Michelle Lavallee

From: Delaine MacDougall
Sent: January-25-19 1:31 PM
To: Lonnie Harmen; Shawn Lin
Cc: Michelle Lavallee
Subject: FW: address on Hazmat Survey
Attachments: SQ1RG18101 - HAZMAT Survey.pdf

Good afternoon, guys.

Please find the revised HAZMAT report.

Thank you!

Delaine MacDougall
Supervisor, Permit Processing
Building Standards Branch
Planning & Development Services Department

From: Brent Sjoberg <BSjoberg@brandt.ca>
Sent: Friday, January 25, 2019 12:41 PM
To: Michelle Lavallee <MLAVALLE@regina.ca>
Cc: Delaine MacDougall <DMACDOUG@regina.ca>; Eric de Waal <edewaal@brandt.ca>; Kelly Clifton <Kelly.Clifton@brandt.ca>
Subject: RE: address on Hazmat Survey

Michelle, attached is the updated document with the correct address. Thanks.

Brent

From: Michelle Lavallee <MLAVALLE@regina.ca>
Sent: January 24, 2019 3:58 PM
To: Brent Sjoberg <BSjoberg@brandt.ca>
Cc: Delaine MacDougall <DMACDOUG@regina.ca>
Subject: address on Hazmat Survey
Importance: High

HI Brent,

It was noticed that the address on the survey is not the correct one. This needs to be site specific. Please have this addressed and email me a new survey with the correct address. Your application is in review currently and will not hold up review, but will hold up issuance.

Thank you

Michelle Lavallee
Manager, Building Standards
City Planning & Development Division

C: 306.531-7502
E: mlavalle@regina.ca
Regina.ca

REGINA | City of Regina

2550 Broad Street , Regina, SK

HAZMAT Assessment

Project #: SQ1RG18101
August 28, 2018

Prepared for:

Brandt Developments Ltd.
302 Mill Street
Regina, SK

Prepared By:

Desmond Slack
Squareone Consulting Ltd.
Regina, SK

Table of Contents

1.0 Introduction

Squareone Consulting Ltd. was authorized by Connie Conard of Brandt Developments Ltd. to conduct a Hazardous Materials Assessment at 2550 Broad Street, Regina, SK. The assessment was conducted on August 24, 2018 by Squareone's Desmond Slack.

The intent of this assessment is to identify both building materials as well as general products that are considered to be hazardous to humans and/or the environment, then produce all findings in a comprehensive and user friendly report. As such, results and findings will be displayed in colour coded floorplans, tables, charts, and links within the report.

2.0 Scope of Work

The scope of work involved in the assessment conducted by Squareone Consulting consist of sampling and/or identifying the following:

- Asbestos containing materials
- Lead based materials
- Mercury containing materials
- Polychlorinated biphenyls (PCB's)
- Radioactive components
- Ozone depleting substances
- Urea formaldehyde
- Visible mould and water damage
- Fecal or microbial

3.0 Methodology

Throughout the completion of this assessment, sampling and/or identifying hazardous materials throughout the building was conducted following general standards outlined by the Saskatchewan Occupational Health and Safety Code, Saskatchewan Asbestos Abatement Manual – 2017 and National Institute for Occupational Safety and Health (NIOSH). This was an intrusive assessment, so areas with little to no access were inspected. Due do the different nature of each material assessed, below is an outline for material-specific methodologies.

3.1 Asbestos Containing Materials

Suspected asbestos containing materials were sampled and sent for laboratory analysis. Once the sample was taken, it was documented with the following information:

- Sample#
- Specific identifying location
- Specific material type
- Condition
- Material distribution throughout building

All asbestos samples were taken following guidelines outlined in the Saskatchewan Asbestos Abatement Manual – 2017 Appendix A.

All bulk asbestos samples are analyzed at EMC Scientific Inc. using Polarized Light Microscopy (PLM) and dispersion staining techniques. All analytical procedures are in accordance with EPA 600/R-93/116 method.

All vermiculite samples are analysed at Wes-Har Asbestos Analysis & Consulting Ltd. using Polarized Light Microscopy (PLM). All analytical procedures are in accordance with EPA 600/R-04/004.

3.2 Lead Based Materials

Materials suspected to contain lead were identified or sampled and sent for laboratory analysis. All lead bulk and paint samples were sent to Caduceon Environmental Laboratories for analysis. All samples were analysed using the EPA Method 6010C – Inductively Coupled Plasma-Atomic Emission Spectrometry to Test for Low Concentration of lead. All samples were then compared to standards provided by Surface Coating Materials Regulations of 0.009%.

3.3 Mercury Containing Materials

A visual inspection was conducted on all thermostats, light bulbs and tubes and pressure-sensing products to determine the presence of mercury. If found, the product was documented and photographed.

3.4 Polychlorinated Biphenyls (PCB's)

PCB's are most common in florescent light ballasts. Newer T-5 & T-8 tubes will not work with ballasts containing PCB's, only fixtures with T-12 lighting tubes need to have the ballasts checked. Ballasts will not be inspected if ballasts are inaccessible and the fixture is not de-energized and tagged out. For this reason, only a visual inspection was conducted on all lighting fixtures.

3.5 Radioactive Components

A visual inspection was conducted throughout the building to determine the presence of radioactive products. If found, the product was documented and photographed.

3.6 Ozone Depleting Substances

A visual inspection was conducted throughout the building for products and systems that usually containing Ozone Depleting Substances. If found, the product was documented and photographed.

3.7 Urea Formaldehyde

A visual inspection was conducted throughout the building to determine the presence of Urea Formaldehyde. If found, the product was documented and photographed.

3.8 Visible Mould and Water Damage

A visual inspection was conducted throughout the building to determine the presence of visible mould and water damage suggesting possible mould growth. If found, the product was documented and photographed. If mould growth was suspected, a swab sample was taken to determine any mould growth.

All swab samples were analyzed using the following method: Direct Microscopy Examination based on "CBS Laboratory Manual Series – Food and Indoor Fungi (2010)".

3.9 Fecal or microbial

A visual inspection was conducted throughout the building to determine the presence of Fecal or Microbial Contamination. If found, the product was documented and photographed.

4.0 Results and Discussion

All results from any laboratory analysis will be shown using a table to display all information pertaining to that sampling.

All Laboratory Certificate of Analysis will be displayed in the corresponding Appendix as stated at the top of the Table.

4.1 Asbestos Containing Materials

During the assessment, multiple products were suspected to possibly contain asbestos, were noted and were sampled. Results show that sixteen (16) samples returned positive for asbestos content: joint compound, vinyl sheet flooring and floor tile, ceiling texture, and wall material.

The following table is a representation of the analysis results.

