asbestos containing materials present that were not located during asbestos inspections.
3. Floor tile and sheet flooring installed before 1990 may contain asbestos and must be treated as an asbestos containing material.
4. Vermiculite insulation may contain pockets of asbestos. All vermiculite insulation must be treated as an asbestos containing material.
5. **For asbestos related inquiries, call Central Control at 986-2382**

PS-01



NOTES: -BROWN DUCT MASTIC ON METAL DUCTWORK THROUGHOUT MAY CONTAIN ASBESTOS.
 -BLACK MASTIC ON FIBREGLASS PIPE INSULATION THROUGHOUT MAY CONTAIN ASBESTOS.
 -PLASTER THROUGHOUT MAY CONTAIN ASBESTOS.

PARKADE BASEMENT

LEGEND

GENERAL LABELS: ??
 ON CEILING:
 ABOVE CEILING:
 UNDER FLOORING:
 WALL DETAIL:

AF: ASBESTOS FABRIC	F9: 9X9 FLOOR TILE	SO: SPRAY ON
BR: BOILER REFRACTORY	F12: 12X12 FLOOR TILE	ST: STUCCO
CA: CAULKING	HB: HARDBOARD	TI: TANK INSULATION
C12: 12X12 CEILING TILE	MA: MASTIC	TP: TRANSITE PIPE
C24: 24X24 CEILING TILE	PF: PIPE FITTING INSULATION	VE: VERMICULITE
C48: 24X48 CEILING TILE	PI: PIPE INSULATION	
DC: DRYWALL COMPOUND	PL: PLASTER	
DI: DUCT INSULATION	RD: ROOF DRAIN	
FS: SHEET FLOORING	SC: STIPPLE CEILING	

NOTES:

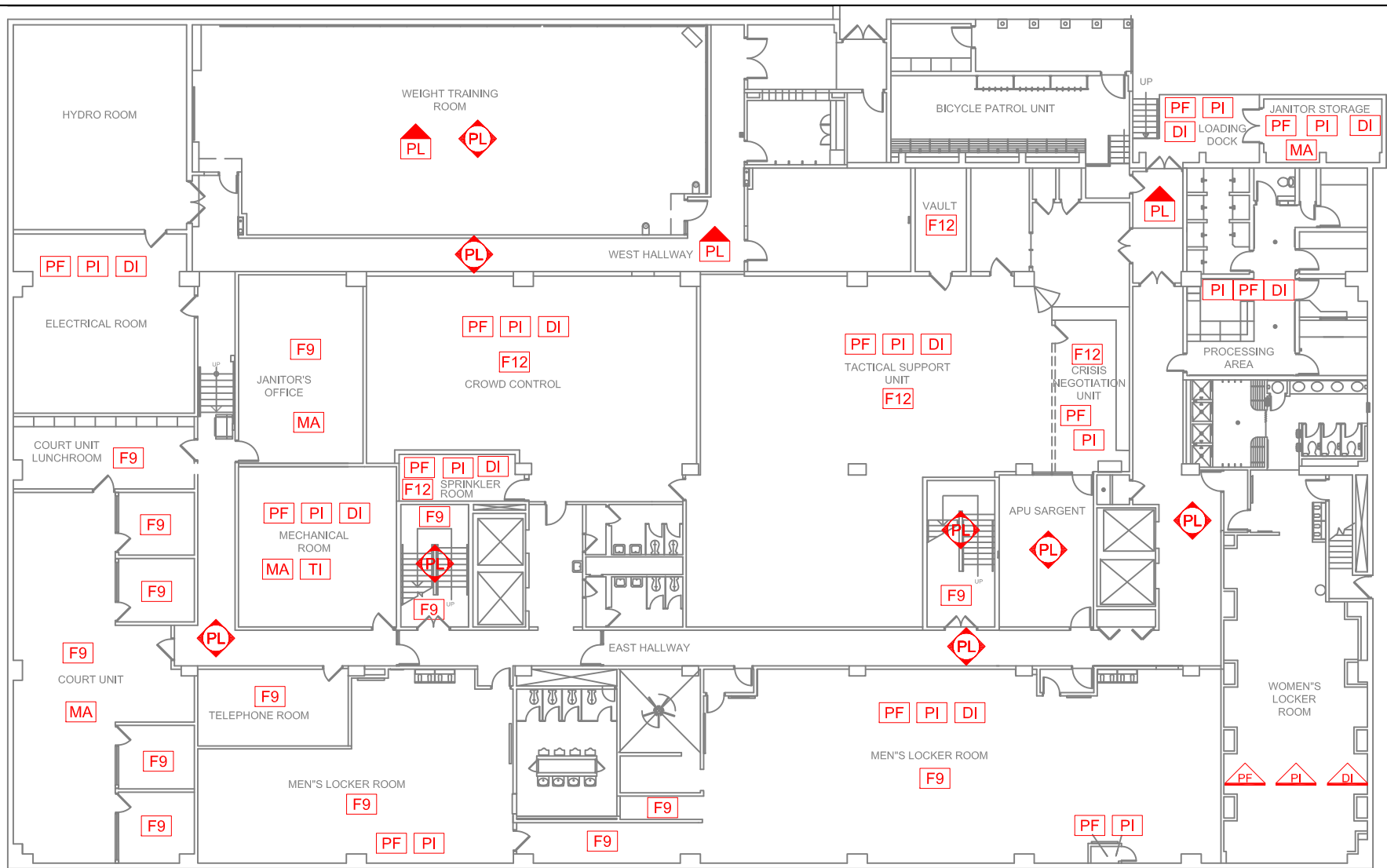
1. THERE MAY BE ASBESTOS CONTAINING MATERIALS PRESENT THAT WERE NOT LOCATED DURING BUILDING INSPECTIONS
2. REFER TO THE ASBESTOS INVENTORY SURVEY SHEET FOR MORE INFORMATION
3. DO NOT DISTURB ASBESTOS. FOR HANDLING PROCEDURES CALL CENTRAL CONTROL AT 986-2382

ASBESTOS LOCATIONS

BUILDING: PS-01 PUBLIC SAFETY BUILDING 151 PRINCESS AVENUE WINNIPEG, MANITOBA	
REVISED BY: REM	DATE: AUGUST 22, 2017
SCALE: N.T.S.	SHEET #: 1/8



CITY OF WINNIPEG
 PLANNING, PROPERTY & DEVELOPMENT
 DEPARTMENT
 MUNICIPAL ACCOMMODATIONS DIVISION
 4th FLOOR - 185 KING STREET
 WINNIPEG, MANITOBA R3B 1J1
 PHONE: (204) 986-7266
 FAX: (204) 986-7311



TOWER BASEMENT



NOTES: -BROWN DUCT MASTIC ON METAL DUCTWORK THROUGHOUT MAY CONTAIN ASBESTOS.
 -BLACK MASTIC ON FIBREGLASS PIPE INSULATION THROUGHOUT MAY CONTAIN ASBESTOS.
 -PLASTER THROUGHOUT MAY CONTAIN ASBESTOS.

LEGEND

GENERAL LABELS

ON CEILING

ABOVE CEILING

UNDER FLOORING

WALL DETAIL

?? =



AF: ASBESTOS FABRIC
 BR: BOILER REFRACTORY
 CA: CAULKING
 C12: 12X12 CEILING TILE
 C24: 24X24 CEILING TILE
 C48: 24X48 CEILING TILE
 DC: DRYWALL COMPOUND
 DI: DUCT INSULATION
 FS: SHEET FLOORING

F9: 9X9 FLOOR TILE
 F12: 12X12 FLOOR TILE
 HB: HARDBOARD
 MA: MASTIC
 PF: PIPE FITTING INSULATION
 PI: PIPE INSULATION
 PL: PLASTER
 RD: ROOF DRAIN
 SC: STIPPLE CEILING

SO: SPRAY ON
 ST: STUCCO
 TI: TANK INSULATION
 TP: TRANSITE PIPE
 VE: VERMICULITE

NOTES:

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2. REFER TO THE ASBESTOS INVENTORY SURVEY SHEET FOR MORE INFORMATION
3. DO NOT DISTURB ASBESTOS. FOR HANDLING PROCEDURES CALL CENTRAL CONTROL AT 986-2382

ASBESTOS LOCATIONS

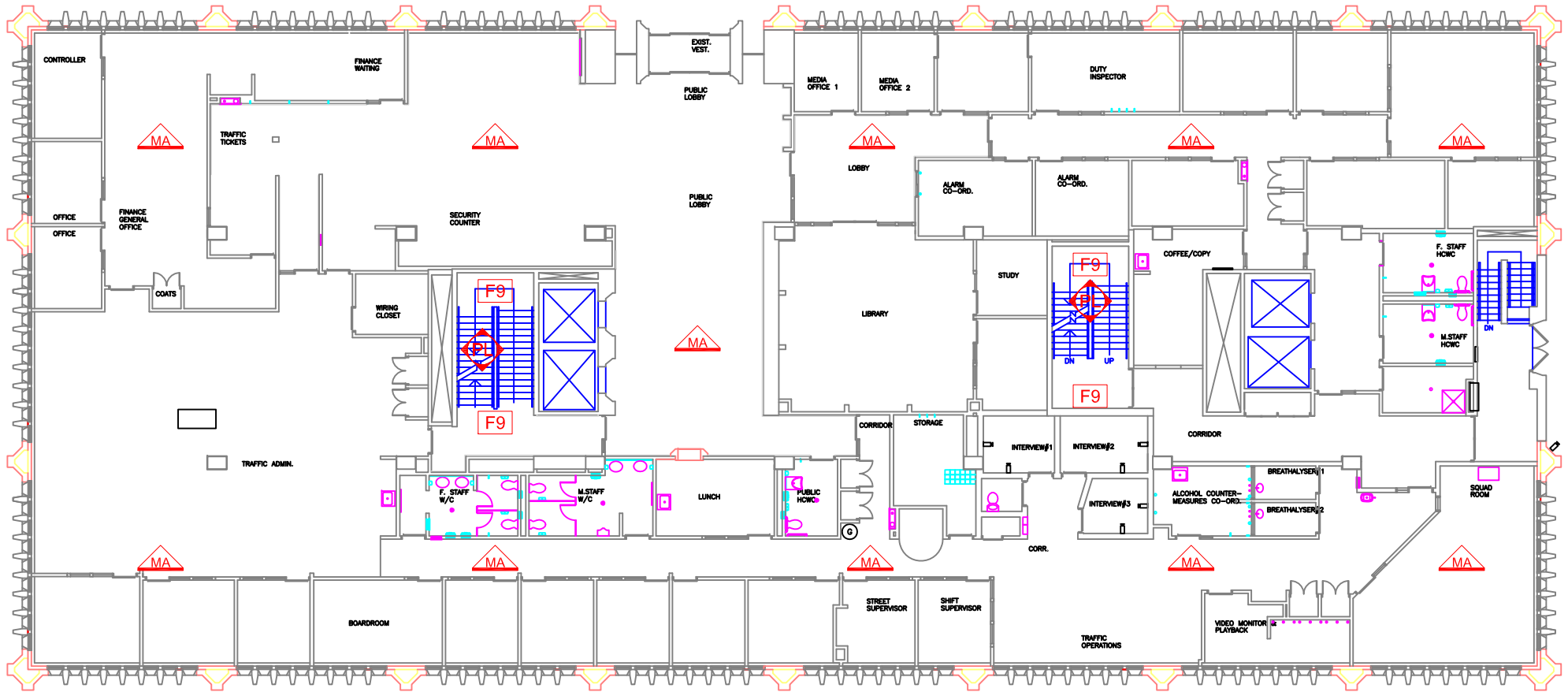
BUILDING:		PS-01 PUBLIC SAFETY BUILDING 151 PRINCESS AVENUE WINNIPEG, MANITOBA	
REVISED BY:	DATE:	SCALE:	SHEET #:
REM	AUGUST 22, 2017	N.T.S.	2/8