Sample #	Location	Description	Asbestos Type & %
A1	Front Entrance	Joint Compound	N/A
A2	Front Entrance	Ceiling Tile	N/A
A3	Front Entrance	Brown Vinyl Flooring	N/A
A4	Main Floor Lobby Area	Joint Compound	N/A
A5	Main Floor Lobby Area	Ceiling Texture	Chrysotile – <1.0
A5(2)	Main Floor Lobby Area	Beige Texture Coat	Chrysotile – 2.0
A6	Main Floor Lobby Area	Blue Floor Tile	N/A
A7	Auditorium Entrance	Red Floor Tile	Chrysotile – 2.0
A7(2)	Auditorium Entrance	Black Mastic	N/A
A8	Auditorium Entrance	Joint Compound	N/A
A9	Main Women's Washroom	Blue 9x9 Floor Tile	Chrysotile – 3.0
A9(2)	Main Women's Washroom	Black Mastic	N/A
A10	Main Women's Washroom	Joint Compound	N/A
A11	Club Room; Walls	Joint Compound	N/A
A12	Club Room/ Auditorium Exit Hallway	Red Vinyl	N/A
A13	Auditorium Exit Hallway	Joint Compound	N/A
A14	Auditorium Kitchen	Square Pattern Vinyl Flooring	Chrysotile – 60.0
A15	Auditorium Kitchen; Walls and Ceiling	Joint Compound	N/A

Sample #	Location	Description	Asbestos Type & %
A16	Auditorium; Walls	Joint Compound	N/A
A16(2)	Auditorium; Walls	Off-White Joint Compound	Chrysotile – 1.0
A17	Above Entrance of Auditorium; Walls	Joint Compound	N/A
A18	Auditorium; Walls and Ceiling	Grey Wall Material Insulation	N/A
A18(2)	Auditorium; Walls and Ceiling	Grey Wall Material Insulation	Chrysotile – 5.0 Tremolite - <1.0
A19	Auditorium	Wall Tiles	N/A
A20	Auditorium Side Room	Tan Vinyl Flooring	N/A
A21	Upper Auditorium Room	12x12 Cream Floor Tiles	Chrysotile – 1.0
A21(2)	Upper Auditorium Room	Colourless Mastic	N/A
A22	Upper Auditorium Rm; Walls	Joint Compound	N/A
A23	Auditorium Storage Room; Walls and Ceiling	Joint Compound	N/A
A23(2)	Auditorium Storage Room; Walls and Ceiling	Off White Joint Compound	Chrysotile – <1.0
A24	Auditorium Storage Room; Walls and Ceiling	2nd Layer Plaster	N/A
A26	Main Floor Northwest Hallway	Square Pattern Vinyl	Chrysotile – 60.0
A27	Main Floor Northwest Hallway	Joint Compound	N/A
A28	Main Floor Northwest Hallway	Ceiling Texture	Chrysotile - 3.0
A28(2)	Main Floor Northwest Hallway	White Texture Coat	Chrysotile - 1.0
A29	Main Rm1; Walls	Joint Compound	N/A
A30	Main Rm 2; Walls	Joint Compound	N/A

Sample #	Location	Description	Asbestos Type & %
A31	Main Rm 4; Walls	Joint Compound	N/A
A32	Main Rm 5; Walls	Joint Compound	N/A
A33	Main Rm 8; Walls	Joint Compound	N/A
A34	Main Rm 8	2nd Layer Plaster	N/A
A35	Main Rm 8	Blue 9x9 Tile	Chrysotile - 2.0
A35(2)	Main Rm 8	Black Mastic	N/A
A36	Main Rm 3	Grey 9x9 Tile	Chrysotile - 2.0
A36(2)	Main Rm 3	Black Mastic	N/A
A37	North Stairwell; Walls and Ceiling	Joint Compound	N/A
A38	Upstairs Rm 1	Joint Compound	N/A
A39	Upstairs Rm 1	Ceiling Texture	Chrysotile - 3.0
A40	Upstairs Rm 6	Joint Compound	N/A
A41	Upstairs Rm 7	Joint Compound	N/A
A42	Upstairs Hallway	Rock Pattern Vinyl Flooring	N/A
A43	Upstairs Rm 9	Joint Compound	N/A
A44	Upstairs Rm 10	Joint Compound	N/A
A45	Upstairs Rm 13	Grey Plaster	Chrysotile – <1.0
A45(2)	Upstairs Rm 13	White Plaster	N/A
A46	Upstairs North Hallway; Walls and Ceilings; Men's Washroom	Joint Compound	N/A
A48	Upstairs Hallway; Janitor's Washroom	Green 9x9 Floor Tile	Chrysotile – 2.0
A48(2)	Upstairs Hallway; Janitor's Washroom	Black Mastic	N/A

Sample #	Location	Description	Asbestos Type & %
A49	Upstairs South Hallway	Joint Compound	N/A
A50	Upstairs South Washroom; Walls	Joint Compound	N/A
A51	Upstairs Rm 15	Joint Compound	N/A
A52	Upstairs Rm 15	Joint Compound	N/A
A53	Upstairs Rm 15	Joint Compound	N/A
A54	South Stairwell	Joint Compound	N/A
A55	Upstairs South Hallway	Blue 9x9 Floor Tile	Chrysotile – 2.0
A55(2)	Upstairs South Hallway	Black Mastic	N/A
A57	Rm 20	Joint Compound	N/A
A58	Rm 20	Cream Vinyl Flooring	N/A
A59	Main Floor South Kitchen	Joint Compound	N/A
A60	Main Reception	Ceiling Tile; Pinhole	N/A
A61	Main Floor South Hallway	Joint Compound	N/A
A62	Mech Room	Elbow Mud	N/A
A63	Mech Room	Elbow Mud	N/A
A64	Mech Room	Elbow Mud	N/A
A65	Mech Room	Elbow Mud	N/A
A66	Mech Room	Grey Plaster	N/A
A67	Mech Room	Grey Plaster	N/A
A68	Mech Room	Grey Plaster	N/A
A69	Mech Room Stairwell	Joint Compound	N/A
A70	Rm 9 Upstairs	Brown Vinyl	N/A

Sample #	Location	Description	Asbestos Type & %
A71	Rm 16	White Tile	N/A
A72	Rm 10	Tan Vinyl	N/A
A73	Storage Rm; Main Lobby	Joint Compound	N/A
A74	Storage Room Main Lobby	Teal Vinyl	N/A

Note:
Highlight indicates sample came back positive for asbestos content
N/A indicated that the sample was negative so the information was not applicable

4.2 Lead Based Materials

A total of one (1) lead sample was collected for analysis from throughout the building. A total of three (3) lead samples were tested using LeadCheck analysis. Results from the laboratory analysis shows the one (1) analysed returned with a concentration in excess of 0.009% (90 mg/kg) by weight. Meaning that one (1) sample is to be considered lead containing as stated by Surface Coating Materials Regulations. Two (2) of the LeadCheck tests on the red paint layer, brown paint turned up negative where the third LeadCheck test returned positive on the cream coloured paint on the mechanical room boiler entrance door. Due to the toxicity of lead and the chance of lead release during renovations, Squareone Consulting suggests that all precautions be taken during any removal or renovations.

The following table is a representation of the analysis results.

Sample #	Location	Description	Concentration (% by weight)
L1	Main Floor Room	Cream Paint Colour	0.244
L2	Exterior Windows	Brown Paint Colour	1.26

Notes:
Highlight indicates sample came back higher than the 0.005%
All samples are represented in lead by weight %.

4.3 Mercury Containing Materials

During the building assessment, a mercury containing thermostat and lighting tubes were found.

- Approximately ten (10) mercury containing thermostat was observed.

- Approximately 480 fluorescent lighting tubes were counted.

4.4 Polychlorinated Biphenyls (PCB's)

During the assessment, approximately two hundred and thirty (230) fluorescent lighting fixtures was observed. It was not able to be determined if the ballast in the light fixture contained PCB's, but should be assumed until proved otherwise.

4.5 Radioactive Components

During the assessment, 14 radioactive component products are considered to radioactive components.

4.6 Ozone Depleting Substances

During the assessment, no products are considered to Ozone Depleting Substances components.

4.7 Urea Formaldehyde

During the assessment, no products are considered to contain urea formaldehyde.

4.8 Visible Mould and Water Damage

During the assessment, visible water damage was identified in different areas throughout the building. Excess amounts of water were noted in the mechanical room, along with visible calcium hydroxide deposits on the concrete floor in the mechanical room.

4.9 Fecal or microbial

During the assessment, no visible fecal or microbial contaminates were identified but due to the nature of the building being vacant, possibility of fecal or microbial contaminates may be discovered within the building materials or crawlspaces.

5.0 Conclusions

Based on all observations, documentation and laboratory analysis, Squareone Consulting has collected enough information to make the following conclusions:

5.1 Asbestos Containing Materials

Asbestos containing materials were found in multiple areas of the building, it was determined that the following materials and areas are positive for asbestos content:

- Drywall joint compound auditorium walls, auditorium storage, and upstairs room 13.
- Vinyl sheet flooring from auditorium kitchen, and main floor Northwest hallway.
- Wall material was identified behind the auditorium walls and ceiling, but was also found in various ceilings and should be noted if any renovations are to be done on any ceiling.
- Floor tile from through the entire building (see floor plan for specific areas).
- Ceiling texture all throughout the building was identified as being positive for asbestos containing material.

5.2 Lead Containing Materials

Paint with lead levels exceeding 0.009% by weight is considered to be "lead containing" by Surface Coating Materials Regulations.

Saskatchewan Occupational Health and Safety does not regulate the concentration of lead in paint, but they do have an 8-hour Occupational Exposure Limit of 0.05mg/m^3. Below is a list of all paint samples that returned greater than 0.009%. If any of

the materials below will be altered either during renovations or demolition, all precautions should be taken to limit the amount of lead release and to ensure air levels never exceed the Occupational Exposure Limit. The following materials should be considered lead containing:

- Cream paint from the main floor room
- Brown paint from the exterior window trim

5.3 Mercury Containing Materials

Approximately four hundred and eighty (480) Fluorescent lighting tubes and approximately ten (10) thermostats that were identified during the assessment should be disposed of in accordance to the Waste Control Regulations under the Saskatchewan Environmental Protection and Enhancement Act.

5.4 Polychlorinated Biphenyls (PCB's)

At this moment approximately two hundred and thirty (230) lighting ballast is considered to contain PCB's and is located in the main floor kitchen. PCB ballasts should be disposed of in accordance to the Waste Control Regulations under the Saskatchewan Environmental Protection and Enhancement Act.

5.5 Radioactive Components

During the assessment, potential fourteen (14) radioactive smoke detector products were identified and should be disposed of properly following waste Control Regulations under the Saskatchewan Environment Protection and Enhancement Act.

5.6 Ozone Depleting Substances

During the assessment, no products are considered to radioactive components.

5.7 Urea Formaldehyde

During the assessment, no products are considered to radioactive components.

5.8 Visible Mould and Water Damage

During the assessment, visible water damage was identified in different areas throughout the building. Excess amounts of water were noted in the mechanical room, along with visible calcium hydroxide deposits on the concrete floor in the mechanical room. If demolition is to occur no special safety activities are required. If unprotected persons are to occupy the building for long periods of time, then proper remediation should be done.

5.9 Fecal or microbial

During the assessment, no visible fecal or microbial contaminates were detected but there is a possibility that there may be some within the building materials or crawlspaces. If identified proper procedures should be done to removed such contaminates from the building.

6.0 Closure

Squareone Consulting produced this assessment report for the sole purposes of Brandt Development Ltd. All use of this report must be made with the acknowledgment of Brandt Development Ltd. It is a statement of the presence of all hazardous materials as outlined in the report and as observed on the date this survey was conducted. The conclusions and recommendations contained in this assessment report are based upon professional opinion about the subject matter. These opinions are in accordance with accepted hygiene assessment standards and practices applicable to these locations and are subject to the following inherent limitations:

The data and findings in this assessment report are valid as of the date of the investigation. The passage of time, manifestation of latent conditions may warrant further exploration at the properties, analysis of data, and re-evaluation of the findings, observations, and conclusions expressed in this report.

The data reported and the findings, observations, and conclusions expressed in this report are limited by the Scope of Work. The Scope of Work was defined by but not limited to: the requests of the client, the time and budgetary constraints, and availability of access to the site.

Because of the limitations stated above, the findings, observations and conclusions expressed by Squareone Consulting Ltd. in this report are not, and should not, be considered an opinion concerning compliance of any past or present owner or operator of the site with any federal, provincial or local laws or regulations.

Squareone Consulting produced this assessment report for the sole purposes of Brandt Development Ltd. All use of this report must be made with the acknowledgment of Brandt Development Ltd. It is a statement that the presence of all hazardous materials as outlined in the report and as observed on the date this survey was conducted. The conclusions and recommendations contained in this assessment report are based upon professional opinion about the subject matter. These opinions are in accordance with accepted hygiene assessment standards and practices applicable to these locations and are subject to the following inherent limitations:

Because of the limitations stated above, the findings, observations and conclusions expressed by Squareone Consulting Ltd. in this report are not, and should not, be considered an opinion concerning compliance of any past or present owner or operator of the site with any federal, provincial or local laws or regulations.

No warranty or guarantee, whether expressed or implied, is made with respect to the data or the report findings, observations, and conclusions, which are based solely upon site conditions in existence at the time of investigation.

If you have any questions, comments, or are in need of further assistance please contact me directly.

Sincerely,

Desmond Slack
Branch Manager
Squareone Consulting Ltd.

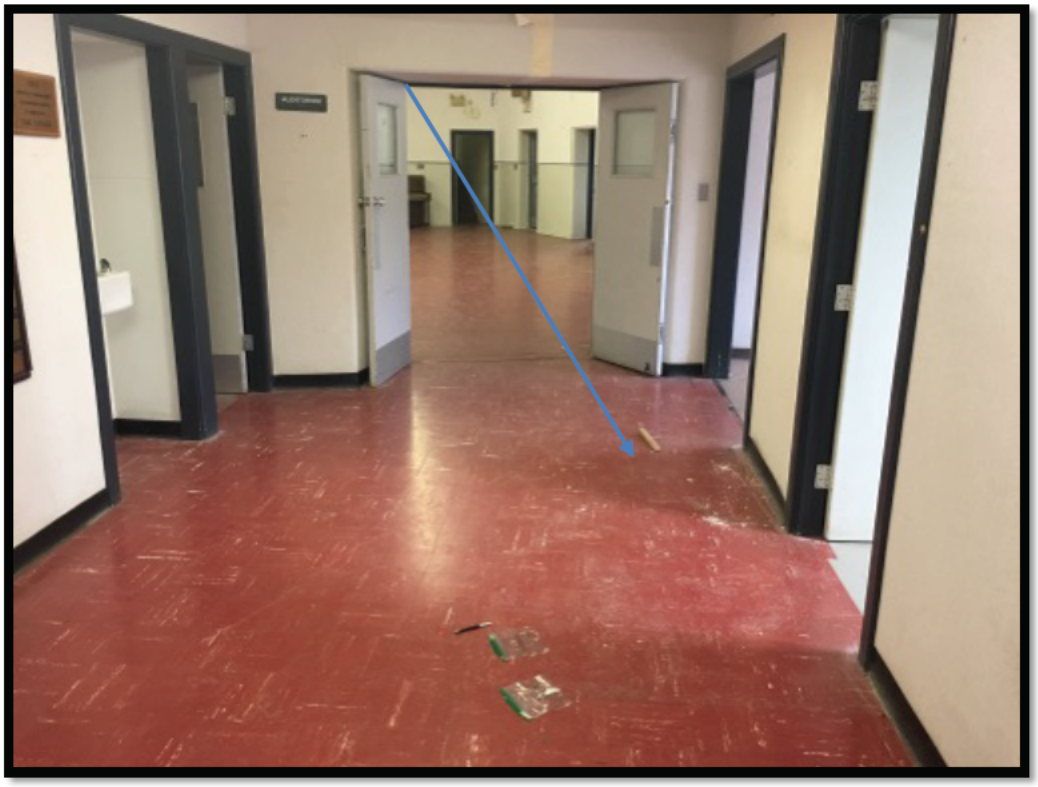
Appendices:

Appendix I	Positive Analysis Photographs
Appendix II	Laboratory Results
Appendix III	Sample/Analysis Floor Plan

Appendix I

Sample A5 – Ceiling Texture / Main Floor Lobby

Sample A7 – Red Floor Tile/ Auditorium Entrance



Sample A9 – Blue Floor Tile / Main Women's Washroom

Sample A14 – Square-patterned Vinyl Flooring / Auditorium Kitchen

Sample A16 – Joint Compound; Walls / Auditorium

Sample A18 – Grey Wall Material Insulation / Auditorium

Sample A21 – 12x12 Cream Floor Tile / Upper Auditorium

Sample A23 – Joint Compound; Walls & Ceiling/ Auditorium Storage Rm

Sample A26 – Square-patterned Vinyl Flooring / Main Floor NW Hallway

Sample A28 – Ceiling Texture / Main Floor NW Hallway

Sample A35 – Blue 9x9 Tile / Main Room 3

Sample A36 – Grey 9x9 Floor Tile/ Main Room 3

Sample A39 – Ceiling Texture / Upstairs, Room 1

Sample A45 – Joint Compound / Upstairs Room 113

Sample A48– Green Floor Tile / Upstairs Hallway; Janitor's Room

Appendix II

emcscientific
INCORPORATED

Laboratory Analysis Report

To:

Desmond Slack
Squareone Consulting
121 4th Street SE
Medicine Hat, Alberta
T1A 0J7

EMC LAB REPORT NUMBER: A42595r*
Job/Project Name: SQ1RG18101 **Job No:** SQ1RG18016
Analysis Method: Polarized Light Microscopy – EPA 600 **Number of Samples:** 71
Date Received: Aug 30/18 **Date Analyzed:** Aug 30 & 31/18 **Date Reported:** Aug 31/18
Analyst: Chengming Li, *Analyst*
Reviewed By: Jon Delos Santos, *Laboratory Supervisor*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A1	A42595-1	Joint Compound; Walls/ Front Entrance	White, joint compound	**ND**			100
A2	A42595-2	Ceiling Tile/ Front Entrance	Grey, ceiling tile	**ND**		65	35
A3	A42595-3	Brown Vinyl Flooring/ Front Entrance	2 Phases: a) Brown, vinyl flooring b) Yellow, mastic	 **ND** **ND**			 100 100
A4	A42595-4	Joint Compound/ Main Floor Lobby	3 Phases: a) Grey, plaster b) White, plaster c) White and off white, joint compound	 **ND** **ND** **ND**			 100 100 100
A5	A42595-5	Ceiling Texture/ Main Floor Lobby	2 Phases: a) White, texture coat b) Beige, texture coat	 **Chrysotile** **Chrysotile**	 **< 1** **2**		 100 98
A6	A42595-6	Blue Floor Tile/ Main Floor Lobby	3 Phases: a) Blue, vinyl flooring b) Black, vinyl backing c) Yellow, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A7	A42595-7	Red Floor Tile/ Auditorium Entrance	2 Phases: a) Red, vinyl floor tile b) Black, mastic	 **Chrysotile** **ND**	 **2**		 98 100

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A8	A42595-8	Joint Compound/ Auditorium Entrance	White, joint compound	**ND**			100
A9	A42595-9	Blue Floor Tile/ Main Woman's Washroom	2 Phases: a) Blue, vinyl floor tile b) Black, mastic	**Chrysotile** **ND**	**3**		97 100
A10	A42595-10	Joint Compound/ Main Woman's Washroom	White, joint compound	**ND**			100
A11	A42595-11	Joint Compound; Walls/ Club Room	White, joint compound	**ND**			100
A12	A42595-12	Red Vinyl/ Club Room/ Auditorium Exit Hallwall	2 Phases: a) Red, vinyl flooring b) Black, vinyl backing	**ND** **ND**		10 70	90 30
A13	A42595-13	Joint Compound/ Auditorium Exit Hallwall	White, joint compound	**ND**			100
A14	A42595-14	Square Pattern Vinyl/ Auditorium Kitchen	Grey, vinyl backing	**Chrysotile**	**60**	10	30
A15	A42595-15	Joint Compound; Walls and Ceiling/ Auditorium Kitchen	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **ND**			100 100
A16	A42595-16	Joint Compound; Walls/ Auditorium	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **Chrysotile**	**1**		100 99
A17	A42595-17	Joint Compound; Above Entrance of Auditorium	White, joint compound	**ND**			100

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A18	A42595-18	Grey Wall Material Insulation/ Auditorium	2 Phases: a) White, plaster b) Beige, cementitious material	 **ND** **Chrysotile** **Tremolite**	 **5** **< 1**	5	 95 95
A19	A42595-19	Wall Tiles/ Auditorium	Grey, ceiling tile	**ND**		65	35
A20	A42595-20	Tan Vinyl/ Auditorium Side Room	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Brown, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A21	A42595-21	12x12 Cream Floor Tiles/ Upper Auditorium Rm	2 Phases: a) Off white, vinyl floor tile b) Colourless, mastic	 **Chrysotile** **ND**	 **1**		 99 100
A22	A42595-22	Joint Compound; Walls/ Upper Auditorium Rm	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A23	A42595-23	Joint Compound; Walls; Ceiling/ Auditorium Storage Rm	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **Chrysotile**	 **< 1**		 100 100
A24	A42595-24	Second Layer Plaster; Auditorium Storage Rm	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A26	A42595-25	Square Pattern Vinyl/ Main Floor Northwest Hallway	Grey, vinyl backing	**Chrysotile**	**60**	10	30
A27	A42595-26	Joint Compound/ Main Floor Northwest Hallway	Off white, joint compound	**ND**			100