Embrace the Spirit - Vivez l'esprit

CITY OF WINNIPEG

PLANNING, PROPERTY & DEVELOPMENT
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 MUNICIPAL ACCOMMODATIONS DIVISION
 4th FLOOR - 185 KING STREET
 WINNIPEG, MANITOBA R3B 1J1
 PHONE: (204) 986-7266
 FAX: (204) 986-7311



FIRST FLOOR



NOTES: -BROWN DUCT MASTIC ON METAL DUCTWORK THROUGHOUT MAY CONTAIN ASBESTOS.
 -BLACK MASTIC ON FIBREGLASS PIPE INSULATION THROUGHOUT MAY CONTAIN ASBESTOS.
 -PLASTER THROUGHOUT MAY CONTAIN ASBESTOS.

LEGEND

GENERAL LABELS ON CEILING ABOVE CEILING UNDER FLOORING WALL DETAIL

?? =	??	??	??	??	??
AF: ASBESTOS FABRIC	F9: 9X9 FLOOR TILE	SO: SPRAY ON			
BR: BOILER REFRACTORY	F12: 12X12 FLOOR TILE	ST: STUCCO			
CA: CAULKING	HB: HARDBOARD	TI: TANK INSULATION			
C12: 12X12 CEILING TILE	MA: MASTIC	TP: TRANSITE PIPE			
C24: 24X24 CEILING TILE	PF: PIPE FITTING INSULATION	VE: VERMICULITE			
C48: 24X48 CEILING TILE	PI: PIPE INSULATION				
DC: DRYWALL COMPOUND	PL: PLASTER				
DI: DUCT INSULATION	RD: ROOF DRAIN				
FS: SHEET FLOORING	SC: STIPPLE CEILING				

NOTES:

1. THERE MAY BE ASBESTOS CONTAINING MATERIALS PRESENT THAT WERE NOT LOCATED DURING BUILDING INSPECTIONS
2. REFER TO THE ASBESTOS INVENTORY SURVEY SHEET FOR MORE INFORMATION
3. DO NOT DISTURB ASBESTOS. FOR HANDLING PROCEDURES CALL CENTRAL CONTROL AT 986-2382

ASBESTOS LOCATIONS

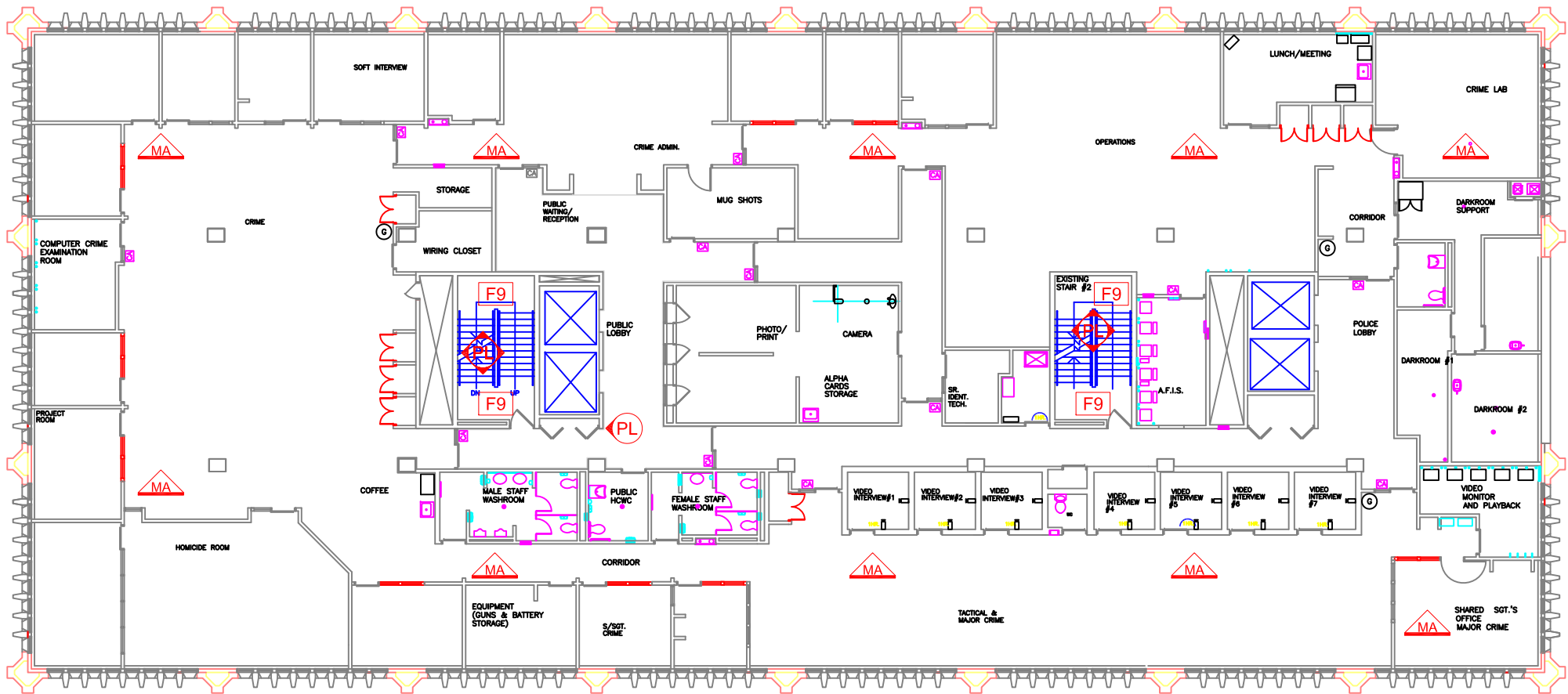
BUILDING:	PS-01 PUBLIC SAFETY BUILDING 151 PRINCESS AVENUE WINNIPEG, MANITOBA
REVISED BY:	REM
DATE:	AUGUST 22, 2017
SCALE:	N.T.S.
SHEET #:	3/8



Embrace the Spirit - Vivez l'esprit

CITY OF WINNIPEG

PLANNING, PROPERTY & DEVELOPMENT
 DEPARTMENT
 MUNICIPAL ACCOMMODATIONS DIVISION
 4th FLOOR - 185 KING STREET
 WINNIPEG, MANITOBA R3B 1J1
 PHONE: (204) 986-7266
 FAX: (204) 986-7311



NOTES: -BROWN DUCT MASTIC ON METAL DUCTWORK THROUGHOUT MAY CONTAIN ASBESTOS.
 -BLACK MASTIC ON FIBREGLASS PIPE INSULATION THROUGHOUT MAY CONTAIN ASBESTOS.
 -PLASTER THROUGHOUT MAY CONTAIN ASBESTOS.

SECOND FLOOR 

LEGEND

GENERAL LABELS ON CEILING ABOVE CEILING UNDER FLOORING WALL DETAIL

?? =	??	??	??	??	??
AF: ASBESTOS FABRIC	F9: 9X9 FLOOR TILE	SO: SPRAY ON			
BR: BOILER REFRACTORY	F12: 12X12 FLOOR TILE	ST: STUCCO			
CA: CAULKING	HB: HARDBOARD	TI: TANK INSULATION			
C12: 12X12 CEILING TILE	MA: MASTIC	TP: TRANSITE PIPE			
C24: 24X24 CEILING TILE	PF: PIPE FITTING INSULATION	VE: VERMICULITE			
C48: 24X48 CEILING TILE	PI: PIPE INSULATION				
DC: DRYWALL COMPOUND	PL: PLASTER				
DI: DUCT INSULATION	RD: ROOF DRAIN				
FS: SHEET FLOORING	SC: STIPPLE CEILING				

NOTES:

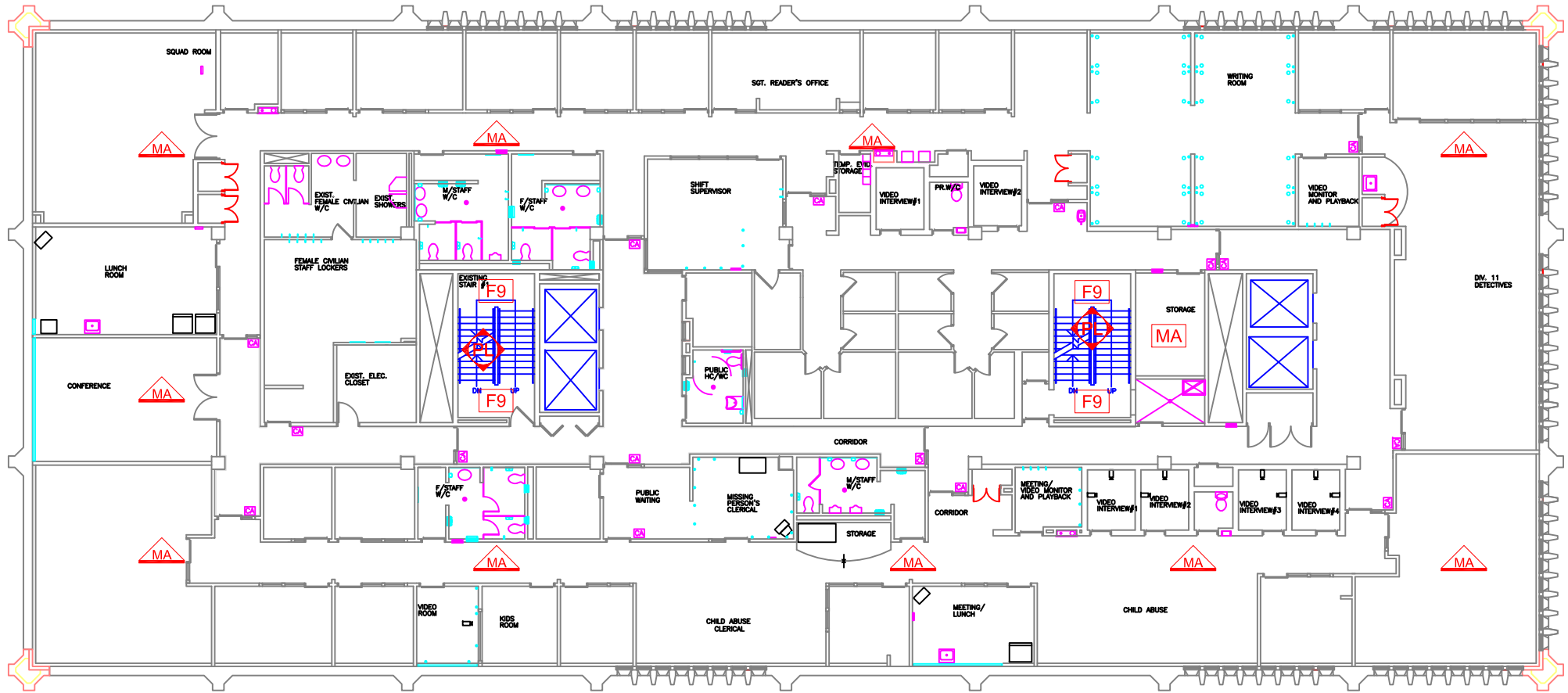
1. THERE MAY BE ASBESTOS CONTAINING MATERIALS PRESENT THAT WERE NOT LOCATED DURING BUILDING INSPECTIONS
2. REFER TO THE ASBESTOS INVENTORY SURVEY SHEET FOR MORE INFORMATION
3. DO NOT DISTURB ASBESTOS. FOR HANDLING PROCEDURES CALL CENTRAL CONTROL AT 986-2382

ASBESTOS LOCATIONS

BUILDING:	PS-01 PUBLIC SAFETY BUILDING 151 PRINCESS AVENUE WINNIPEG, MANITOBA
REVISED BY:	RE M
DATE:	May 8, 2018
SCALE:	N.T.S.
SHEET #:	4/8



CITY OF WINNIPEG
 PLANNING, PROPERTY & DEVELOPMENT
 DEPARTMENT
 MUNICIPAL ACCOMMODATIONS DIVISION
 4th FLOOR - 185 KING STREET
 WINNIPEG, MANITOBA R3B 1J1
 PHONE: (204) 986-7266
 FAX: (204) 986-7311



THIRD FLOOR



NOTES: -BROWN DUCT MASTIC ON METAL DUCTWORK THROUGHOUT MAY CONTAIN ASBESTOS.
 -BLACK MASTIC ON FIBREGLASS PIPE INSULATION THROUGHOUT MAY CONTAIN ASBESTOS.
 -PLASTER THROUGHOUT MAY CONTAIN ASBESTOS.

LEGEND

GENERAL LABELS ON CEILING ABOVE CEILING UNDER FLOORING WALL DETAIL

?? =



AF: ASBESTOS FABRIC
 BR: BOILER REFRACTORY
 CA: CAULKING
 C12: 12X12 CEILING TILE
 C24: 24X24 CEILING TILE
 C48: 24X48 CEILING TILE
 DC: DRYWALL COMPOUND
 DI: DUCT INSULATION
 FS: SHEET FLOORING

F9: 9X9 FLOOR TILE
 F12: 12X12 FLOOR TILE
 HB: HARDBOARD
 MA: MASTIC
 PF: PIPE FITTING INSULATION
 PI: PIPE INSULATION
 PL: PLASTER
 RD: ROOF DRAIN
 SC: STIPPLE CEILING

SO: SPRAY ON
 ST: STUCCO
 TI: TANK INSULATION
 TP: TRANSITE PIPE
 VE: VERMICULITE

NOTES:

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ASBESTOS LOCATIONS

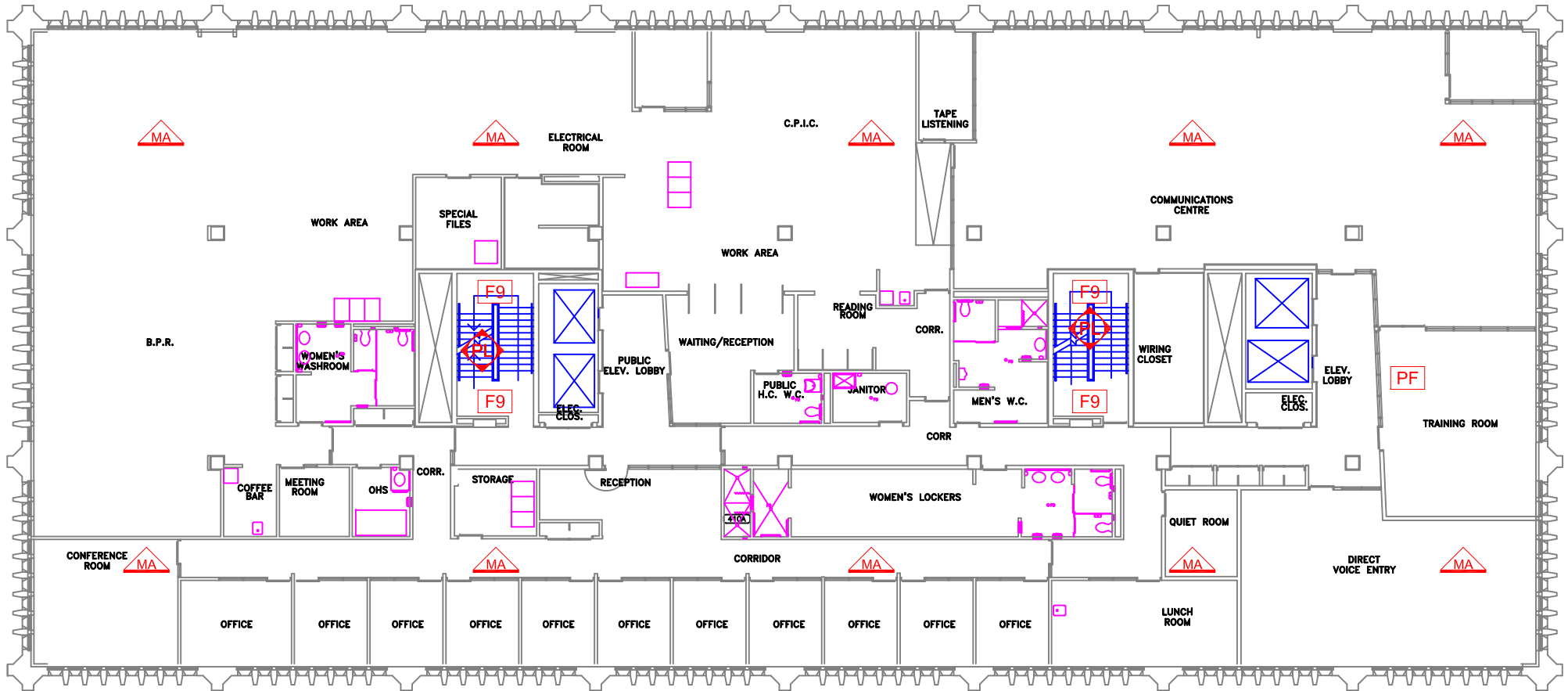
BUILDING:		PS-01 PUBLIC SAFETY BUILDING 151 PRINCESS AVENUE WINNIPEG, MANITOBA	
REVISED BY:	DATE:	SCALE:	SHEET #:
REM	AUGUST 22, 2017	N.T.S.	5/8



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FOURTH FLOOR



NOTES: -BROWN DUCT MASTIC ON METAL DUCTWORK THROUGHOUT MAY CONTAIN ASBESTOS.
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 -PLASTER THROUGHOUT MAY CONTAIN ASBESTOS.

LEGEND

GENERAL LABELS ON CEILING ABOVE CEILING UNDER FLOORING WALL DETAIL

?? =



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 CA: CAULKING
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 C24: 24X24 CEILING TILE
 C48: 24X48 CEILING TILE
 DC: DRYWALL COMPOUND
 DI: DUCT INSULATION
 FS: SHEET FLOORING

F9: 9X9 FLOOR TILE
 F12: 12X12 FLOOR TILE
 HB: HARDBOARD
 MA: MASTIC
 PF: PIPE FITTING INSULATION
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ASBESTOS LOCATIONS

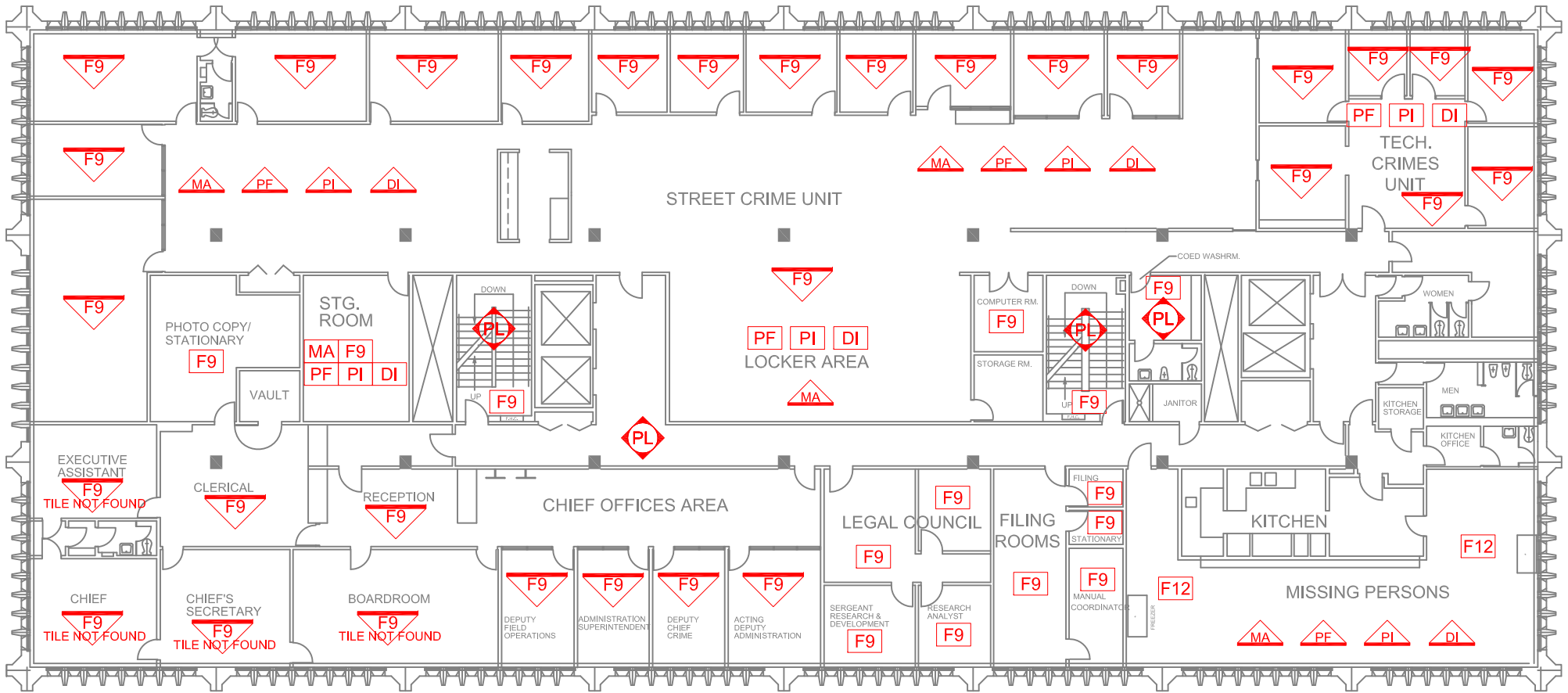
BUILDING:		PS-01 PUBLIC SAFETY BUILDING 151 PRINCESS AVENUE WINNIPEG, MANITOBA	
REVISED BY:	DATE:	SCALE:	SHEET #:
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FIFTH FLOOR