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A28	A42595-27	Ceiling Texture/ Main Floor Northwest Hallway	2 Phases: a) Beige, plaster b) White, texture coat	 **Chrysotile** **Chrysotile**	 **3** **1**		 97 99
A29	A42595-28	Joint Compound; Walls/ Main Rm 1	White, joint compound	**ND**			100
A30	A42595-29	Joint Compound; Walls/ Main Rm 2	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100
A31	A42595-30	Joint Compound; Walls/ Main Rm 4	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100
A32	A42595-31	Joint Compound; Walls/ Main Rm 5	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100
A33	A42595-32	Joint Compound; Walls/ Main Rm 8	White, plaster	**ND**			100
A34	A42595-33	2nd Layer Plaster; Walls/ Main Rm 8	Grey, plaster	**ND**			100
A35	A42595-34	Blue 9x9 Tile/ Main Rm 8	2 Phases: a) Blue, vinyl floor tile b) Black, mastic	 **Chrysotile** **ND**	 **2**		 98 100
A36	A42595-35	Grey, 9x9 tile/ main rm 3	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	 **Chrysotile** **ND**	 **2**		 98 100
A37	A42595-36	Joint Compound; Walls; Ceiling/ North Stairwell	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A38	A42595-37	Joint Compound/ Upstairs; Rm 1	White, plaster	**ND**			100
A39	A42595-38	Ceiling Texture/ Upstairs; Rm 1	Beige, texture coat	**Chrysotile**	**3**		97
A40	A42595-39	Joint Compound/ Upstairs Rm 6	White, joint compound	**ND**			100
A41	A42595-40	Joint Compound/ Upstairs Rm 7	White, plaster	**ND**			100
A42	A42595-41	Rock Pattern Vinyl Upstairs Hallway	3 Phases: a) Grey, vinyl flooring b) Black, vinyl backing c) Brown, mastic	 **ND** **ND** **ND**		70	 100 30 100
A43	A42595-42	Joint Compound/ Upstairs Rm 9	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A44	A42595-43	Joint Compound/ Upstairs Rm 10	White, plaster	**ND**			100
A45	A42595-44	Joint Compound/ Upstairs Rm 13	2 Phases: a) Grey, plaster b) White, plaster	 **Chrysotile** **ND**	 **< 1**		 100 100
A46	A42595-45	DWJC walls/ceiling, upstairs N hallway men's washroom	White, plaster	**ND**			100
A48	A42595-46	Green 9x9 Floor Tile/ Upstairs Hallway Janitor Washroom	2 Phases: a) Green, vinyl floor tile b) Black, mastic	 **Chrysotile** **ND**	 **2**		 98 100
A49	A42595-47	Joint Compound/ Upstairs South Hallway	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A50	A42595-48	Joint Compound; Walls/ Upstairs South Washroom	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A51	A42595-49	Joint Compound/ Upstairs Rm 15	White, plaster	**ND**			100
A52	A42595-50	Joint Compound/ Upstairs Rm 15	White, plaster	**ND**			100
A53	A42595-51	Joint Compound/ Upstairs Rm 15	White, plaster	**ND**			100
A54	A42595-52	Joint Compound/ South Stairwell	White, plaster	**ND**			100
A55	A42595-53	Blue Floor Tile/ Upstairs South Hallway	2 Phases: a) Blue, vinyl floor tile b) Black, mastic	 **Chrysotile** **ND**	 **2**		 98 100
A57	A42595-54	Joint Compound/ Upstairs Rm 20	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100
A58	A42595-55	Cream Vinyl Flooring/ Rm 20	Grey, vinyl sheet backing	**ND**		70	30
A59	A42595-56	Joint Compound/ Main Floor South Kitchen	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100
A60	A42595-57	Ceiling Tile; Pin Hole/ Main Reception	Grey, ceiling tile	**ND**		65	35
A61	A42595-58	Joint Compound/ Main Floor South Hallway	White, plaster	**ND**			100
A62	A42595-59	Elbow mud/ Mech Room	Grey, cementitious material	**ND**		5	95

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A63	A42595-60	Elbow mud/ Mech Room	Grey, cementitious material	**ND**		5	95
A64	A42595-61	Elbow Mud/ Mech Room	Grey, cementitious material	**ND**		5	95
A65	A42595-62	Elbow Mud/ Mech Room	Grey, cementitious material	**ND**		5	95
A66	A42595-63	Grey plaster/ Mech Room	Grey, plaster	**ND**			100
A67	A42595-64	Grey plaster/ Mech Room	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A68	A42595-65	Plaster; Ceiling/ Mech Room	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Yellow, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A69	A42595-66	Joint Compound/ Mech Room Stairwell	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Yellow, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A70	A42595-67	Brown Vinyl Tile/ Rm 9 Upstairs	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Brown, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A71	A42595-68	White Tile/ Rm 16	2 Phases: a) White, cementitious material b) Yellow, mastic	 **ND** **ND**			 100 100

emcscientific
INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A72	A42595-69	Tan Vinyl/ Rm 10	3 Phases:				
			a) Beige, vinyl flooring	**ND**		10	90
			b) Black, vinyl backing	**ND**		70	30
			c) Yellow, mastic	**ND**			100
A73	A42595-70	Joint Compound/ Storage Rm; Main Lobby	2 Phases:				
			a) White, plaster	**ND**			100
			b) Off white, joint compound	**ND**			100
A74	A42595-71	Teal Vinyl/ Storage Room Main Lobby	3 Phases:				
			a) Dark green, vinyl flooring	**ND**		10	90
			b) Black, vinyl backing	**ND**		70	30
			c) Brown, mastic	**ND**			100

Note:
1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Alberta Regulatory Threshold for asbestos is 1%. The limit of quantification (LOQ) is 1%.

*Report revised as request by the client on September 4, 2018.

CADUCEON ENVIRONMENTAL LABORATORIES
Client committed. Quality assured.

CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: ---

REPORT No. B18-26356

Report To:

EMC Scientific Inc.
5800 Ambler Dr. #100,
Mississauga ON L4W 4J4 Canada
Attention: Alister Haddad

Caduceon Environmental Laboratories
2378 Holly Lane
Ottawa Ontario K1V 7P1
Tel: 613-526-0123
Fax: 613-526-1244

DATE RECEIVED: 31-Aug-18
DATE REPORTED: 03-Sep-18
SAMPLE MATRIX: Paint Chips

JOB/PROJECT NO.: SQ1RG18101
P.O. NUMBER:
WATERWORKS NO.

Parameter			Lead				
Units			% by wt				
R.L.			0.0005				
Reference Method			EPA 6010				
Date Analyzed/Site			31-Aug-18/O				
Client I.D.	**Sample I.D.**	**Date Collected**					
L1 Main flr rm	B18-26356-1		0.244				

Greg Clarkin , BSc., C. Chem
Lab Manager - Ottawa District

R.L. = Reporting Limit
Test methods may be modified from specified reference method unless indicated by an *
Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie

CADUCEON ENVIRONMENTAL LABORATORIES
Client committed. Quality assured.

CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: ---

REPORT No. B18-26357

Report To:

EMC Scientific Inc.
5800 Ambler Dr. #100,
Mississauga ON L4W 4J4 Canada
Attention: Alister Haddad

Caduceon Environmental Laboratories
2378 Holly Lane
Ottawa Ontario K1V 7P1
Tel: 613-526-0123
Fax: 613-526-1244

DATE RECEIVED: 31-Aug-18
DATE REPORTED: 03-Sep-18
SAMPLE MATRIX: Bulk

JOB/PROJECT NO.: SQ1RG18101
P.O. NUMBER:
WATERWORKS NO.