NOTES: -BROWN DUCT MASTIC ON METAL DUCTWORK THROUGHOUT MAY CONTAIN ASBESTOS.
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 -PLASTER THROUGHOUT MAY CONTAIN ASBESTOS.

LEGEND

GENERAL LABELS ON CEILING ABOVE CEILING UNDER FLOORING WALL DETAIL

?? = ?? ?? ?? ?? ??

AF: ASBESTOS FABRIC	F9: 9X9 FLOOR TILE	SO: SPRAY ON
BR: BOILER REFRACTORY	F12: 12X12 FLOOR TILE	ST: STUCCO
CA: CAULKING	HB: HARDBOARD	TI: TANK INSULATION
C12: 12X12 CEILING TILE	MA: MASTIC	TP: TRANSITE PIPE
C24: 24X24 CEILING TILE	PF: PIPE FITTING INSULATION	VE: VERMICULITE
C48: 24X48 CEILING TILE	PI: PIPE INSULATION	
DC: DRYWALL COMPOUND	PL: PLASTER	
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FS: SHEET FLOORING	SC: STIPPLE CEILING	

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ASBESTOS LOCATIONS

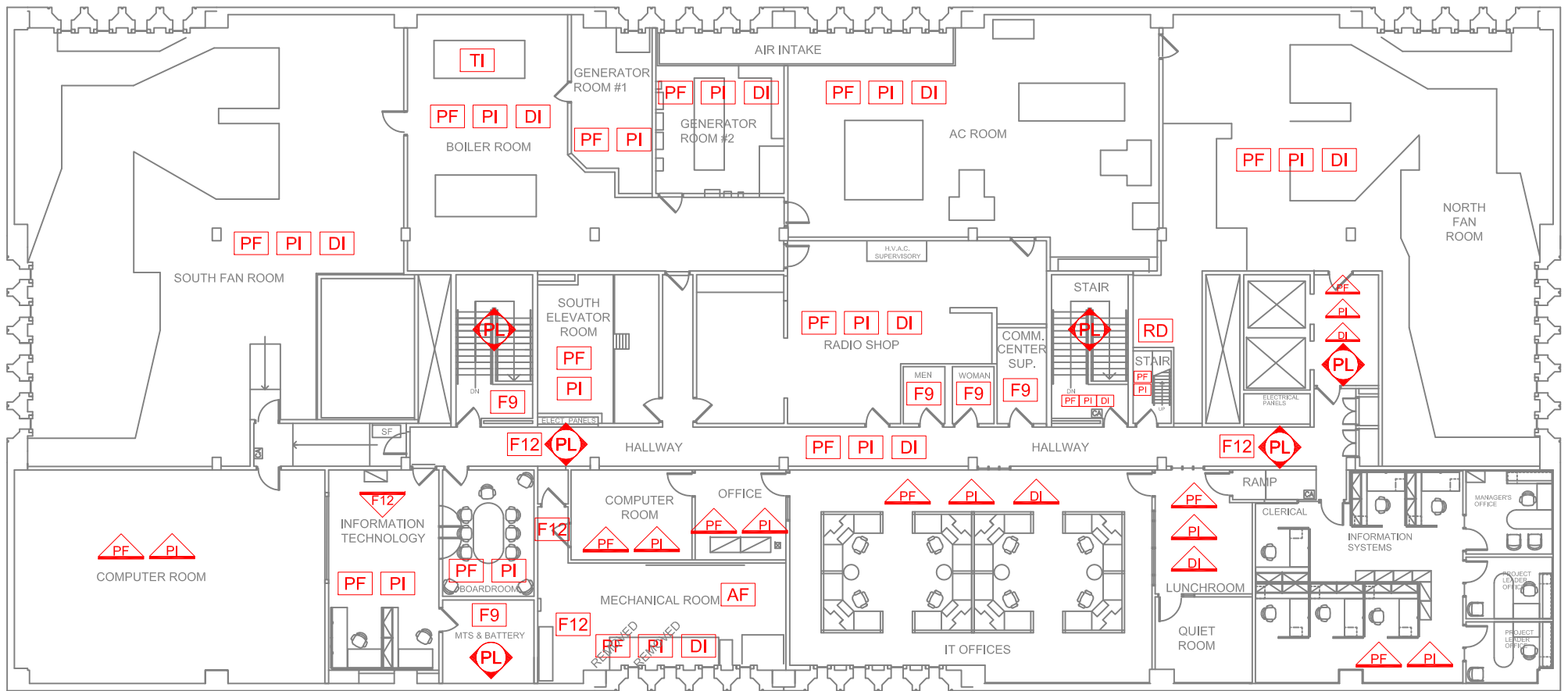
BUILDING: PS-01 PUBLIC SAFETY BUILDING 151 PRINCESS AVENUE WINNIPEG, MANITOBA	
REVISED BY: REM	DATE: May 8, 2018
SCALE: N.T.S.	SHEET #: 7/8



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SIXTH FLOOR



NOTES: -BROWN DUCT MASTIC ON METAL DUCTWORK THROUGHOUT MAY CONTAIN ASBESTOS.
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LEGEND

GENERAL LABELS ON CEILING ABOVE CEILING UNDER FLOORING WALL DETAIL

?? = ?? ?? ?? ??

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ASBESTOS LOCATIONS

BUILDING: PS-01 PUBLIC SAFETY BUILDING 151 PRINCESS AVENUE WINNIPEG, MANITOBA			
REVISED BY: REM	DATE: May 8, 2018	SCALE: N.T.S.	SHEET #: 8/8



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APPENDIX A

Existing Conditions

**City of Winnipeg Asbestos Inventory Control
Civic Centre Car Park**

ASBESTOS INVENTORY CONTROL



Planning, Property and Development Department
 Municipal Accommodations Division
 4th Floor - 185 King Street • Winnipeg, MB • R3B 1J1

Building Name:	Civic Centre Car Park	Inspection Date:	April 9, 2018
Building Code:	PK-03	Inspected By:	Ryan Matthews & Will Deller
Building Address:	171 Princess Street	Construction Date:	1966

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
Basement Core							
Distribution room	Pipe Fitting Insulation	PW	Good				75
	Pipe Insulation	PI	Good				
Lobby	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
F5 Fan room	Pipe Fitting Insulation	PF	Removed				75
	Pipe Insulation	PI	Good				
	9x9 Floor Tile	F9	Removed		Oct/'11		.
	12x12 Ceiling Tile	C12	Removed	TESTED	Sep/'10	0	
Mechanical/Machine room	Pipe Fitting Insulation	PF	Good	TESTED	Oct/'11	5-60	
	Pipe Insulation	PI	Good	TESTED	Oct/'11	10-15	
Room JC80	9x9 Floor Tile	F9	Removed		Oct/'11		.
Stairwell	Pipe Insulation	PI					15
	Pipe Fitting Insulation	PF					60
Elevator/Stair Lobby							
Basement	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				3
P1	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				3
	Caulking (at top of brick wall)	CA	Good	TESTED	Aug/'17	3	
P1 (Electrical room) Janitor room	Pipe Fitting Insulation	PF	Removed		Oct/'11		0
	Pipe Insulation	PI	Removed		Oct/'11		
	9x9 Floor Tile	F9	Removed		Oct/'11		.
P3	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PW	Good				3
P4 North	Caulking (at pipe penetrations)	CA	Good	TESTED	Aug/'17	10	
P5	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				3