Parameter			Lead				
Units			% by wt				
R.L.			0.0005				
Reference Method			EPA 6010				
Date Analyzed/Site			31-Aug-18/O				
Client I.D.	**Sample I.D.**	**Date Collected**					
L2 Exterior brwn PC windows	B18-26357-1		1.26				

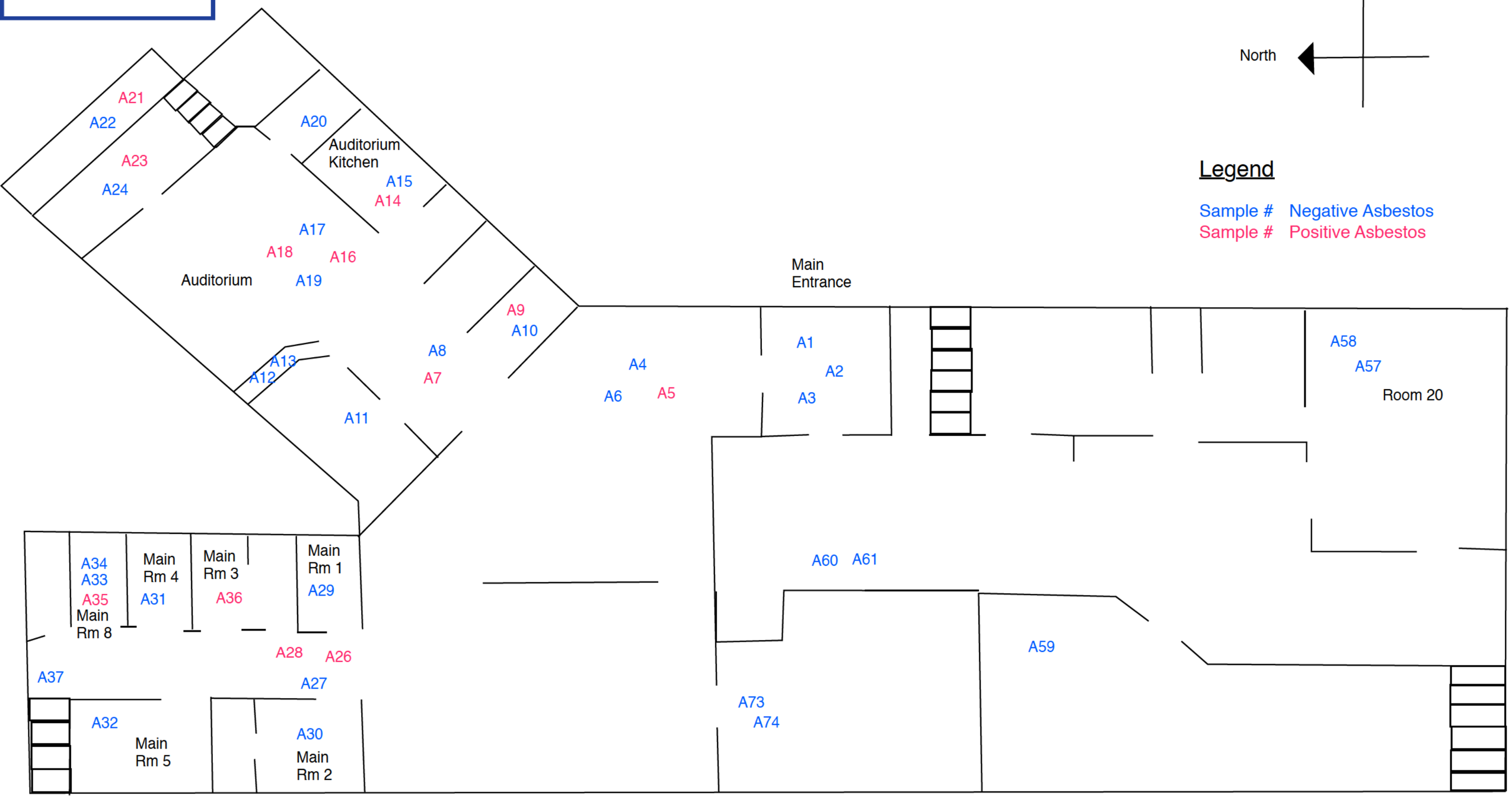
Greg Clarkin , BSc., C. Chem
Lab Manager - Ottawa District

R.L. = Reporting Limit
Test methods may be modified from specified reference method unless indicated by an *
Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie

Appendix III

Floor Plan with Sampling Locations and Results

2550 Broad Street, Regina, SK, Main Level Floor Plan



2550 Broad Street, Regina, SK, Top Level Floor Plan

North

Legend

Sample # Negative Asbestos
Sample # Positive Asbestos

A38
A39
Room 1
Room 3
Room 5
A41
Room 7
A42
A43
A70
Room 9
Room 13
A45
Room 14
Room 15
A51
Room 16
A71
A53
Room 18
A55
A49
A54
Room 2
Room 4
A40
Room 6
Room 8
Room 10
A44
A72
Room 11
Room 12
A46
Washroom
A48
Janitor
Washroom
A50
A52
Room 17
Room 19

406 Broadway Ave E, Regina, SK

HAZMAT Assessment

Project #: SQ1RG18101
August 28, 2018

Prepared for:

Brandt Developments Ltd.
302 Mill Street
Regina, SK

Prepared By:

Desmond Slack
Squareone Consulting Ltd.
Regina, SK

Table of Contents

1.0 Introduction

Squareone Consulting Ltd. was authorized by Connie Conard of Brandt Developments Ltd. to conduct a Hazardous Materials Assessment at 406 Broadway Ave E, Regina, SK. The assessment was conducted on August 24, 2018 by Squareone's Desmond Slack.

The intent of this assessment is to identify both building materials as well as general products that are considered to be hazardous to humans and/or the environment, then produce all findings in a comprehensive and user friendly report. As such, results and findings will be displayed in colour coded floorplans, tables, charts, and links within the report.

2.0 Scope of Work

The scope of work involved in the assessment conducted by Squareone Consulting consist of sampling and/or identifying the following:

- Asbestos containing materials
- Lead based materials
- Mercury containing materials
- Polychlorinated biphenyls (PCB's)
- Radioactive components
- Ozone depleting substances
- Urea formaldehyde
- Visible mould and water damage
- Fecal or microbial

3.0 Methodology

Throughout the completion of this assessment, sampling and/or identifying hazardous materials throughout the building was conducted following general standards outlined by the Saskatchewan Occupational Health and Safety Code, Saskatchewan Asbestos Abatement Manual – 2017 and National Institute for Occupational Safety and Health (NIOSH). This was an intrusive assessment, so areas with little to no access were inspected. Due do the different nature of each material assessed, below is an outline for material-specific methodologies.

3.1 Asbestos Containing Materials

Suspected asbestos containing materials were sampled and sent for laboratory analysis. Once the sample was taken, it was documented with the following information:

- Sample#
- Specific identifying location
- Specific material type
- Condition
- Material distribution throughout building

All asbestos samples were taken following guidelines outlined in the Saskatchewan Asbestos Abatement Manual – 2017 Appendix A.

All bulk asbestos samples are analyzed at EMC Scientific Inc. using Polarized Light Microscopy (PLM) and dispersion staining techniques. All analytical procedures are in accordance with EPA 600/R-93/116 method.

All vermiculite samples are analysed at Wes-Har Asbestos Analysis & Consulting Ltd. using Polarized Light Microscopy (PLM). All analytical procedures are in accordance with EPA 600/R-04/004.

3.2 Lead Based Materials

Materials suspected to contain lead were identified or sampled and sent for laboratory analysis. All lead bulk and paint samples were sent to Caduceon Environmental Laboratories for analysis. All samples were analysed using the EPA Method 6010C – Inductively Coupled Plasma-Atomic Emission Spectrometry to Test for Low Concentration of lead. All samples were then compared to standards provided by Surface Coating Materials Regulations of 0.009%.

3.3 Mercury Containing Materials

A visual inspection was conducted on all thermostats, light bulbs and tubes and pressure-sensing products to determine the presence of mercury. If found, the product was documented and photographed.

3.4 Polychlorinated Biphenyls (PCB's)

PCB's are most common in florescent light ballasts. Newer T-5 & T-8 tubes will not work with ballasts containing PCB's, only fixtures with T-12 lighting tubes need to have the ballasts checked. Ballasts will not be inspected if ballasts are inaccessible and the fixture is not de-energized and tagged out. For this reason, only a visual inspection was conducted on all lighting fixtures.

3.5 Radioactive Components

A visual inspection was conducted throughout the building to determine the presence of radioactive products. If found, the product was documented and photographed.

3.6 Ozone Depleting Substances

A visual inspection was conducted throughout the building for products and systems that usually containing Ozone Depleting Substances. If found, the product was documented and photographed.

3.7 Urea Formaldehyde

A visual inspection was conducted throughout the building to determine the presence of Urea Formaldehyde. If found, the product was documented and photographed.

3.8 Visible Mould and Water Damage

A visual inspection was conducted throughout the building to determine the presence of visible mould and water damage suggesting possible mould growth. If found, the product was documented and photographed. If mould growth was suspected, a swab sample was taken to determine any mould growth.

All swab samples were analyzed using the following method: Direct Microscopy Examination based on "CBS Laboratory Manual Series – Food and Indoor Fungi (2010)".

3.9 Fecal or microbial

A visual inspection was conducted throughout the building to determine the presence of Fecal or Microbial Contamination. If found, the product was documented and photographed.

4.0 Results and Discussion

All results from any laboratory analysis will be shown using a table to display all information pertaining to that sampling.

All Laboratory Certificate of Analysis will be displayed in the corresponding Appendix as stated at the top of the Table.

4.1 Asbestos Containing Materials

During the assessment, multiple products were suspected to possibly contain asbestos, were noted and were sampled. Results show that sixteen (16) samples returned positive for asbestos content: joint compound, vinyl sheet flooring and floor tile, ceiling texture, and wall material.

The following table is a representation of the analysis results.

Sample #	Location	Description	Asbestos Type & %
A1	Front Entrance	Joint Compound	N/A
A2	Front Entrance	Ceiling Tile	N/A
A3	Front Entrance	Brown Vinyl Flooring	N/A
A4	Main Floor Lobby Area	Joint Compound	N/A
A5	Main Floor Lobby Area	Ceiling Texture	Chrysotile – <1.0
A5(2)	Main Floor Lobby Area	Beige Texture Coat	Chrysotile – 2.0
A6	Main Floor Lobby Area	Blue Floor Tile	N/A
A7	Auditorium Entrance	Red Floor Tile	Chrysotile – 2.0
A7(2)	Auditorium Entrance	Black Mastic	N/A
A8	Auditorium Entrance	Joint Compound	N/A
A9	Main Women's Washroom	Blue 9x9 Floor Tile	Chrysotile – 3.0
A9(2)	Main Women's Washroom	Black Mastic	N/A
A10	Main Women's Washroom	Joint Compound	N/A
A11	Club Room; Walls	Joint Compound	N/A
A12	Club Room/ Auditorium Exit Hallway	Red Vinyl	N/A
A13	Auditorium Exit Hallway	Joint Compound	N/A
A14	Auditorium Kitchen	Square Pattern Vinyl Flooring	Chrysotile – 60.0
A15	Auditorium Kitchen; Walls and Ceiling	Joint Compound	N/A

Sample #	Location	Description	Asbestos Type & %
A16	Auditorium; Walls	Joint Compound	N/A
A16(2)	Auditorium; Walls	Off-White Joint Compound	Chrysotile – 1.0
A17	Above Entrance of Auditorium; Walls	Joint Compound	N/A
A18	Auditorium; Walls and Ceiling	Grey Wall Material Insulation	N/A
A18(2)	Auditorium; Walls and Ceiling	Grey Wall Material Insulation	Chrysotile – 5.0 Tremolite - <1.0
A19	Auditorium	Wall Tiles	N/A
A20	Auditorium Side Room	Tan Vinyl Flooring	N/A
A21	Upper Auditorium Room	12x12 Cream Floor Tiles	Chrysotile – 1.0
A21(2)	Upper Auditorium Room	Colourless Mastic	N/A
A22	Upper Auditorium Rm; Walls	Joint Compound	N/A
A23	Auditorium Storage Room; Walls and Ceiling	Joint Compound	N/A
A23(2)	Auditorium Storage Room; Walls and Ceiling	Off White Joint Compound	Chrysotile – <1.0
A24	Auditorium Storage Room; Walls and Ceiling	2nd Layer Plaster	N/A
A26	Main Floor Northwest Hallway	Square Pattern Vinyl	Chrysotile – 60.0
A27	Main Floor Northwest Hallway	Joint Compound	N/A
A28	Main Floor Northwest Hallway	Ceiling Texture	Chrysotile - 3.0
A28(2)	Main Floor Northwest Hallway	White Texture Coat	Chrysotile - 1.0
A29	Main Rm1; Walls	Joint Compound	N/A
A30	Main Rm 2; Walls	Joint Compound	N/A

Sample #	Location	Description	Asbestos Type & %
A31	Main Rm 4; Walls	Joint Compound	N/A
A32	Main Rm 5; Walls	Joint Compound	N/A
A33	Main Rm 8; Walls	Joint Compound	N/A
A34	Main Rm 8	2nd Layer Plaster	N/A
A35	Main Rm 8	Blue 9x9 Tile	Chrysotile - 2.0
A35(2)	Main Rm 8	Black Mastic	N/A
A36	Main Rm 3	Grey 9x9 Tile	Chrysotile - 2.0
A36(2)	Main Rm 3	Black Mastic	N/A
A37	North Stairwell; Walls and Ceiling	Joint Compound	N/A
A38	Upstairs Rm 1	Joint Compound	N/A
A39	Upstairs Rm 1	Ceiling Texture	Chrysotile - 3.0
A40	Upstairs Rm 6	Joint Compound	N/A
A41	Upstairs Rm 7	Joint Compound	N/A
A42	Upstairs Hallway	Rock Pattern Vinyl Flooring	N/A
A43	Upstairs Rm 9	Joint Compound	N/A
A44	Upstairs Rm 10	Joint Compound	N/A
A45	Upstairs Rm 13	Grey Plaster	Chrysotile – <1.0
A45(2)	Upstairs Rm 13	White Plaster	N/A
A46	Upstairs North Hallway; Walls and Ceilings; Men's Washroom	Joint Compound	N/A
A48	Upstairs Hallway; Janitor's Washroom	Green 9x9 Floor Tile	Chrysotile – 2.0
A48(2)	Upstairs Hallway; Janitor's Washroom	Black Mastic	N/A