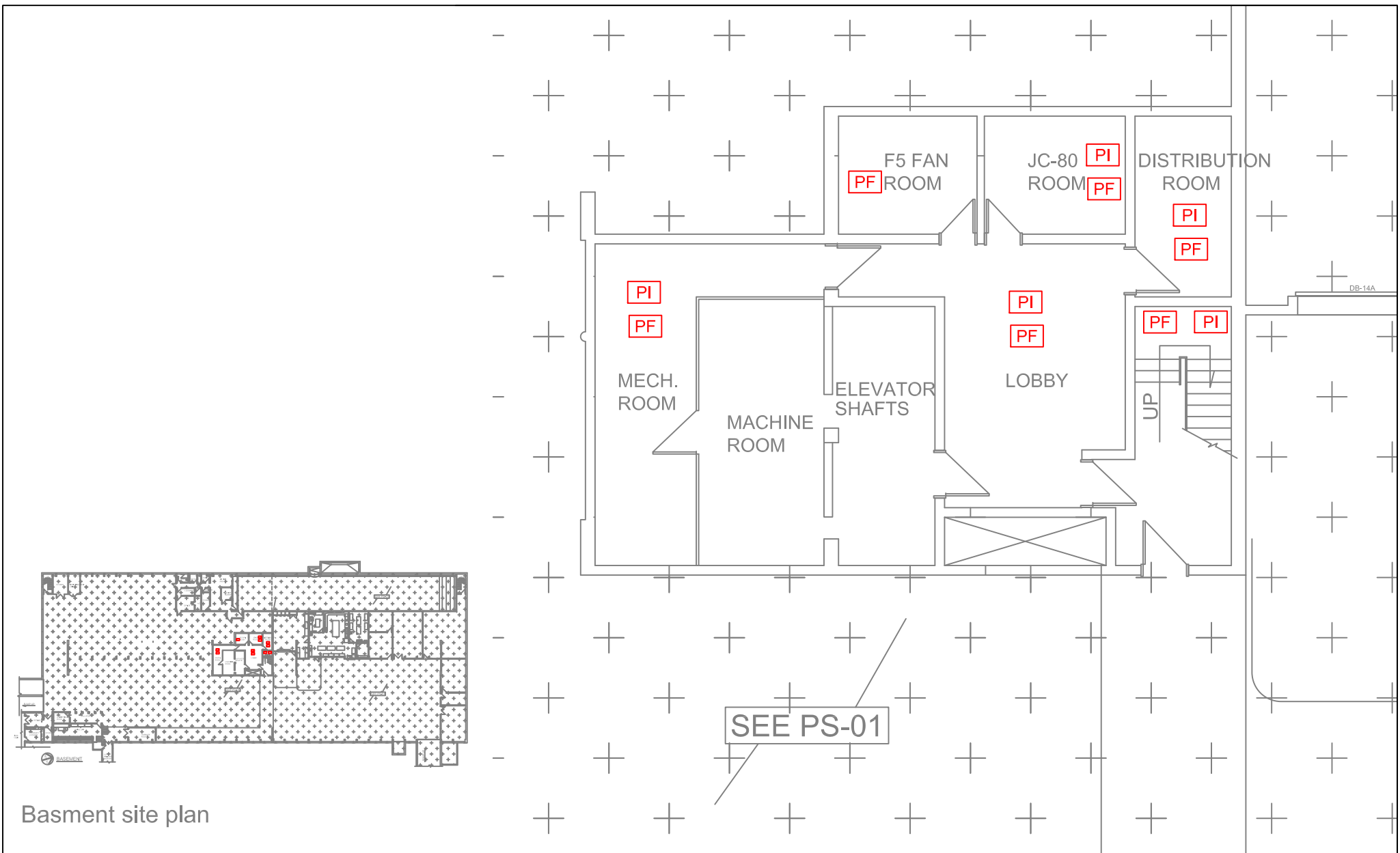
Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
P7	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				3
Parkade							
P1-North end	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good	TESTED	Nov/'12	3	
P1-Centre north side	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P1- South of Stairwell	Pipe Fitting Insulation	PF		TESTED	Oct/'11	0	
P1-Centre south side	Pipe Fitting Insulation	PF	Good	TESTED	Aug/'10	75	
	Pipe Insulation	PI	Good				3
P1-South end	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P2-South end	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P2-Centre south side	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				3
P2-Centre east side	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good	TESTED	Nov/'12	3	
P2-Centre north side	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P2-North side	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				3
P2-North east corner cage	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P3-North end	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				3
P3-Centre north side	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P3-Centre south side	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				3
P3-South end	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P4-South end	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
P4-Centre east side	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				3
P4-Centre north side	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P4-North end	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				3
P5-North end	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				3
P5-Centre north side	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P5-Centre south side	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P5-South end	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P6-North ramp	Stucco - Ceiling	ST	Good	TESTED	Aug/'10	0	
P6-Centre East side	Stucco - Ceiling	ST	Good				0
	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P6-Centre south side	Stucco - Ceiling	ST	Good			0	
P6-South end	Pipe Fitting Insulation	PF	Good				75
	Pipe Insulation	PI	Good				
P8-Boiler room	Pipe Fitting Insulation	PF	Good	TESTED	Nov/'12	0	
	Pipe Insulation	PI	Good	TESTED	Aug/'10	0	

NOTES:

1. Asbestos inspections and inventory updates are conducted annually.
2. There may be asbestos containing materials present that were not located during asbestos inspections.
3. Floor tile and sheet flooring installed before 1990 may contain asbestos and must be treated as an asbestos containing material.
4. Vermiculite insulation may contain pockets of asbestos. All vermiculite insulation must be treated as an asbestos containing material.
5. For asbestos related inquiries, call Central Control at 986-2382

PK-03



Basment site plan

LEGEND

GENERAL LABELS	ON CEILING	ABOVE CEILING	UNDER FLOORING	WALL DETAIL	ENCAPSULATED ASBESTOS
?? =	??	??	??	??	??
AF: ASBESTOS FABRIC	F9: 9X9 FLOOR TILE	SO: SPRAY ON			
BR: BOILER REFRACTORY	F12: 12X12 FLOOR TILE	ST: STUCCO			
CA: CAULKING	HB: HARDBOARD	TI: TANK INSULATION			
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DC: DRYWALL COMPOUND	PL: PLASTER				
DI: DUCT INSULATION	RD: ROOF DRAIN				
FS: SHEET FLOORING	SC: STIPPLE CEILING				

NOTES:
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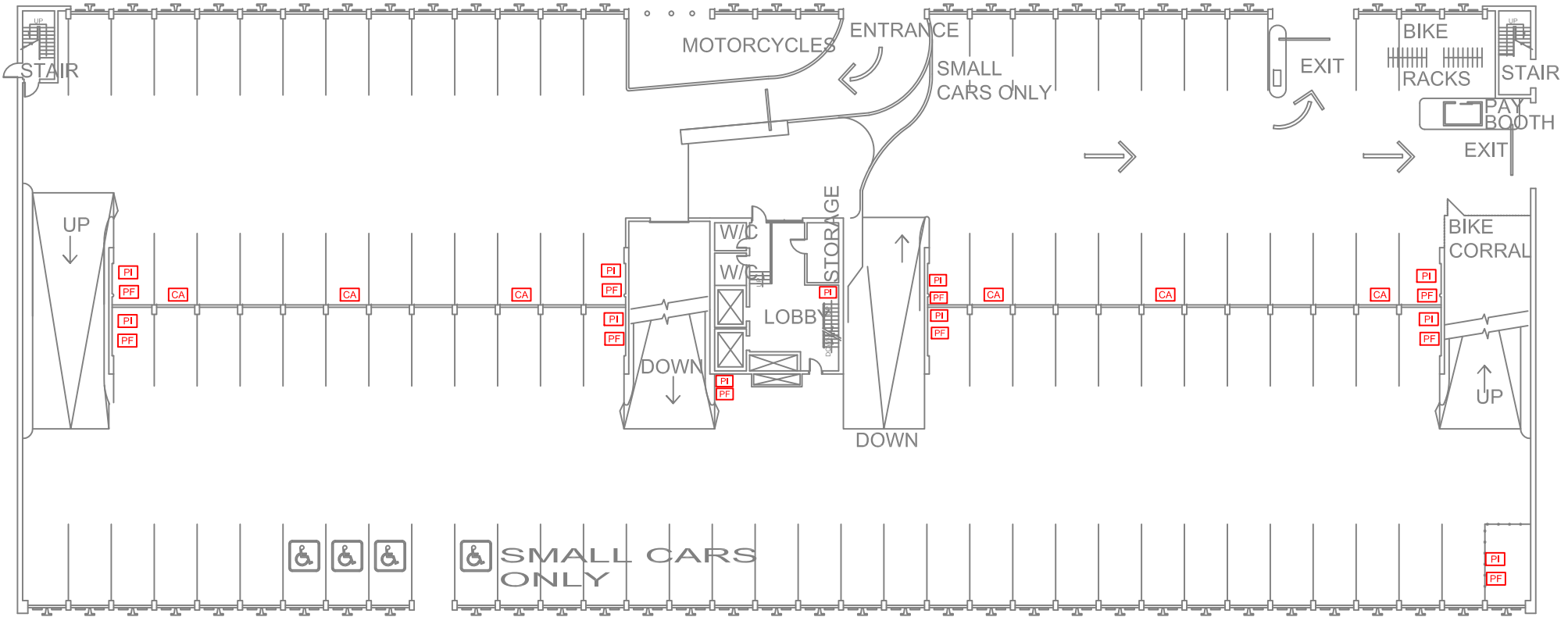
ASBESTOS LOCATIONS

BUILDING: PK-03 CIVIC CENTRE CAR PARK 171 PRINCESS STREET WINNIPEG, MANITOBA	
REVISED BY: REM	DATE: MAY 9, 2018
SCALE: N.T.S.	SHEET #: 1/5

CITY OF WINNIPEG
 PLANNING, PROPERTY & DEVELOPMENT DEPARTMENT
 MUNICIPAL ACCOMMODATIONS DIVISION
 4th FLOOR - 185 KING STREET
 WINNIPEG, MANITOBA R3B 1J1
 PHONE: (204) 986-7266
 FAX: (204) 986-7311



LEVEL P1



LEVEL P2

LEGEND

GENERAL LABELS	ON CEILING	ABOVE CEILING	UNDER FLOORING	WALL DETAIL	ENCAPSULATED ASBESTOS
----------------	------------	---------------	----------------	-------------	-----------------------

?? =



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ASBESTOS LOCATIONS

BUILDING: PK-03 CIVIC CENTRE CAR PARK 171 PRINCESS STREET WINNIPEG, MANITOBA			
REVISED BY: REM	DATE: AUGUST 25, 2017	SCALE: N.T.S.	SHEET #: 2/5

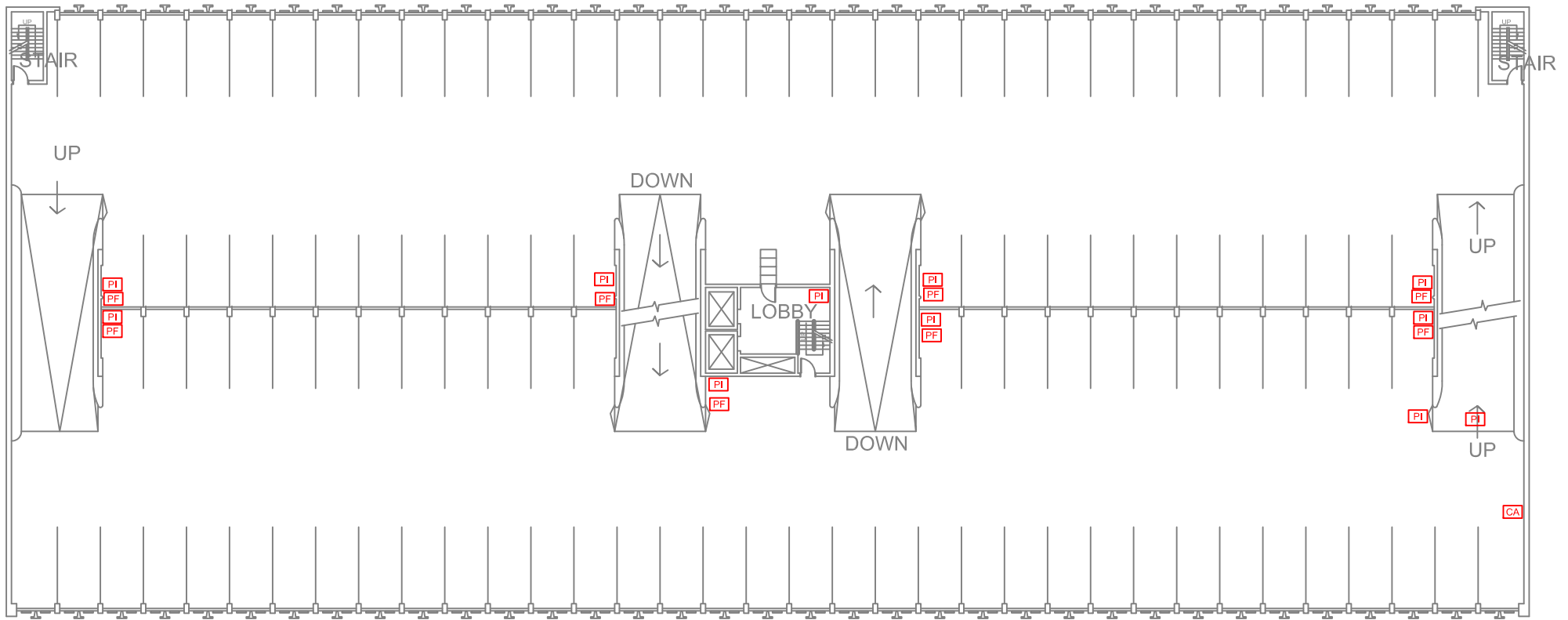


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 LEVEL P3



 LEVEL P4

LEGEND

GENERAL LABELS

ON CEILING

ABOVE CEILING

UNDER FLOORING

WALL DETAIL

ENCAPSULATED ASBESTOS

?? =



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ASBESTOS LOCATIONS

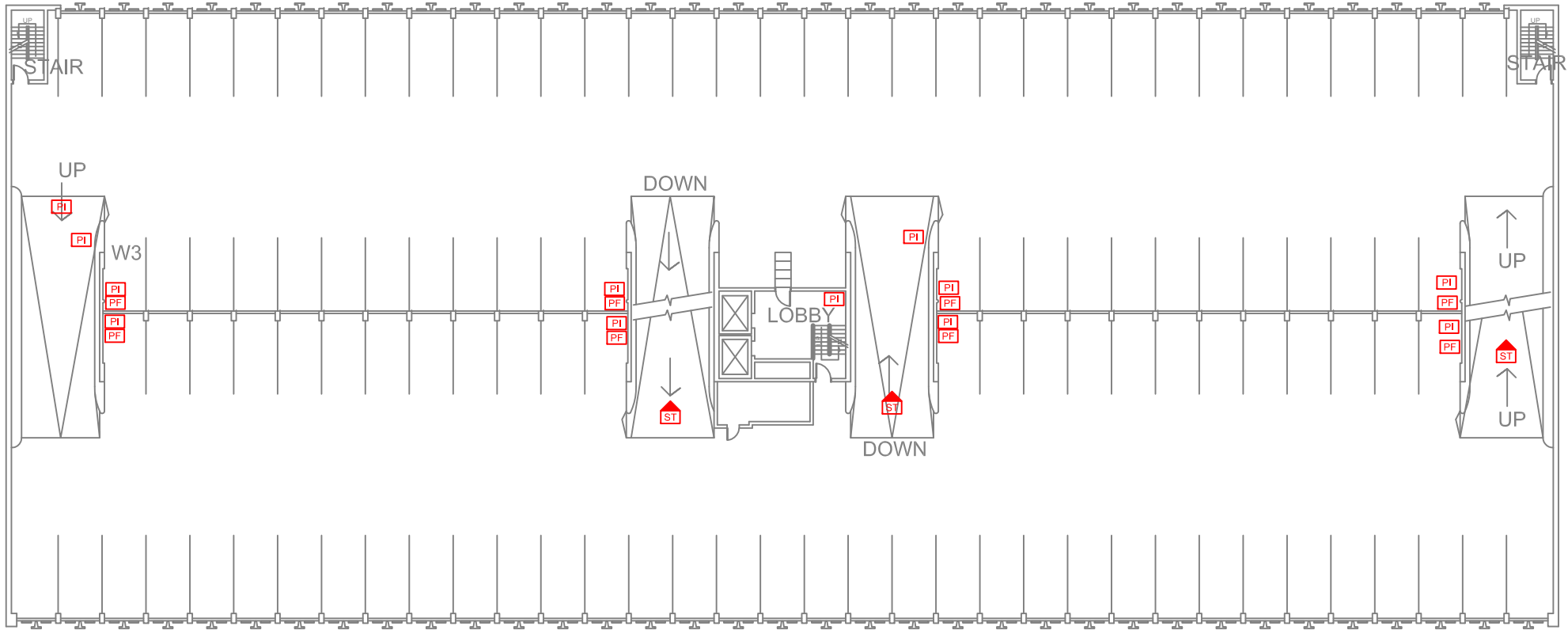
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LEVEL P5



LEVEL P6

LEGEND

GENERAL LABELS

ON CEILING

ABOVE CEILING

UNDER FLOORING

WALL DETAIL

ENCAPSULATED ASBESTOS

?? =



AF: ASBESTOS FABRIC
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ASBESTOS LOCATIONS

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REVISED BY: L.S.T.	DATE: AUGUST 11, 2011	SCALE: N.T.S.	SHEET #: 4/5



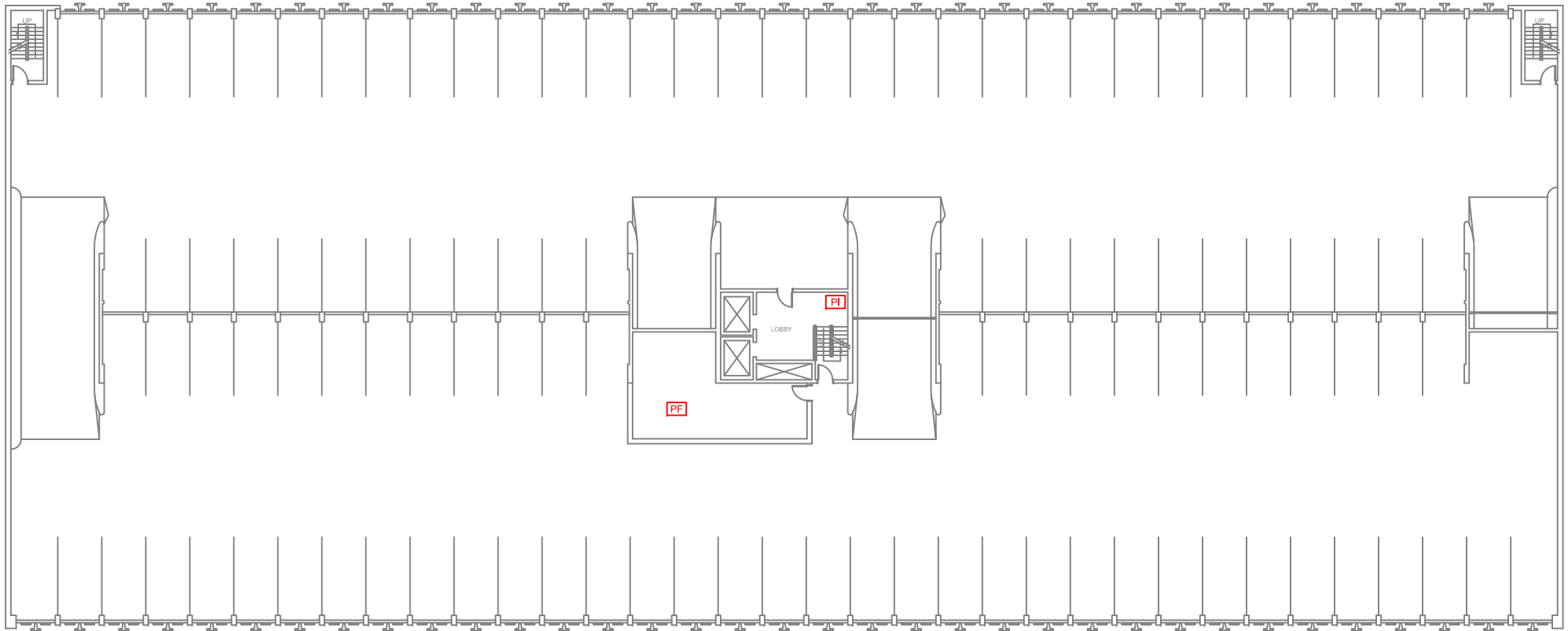
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P7



P8

LEGEND

GENERAL LABELS	ON CEILING	ABOVE CEILING	UNDER FLOORING	WALL DETAIL	ENCAPSULATED ASBESTOS
??	??	??	??	??	

?? =

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3. DO NOT DISTURB ASBESTOS. FOR HANDLING PROCEDURES CALL CENTRAL CONTROL AT 986-2382

ASBESTOS LOCATIONS

BUILDING: PK-03 CIVIC CENTRE CAR PARK 171 PRINCESS STREET WINNIPEG, MANITOBA			
REVISED BY: L.S.T.	DATE: AUGUST 11, 2011	SCALE: N.T.S.	SHEET #: 5/5



Embrace the Spirit - Vivez l'esprit

CITY OF WINNIPEG

PLANNING, PROPERTY & DEVELOPMENT
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 MUNICIPAL ACCOMMODATIONS DIVISION
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**Stantec Consulting Ltd. Hazardous Building Materials
Review and Assessment**

HAZARDOUS BUILDING MATERIALS REVIEW AND ASSESSMENT

INTRODUCTION

According to documents and information provided verbally by the City of Winnipeg, various asbestos-containing materials (ACMs) were previously identified in both the Public Safety Building and the Civic Centre Car Park (subject buildings), either through analytical testing or through visual assessment (presumed to be an ACM based on estimated vintage of interior finishes and uniformity of building material use).

In addition to ACMs, various other hazardous building materials may be present based on the construction dates the subject buildings including, but not limited to, the following:

- Lead, including lead-containing paints (LCPs)
- Other hazardous building materials including electrical equipment containing polychlorinated biphenyls (PCBs); building materials impacted by mould; electrical items containing mercury; and equipment that may contain ozone-depleting substances (ODSs).

As ACMs and other hazardous building materials may be impacted in different ways and to different extents depending on the future use option chosen by the City of Winnipeg for the subject buildings, additional information was required in support of project planning with respect to the identities, locations, extents and current conditions of hazardous building materials. As such, Stantec reviewed the available documents pertaining to identified ACMs and conducted a visual review of the site that was intended to:

- Document the current condition and extent of previously identified ACMs
- Assess for presence, extent and condition of additional suspected ACMs (materials suspected to contain asbestos that were not assessed or sampled based on information available through previous reports)
- Assess for the presence, extent and condition of additional suspected hazardous building materials

Previous Reports

The following documentation was reviewed prior to undertaking our site review:

- 2017 Asbestos Inventory Control and Drawings, Public Safety Building, PS-01, 151 Princess Street
- 2017 Asbestos Inventory Control and Drawings, Civic Centre Car Park, PK-03, 171 Princess Street

This documentation provided Stantec with an understanding of ACMs that were previously identified at the subject buildings. Additional information was not provided pertaining to other hazardous building materials.

Standards, Scope and Methodology

Site work was conducted in general compliance with the requirements of Manitoba's Safety and Health Regulation (MB Reg. 217/2006) and Stantec's Safe Work Practices (SWPs).

Mechanical systems, structures and finishes within the subject buildings were visually examined to review the condition of previously identified ACMs and/or to assess for the presence of lead-containing items

(including LCPs), PCBs, mould-impacted building materials, equipment containing mercury and equipment containing ODSs.

Applicable standards for each hazardous building material considered during this assessment are summarized below, along with the scope and methodology completed pertaining to those materials, during this assessment.

Asbestos

- The presence of asbestos in the workplace in Manitoba pertaining to provincially regulated workers is governed by MB Reg. 217/2006.
- According to the SAFE Work Manitoba 2017 publication “Guide for Asbestos Management” (Asbestos Guide), which is used by Occupational Health and Safety officers as a guide when reviewing asbestos abatement work practices and employer codes of practice, ACM means:
 - A friable material containing 0.1 per cent or greater asbestos.
 - A non-friable material containing 1.0 per cent or greater asbestos.
 - Vermiculite insulation that contains asbestos.
- Based on these criteria, a visual assessment of accessible areas was undertaken to review the presence, extent and condition of previously identified ACMs, and to check for the presence of additional suspected ACMs that may require sampling to appropriately characterize.

Lead

- Work involving LCPs and lead-containing coatings in Manitoba is to be conducted in accordance with applicable regulations, guidelines and standards including, but not limited to the current version of, at a minimum, MB Reg. 217/2006.
- With respect to potential lead exposures associated with disturbance to lead-containing materials and surfaces coated with lead-containing products (e.g., paints), various occupational health and safety administrations have indicated the following:
 - The improper removal of lead paint containing 600 mg/kg (equivalent to “parts per million” or “ppm”) lead results in airborne lead concentrations that exceed half of the exposure limit.
 - This potential for exposure exceeding half of the occupational exposure limit would be the trigger for implementation of an exposure control plan.
 - Lead concentrations as low as 90 mg/kg may present a risk to pregnant women and children.
 - Any risk assessment should include for the presence of high risk individuals within the workplace.
- Ultimately, the Contractor is responsible to review the work tasks required and the ways in which materials (including those coated with paints that may contain lead in varying concentrations) will be impacted, as well as the individuals that will be present in the immediate vicinity of the work (i.e., potential for high-risk individuals) in order to determine the appropriate personal protective equipment (PPE – including respirators and protective clothing), containment and/or decontamination measures and work procedures that should be followed to protect workers from lead exposure.

- Based on the above, a visual review was conducted to assess for potential lead-containing items, including potential LCPs. At the request of the City of Winnipeg, sampling was not conducted.

Other hazardous building materials

- Assessment for the presence of other hazardous building materials was completed through visual means, as follows, specifically pertaining to building materials expected to be impacted during the Project:
 - A visual review for the presence of PCBs in electrical equipment was completed. Equipment that is generally suspected of containing PCBs includes lamp ballasts, transformers, hydraulic systems, compressors, switchgear and capacitors. No sampling of dielectric fluids was undertaken as part of this assessment.
 - The presence of suspect visible mould was assessed through visual observations. Material observed with dark-coloured staining and/or a textured and discoloured appearance is described as “suspected mould”. Mould identified visually is defined as “suspected mould” unless it is confirmed as mould by laboratory analysis.
 - An assessment for equipment likely to contain ODSs was completed. Information on the type of equipment, manufacturer and type and quantity of refrigerants was recorded, where available.
 - An assessment for equipment that is likely to contain mercury was completed visually. Information on the type of equipment (i.e., gauges, switches, batteries, thermometers, etc.) was recorded, where such information was available.

Site Review Results



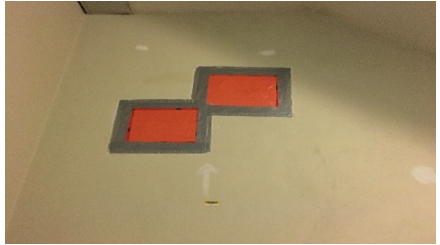

The tables below summarize the findings of the site review undertaken at each of the subject buildings separately.

Information regarding approximate quantities of the hazardous building materials outlined below is provided in the Hanscomb report.

With respect to the condition of previously identified ACMs, City of Winnipeg staff reportedly make repairs to damaged materials when they are alerted to it and/or identify it during their inspections, which are reportedly conducted on an annual basis.




Readying the Lands of the Former Public Safety Building and Civic Centre Car Park for
 Redevelopment - 151 & 171 Princess Street
 Hazardous Building Materials Review and Assessment

Table 1 – Summary of Hazardous Building Materials Observations: Public Safety Building

Location	Hazardous Building Material Observations	Condition	Photo
Throughout	Previously identified ACM brown duct mastic on metal duct work	Remains on ducting throughout and observed in good condition	
Throughout	Previously identified ACM black mastic on fiberglass pipe insulation	Remains on fiberglass pipe insulation throughout and observed in good condition	
Throughout	Previously identified ACM plaster walls and ceilings Note – representatives of the City of Winnipeg were reportedly unsure as to whether asbestos is present in all plaster, or only in wall and ceiling materials with a textured finish. As this wasn't confirmed, both items are discussed as ACM herein.	Small areas throughout the PSB had damaged plaster which had been previously addressed (covered with poly) by City staff	
Throughout	Previously identified ACM texture coat on plaster walls and ceiling. Note – representatives of the City of Winnipeg were reportedly unsure as to whether or not asbestos is present in all plaster, or only in wall and ceiling materials with a textured finish. As this wasn't confirmed, both items are discussed as ACM herein.	Small areas throughout the PSB had damaged plaster which had been previously addressed by City staff	



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Table 1 – Summary of Hazardous Building Materials Observations: Public Safety Building

Location	Hazardous Building Material Observations	Condition	Photo
Throughout	Previously identified ACM insulation on mechanical pipe straights	Remains on pipe straights throughout and observed in good condition	
Throughout	Previously identified ACM insulation on mechanical pipe fittings	Remains on pipe fittings throughout and observed to generally be in good condition; minor damage observed on approximately 10 mechanical pipe elbows	
Throughout	Previously identified ACM insulation on ducts	Remains on ducts and observed to generally be in good condition; small areas of insulation in basement need repair	
Basement	Previously identified ACM cement pipe associated with the rainwater drainage system	Remains and observed in good condition	No photo




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Location	Hazardous Building Material Observations	Condition	Photo
Throughout	Previously identified ACM gaskets in flanges of mechanical pipes and systems throughout	Remains and observed in good condition	
Electrical room	Previously identified ACM gold mastic	Remains and observed in good condition	No photo
Multiple locations	Previously identified ACM 9" x 9" vinyl floor tiles (various colours and patterns) and associated mastics	Remains and observed in good condition	



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Location	Hazardous Building Material Observations	Condition	Photo
Multiple locations	Previously identified ACM 12" x 12" vinyl floor tiles (various colours and patterns) and associated mastics	Remains and observed in good condition	
Mechanical room and boiler room	Previously identified ACM tank insulation	Remains; some areas of mechanical room and boiler room tanks observed to need repair	
Roof	Previously identified ACM drains and sealants	Not observed	No photo
Roof	Presumed ACM roofing material (asphalt; mastics)	Remains and observed in good condition	
Throughout	Presumed ACM insulation in fire-rated doors	Good condition	No photo
Throughout	According to the City of Winnipeg, no evidence of potential ACM vermiculite insulation present in wall or other cavities	N/A	No photo


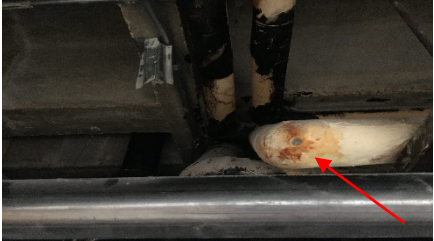
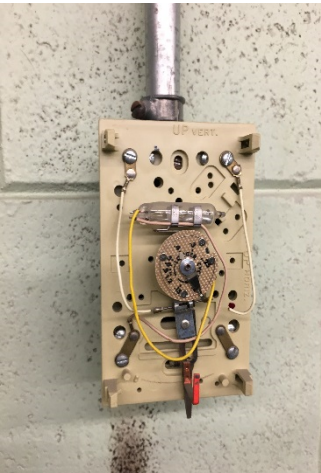
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Table 1 – Summary of Hazardous Building Materials Observations: Public Safety Building

Location	Hazardous Building Material Observations	Condition	Photo
Throughout	All paint presumed to be lead-containing	Peeling paint observed throughout basement; small damaged areas noted throughout remainder of building	
IT Room	Two lead-acid batteries observed	Good condition	
Throughout	Lead is expected to be present in the following: <ul style="list-style-type: none"> • Lead-acid batteries used in emergency lighting • Older electrical wiring materials and sheathing • Solder used on domestic water lines • Solder used in bell fittings for cast iron pipes and in electrical equipment • Ceramic tile glaze • Vent and pipe flashings 	Those items observed were noted to be in good condition	No photo
Throughout	Fluorescent light fixtures reportedly replaced with high-efficiency fixtures – ballasts not suspected to contain PCBs	N/A	No photo

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Table 1 – Summary of Hazardous Building Materials Observations: Public Safety Building



Location	Hazardous Building Material Observations	Condition	Photo
PSB vault	Potential PCB-containing transformers noted to be Manitoba Hydro-owned	N/A	
Tower basement; 1 st floor washrooms; 6 th floor	Few moisture-stained ceiling tiles; small areas of moisture-damaged pipe wrap	Moisture may provide conditions conducive to mould growth. No suspect mould growth observed currently.	
Throughout	Fluorescent light tubes and high-intensity discharge bulbs contain mercury vapour	N/A	No photo
Throughout – various locations	Approximately 100 mercury-containing thermostats observed	N/A	

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Table 1 – Summary of Hazardous Building Materials Observations: Public Safety Building



Location	Hazardous Building Material Observations	Condition	Photo
N/A	Potential ODS-containing equipment not observed. Chiller reportedly contains R134a refrigerant (limited ozone-depleting potential)	N/A	N/A

Table 2 – Summary of Hazardous Building Materials Observations: Civic Centre Car Park

Location	Hazardous Building Material Observations	Condition	Photo
Throughout	Previously identified ACM insulation on mechanical pipe straights	Remains and observed in good condition	
Throughout	Previously identified ACM insulation on mechanical pipe fittings	Remains and observed in good condition	

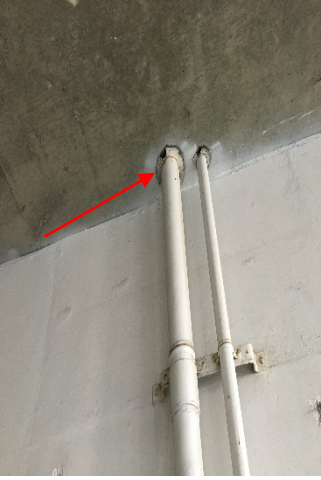


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Table 2 – Summary of Hazardous Building Materials Observations: Civic Centre Car Park

Location	Hazardous Building Material Observations	Condition	Photo
Basement	Previously identified ACM gaskets in flanges of mechanical pipes and systems in the basement	Remains and observed in good condition	
P1	Previously identified ACM grey caulking at top of brick wall	Remains and observed in good condition	


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Table 2 – Summary of Hazardous Building Materials Observations: Civic Centre Car Park

Location	Hazardous Building Material Observations	Condition	Photo
P4 North	Previously identified ACM white caulking at pipe penetrations	Remains and observed in good condition	
Exterior; P8	Presumed ACM sealant on fascia	Good condition	
Throughout	Presumed ACM insulation in fire-rated doors	Good condition	No photo
Rooftop	Presumed ACM roofing material	Not observed	N/A
Throughout	All paint presumed to be lead-containing	Peeling paint observed on various surfaces throughout	

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Table 2 – Summary of Hazardous Building Materials Observations: Civic Centre Car Park

Location	Hazardous Building Material Observations	Condition	Photo
Throughout	Lead is expected to be present in the following: <ul style="list-style-type: none"> • Lead-acid batteries used in emergency lighting • Older electrical wiring materials and sheathing • Solder used in bell fittings for cast iron pipes and in electrical equipment • Vent and pipe flashings 	Those items observed were noted to be in good condition	No photo
Boiler room and basement	Fluorescent light fixtures reportedly all replaced with high-efficiency fixtures – ballasts not suspected to contain PCBs	N/A	No photo
Throughout	Fluorescent light tubes and high-intensity discharge bulbs contain mercury vapour	N/A	
N/A	Potential ODS-containing equipment not observed	N/A	No photo
N/A	Mould-impacted building material not observed	N/A	No photo

Recommendations

Stantec understands that the following options are being considered for the subject buildings:

- Scenario 1: Both the Public Safety Building and Civic Centre Car Park are decommissioned and demolished.
- Scenario 2A: The Civic Centre Car Park is demolished and the Public Safety Building is mothballed and made fit for sale.
- Scenario 2B: The Civic Centre Car Park is demolished and the Public Safety Building is converted to a “safe” vacant structure for subsequent redevelopment by others.

Based on the above, the following general recommendations are provided:

- For demolition of any building, all identified hazardous building materials must be removed and disposed of in accordance with applicable material-specific recommendations provided herein, prior to demolition.
- For options associated with sale or continued vacancy, identified hazardous building materials in poor condition should be addressed (abated or repaired). This would require the following to be completed:
 - Public Safety Building:
 - Damaged ACMs should be abated by appropriately trained personnel (e.g., asbestos abatement contractor personnel), in accordance with the requirements of MB Reg. 217/2006 and the Asbestos Guide. This would involve the following:
 - Patch and repair areas of damaged ACM wall plaster (each area requiring repair is less than one square foot).
 - Patch and repair (or remove and dispose of) insulation on pipe fittings with small, localized areas of damage.
 - Patch and repair areas of damaged ACM duct insulation (each area requiring repair is less than one square foot).
 - Patch and repair areas of damaged ACM tank insulation (each area requiring repair is less than one square foot).
 - Paints in poor condition should be addressed. This would include removal of loose/flaking paint from surfaces. In general, consideration should be given to re-painting surfaces where paints are delaminating, to mitigate the potential for additional delamination and distribution of LCP waste within the area.
 - Re-painting may not be necessary in the scenarios currently being considered by the City of Winnipeg, as there should be limited opportunity for additional “wear and tear”
 - Remove and replace moisture-stained ceiling tiles with new tiles. If staining re-appears on the new tiles, the source of moisture should be identified and corrected.
 - This work can be conducted by regular facility maintenance staff, if conducted prior to the onset of mould growth.
 - Replacement of ceiling tile may be unnecessary, given the scenarios currently being considered by the City of Winnipeg. However,

consideration must be given to the materials beneath water-stained ceiling tiles – as if tiles are not replaced, additional materials beneath them (e.g., carpet, drywall) may become water impacted (if moisture sources remain active) and may provide suitable conditions for mould growth.

- Monitor areas of moisture-stained mechanical insulation. If staining worsens or active moisture is observed, the insulation will require removal. The source of moisture should be identified and repaired prior to reinstatement of new insulation.
 - Insulation that is ACM will require appropriate precautions to protect from asbestos exposure, per the material-specific recommendations below.
- Once items in poor condition have been addressed, hazardous building materials can be managed in place (in accordance with the material-specific recommendations provided herein).
 - For asbestos, and in accordance with the requirements of the Asbestos Guide and MB Reg. 217/2006 an asbestos exposure control plan (also known as an Asbestos Control Plan [ACP]) must be developed and implemented for buildings where ACMs remain. The ACP would serve to compile the available data, results and reports regarding the presence, extent, handling, removal, and disposal of ACMs within the building. The ACP would also provide sections for information regarding future sampling and analysis of suspected ACMs, if required, asbestos-abatement projects, if undertaken, and other information regarding the management of asbestos within the building.

Material-Specific Recommendations

- Asbestos:
 - ACMs that may be impacted during renovation, demolition or other activities must be removed by appropriately trained personnel (e.g., asbestos abatement contractor personnel), in accordance with the requirements of MB Reg. 217/2006 and the Asbestos Guide, and prior to the initiation of project work that will disturb them.
 - Prior to renovation and/or demolition activities that would disturb them, undertake testing of PACMs that may be impacted to determine their asbestos content. Confirmed ACMs should be handled accordingly.
 - Should a material suspected to contain asbestos fibres become uncovered during renovation, demolition or other activities, all work in the areas that may disturb the material should be stopped. Samples of the suspect material should be submitted for laboratory analysis to determine if asbestos fibres are present. Confirmed ACMs should be handled in accordance with applicable guidelines and regulations.
 - Suspected ACMs deemed visually similar to the ACMs identified in this report should be considered asbestos-containing and handled as such, unless proven otherwise, through analytical testing.
 - Asbestos-containing cement pipe may be present below ground—caution should be used at any time when excavation is required.

- Ensure asbestos containing waste is handled, stored, transported and disposed of in accordance with the requirements of the Federal Transportation of Dangerous Goods Regulation and the Manitoba Hazardous Waste Regulation MR 55/2003.
- Lead
 - If and when paints or are to be disturbed and/or removed, including addressing paints in poor condition, ensure compliance with the following:
 - The exposure protection requirements of MB Reg. 217/2006.
 - The disposal requirements of the current version of the Manitoba Hazardous Waste Regulation MR 55/2003.
 - The transportation requirements of Manitoba's The Dangerous Goods Handling and Transportation Act and the Federal Transportation of Dangerous Goods Regulations.
 - Corrective action or remedial work on paint applications containing any concentration of lead should be undertaken in a manner so as to avoid generating fine particulate matter or dust (i.e., avoid sanding). Airborne lead dust or fumes should not exceed the MB Reg. 217/2006 8-hour Occupational Exposure Limit (OEL) of 0.05 milligram per cubic metre (mg/m³) during the removal of paints and products containing any concentration of lead. The use of personal protective equipment is recommended to reduce the potential for over-exposure to lead dust.
 - Actual methods to maintain exposures within applicable limits are to be determined by the contractor through their own risk assessment, which will take into account the lead content of the paints as indicated herein, along with their planned disturbance methods (and associated dust control), tools, PPE and the overall duration of the work.
- PCBs
 - Should a material suspected to contain PCBs become uncovered during renovation, demolition or other activities (i.e., dielectric fluids, hydraulic fluids), all work in the areas that may disturb the material should be stopped. Samples of the suspect material should be submitted for laboratory analysis to determine if PCBs are present.
 - PCB-containing items identified for removal and disposal should be handled, transported, stored and disposed of in accordance with the following:
 - The transportation and disposal requirements of the current version of the Manitoba Hazardous Waste Regulation MR 55/2003.

- The transportation requirements of the Federal Transportation of Dangerous Goods Regulation.
 - The Federal PCB Regulations (SOR/2008-273).
- Mould
 - Based on our observations, mould contamination that would require specific removal and/or disposal considerations was not identified.
 - If significant mould contamination is identified in concealed locations through renovation, demolition or other work, an experienced mould abatement contractor may be required to assist with removal in accordance with applicable guidelines and standards for such work.
- Mercury
 - Complete removal of mercury-containing equipment is required prior to demolition activities that may disturb the equipment. When mercury-containing items (e.g., fluorescent light bulbs/tubes) are removed, ensure all mercury waste is handled, stored, transported and disposed of in accordance with the requirements the following:
 - The transportation and disposal requirements of the current version of the Manitoba Hazardous Waste Regulation MR 55/2003.
 - The transportation requirements of the Federal Transportation of Dangerous Goods Regulation.
 - Precautions should be taken if workers may potentially be exposed to mercury or mercury vapours to ensure that workers exposure levels do not exceed the occupational exposure limit of 0.025 mg/m³ as per the MB Reg. 217/2006. This can be achieved by providing respiratory and skin protection applicable to the hazard and task to be completed.
- ODSs
 - As ODS-containing equipment was not observed, no recommendations have been developed.