Sample #	Location	Description	Asbestos Type & %
A49	Upstairs South Hallway	Joint Compound	N/A
A50	Upstairs South Washroom; Walls	Joint Compound	N/A
A51	Upstairs Rm 15	Joint Compound	N/A
A52	Upstairs Rm 15	Joint Compound	N/A
A53	Upstairs Rm 15	Joint Compound	N/A
A54	South Stairwell	Joint Compound	N/A
A55	Upstairs South Hallway	Blue 9x9 Floor Tile	Chrysotile – 2.0
A55(2)	Upstairs South Hallway	Black Mastic	N/A
A57	Rm 20	Joint Compound	N/A
A58	Rm 20	Cream Vinyl Flooring	N/A
A59	Main Floor South Kitchen	Joint Compound	N/A
A60	Main Reception	Ceiling Tile; Pinhole	N/A
A61	Main Floor South Hallway	Joint Compound	N/A
A62	Mech Room	Elbow Mud	N/A
A63	Mech Room	Elbow Mud	N/A
A64	Mech Room	Elbow Mud	N/A
A65	Mech Room	Elbow Mud	N/A
A66	Mech Room	Grey Plaster	N/A
A67	Mech Room	Grey Plaster	N/A
A68	Mech Room	Grey Plaster	N/A
A69	Mech Room Stairwell	Joint Compound	N/A
A70	Rm 9 Upstairs	Brown Vinyl	N/A

Sample #	Location	Description	Asbestos Type & %
A71	Rm 16	White Tile	N/A
A72	Rm 10	Tan Vinyl	N/A
A73	Storage Rm; Main Lobby	Joint Compound	N/A
A74	Storage Room Main Lobby	Teal Vinyl	N/A

Note:
☐ Highlight indicates sample came back positive for asbestos content
N/A indicated that the sample was negative so the information was not applicable

4.2 Lead Based Materials

A total of one (1) lead sample was collected for analysis from throughout the building. A total of three (3) lead samples were tested using LeadCheck analysis. Results from the laboratory analysis shows the one (1) analysed returned with a concentration in excess of 0.009% (90 mg/kg) by weight. Meaning that one (1) sample is to be considered lead containing as stated by Surface Coating Materials Regulations. Two (2) of the LeadCheck tests on the red paint layer, brown paint turned up negative where the third LeadCheck test returned positive on the cream coloured paint on the mechanical room boiler entrance door. Due to the toxicity of lead and the chance of lead release during renovations, Squareone Consulting suggests that all precautions be taken during any removal or renovations.

The following table is a representation of the analysis results.

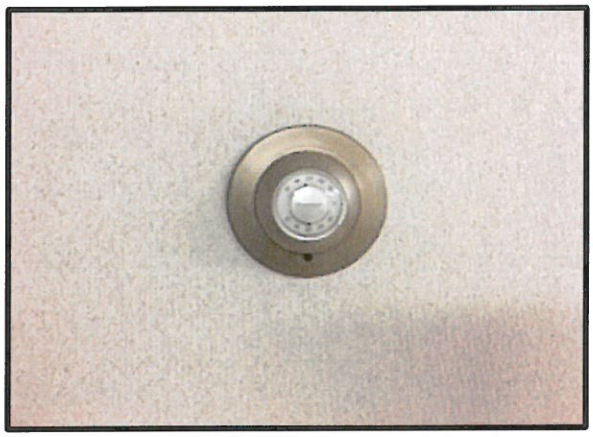
Sample #	Location	Description	Concentration (% by weight)
L1	Main Floor Room	Cream Paint Colour	0.244
L2	Exterior Windows	Brown Paint Colour	1.26

Notes:
☐ Highlight indicates sample came back higher than the 0.005%
All samples are represented in lead by weight %.

4.3 Mercury Containing Materials

During the building assessment, a mercury containing thermostat and lighting tubes were found.

- Approximately ten (10) mercury containing thermostat was observed.



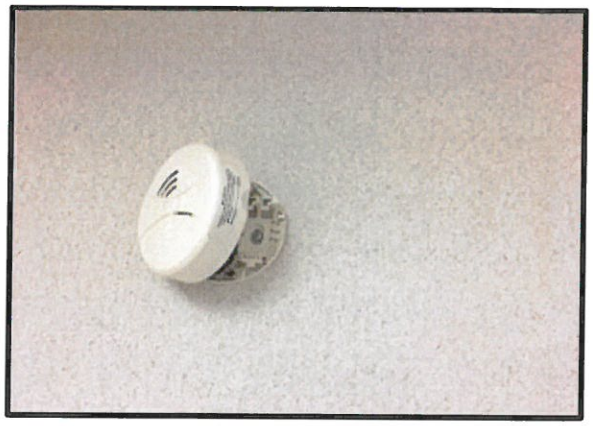
- Approximately 480 fluorescent lighting tubes were counted.

4.4 Polychlorinated Biphenyls (PCB's)

During the assessment, approximately two hundred and thirty (230) fluorescent lighting fixtures was observed. It was not able to be determined if the ballast in the light fixture contained PCB's, but should be assumed until proved otherwise.

4.5 Radioactive Components

During the assessment, 14 radioactive component products are considered to radioactive components.



4.6 Ozone Depleting Substances

During the assessment, no products are considered to Ozone Depleting Substances components.

4.7 Urea Formaldehyde

During the assessment, no products are considered to contain urea formaldehyde.

4.8 Visible Mould and Water Damage

During the assessment, visible water damage was identified in different areas throughout the building. Excess amounts of water were noted in the mechanical room, along with visible calcium hydroxide deposits on the concrete floor in the mechanical room.

4.9 Fecal or microbial

During the assessment, no visible fecal or microbial contaminates were identified but due to the nature of the building being vacant, possibility of fecal or microbial contaminates may be discovered within the building materials or crawlspaces.

5.0 Conclusions

Based on all observations, documentation and laboratory analysis, Squareone Consulting has collected enough information to make the following conclusions:

5.1 Asbestos Containing Materials

Asbestos containing materials were found in multiple areas of the building, it was determined that the following materials and areas are positive for asbestos content:

- Drywall joint compound auditorium walls, auditorium storage, and upstairs room 13.
- Vinyl sheet flooring from auditorium kitchen, and main floor Northwest hallway.
- Wall material was identified behind the auditorium walls and ceiling, but was also found in various ceilings and should be noted if any renovations are to be done on any ceiling.
- Floor tile from through the entire building (see floor plan for specific areas).
- Ceiling texture all throughout the building was identified as being positive for asbestos containing material.

5.2 Lead Containing Materials

Paint with lead levels exceeding 0.009% by weight is considered to be "lead containing" by Surface Coating Materials Regulations.
Saskatchewan Occupational Health and Safety does not regulate the concentration of lead in paint, but they do have an 8-hour Occupational Exposure Limit of 0.05mg/m^3. Below is a list of all paint samples that returned greater than 0.009%. If any of

the materials below will be altered either during renovations or demolition, all precautions should be taken to limit the amount of lead release and to ensure air levels never exceed the Occupational Exposure Limit. The following materials should be considered lead containing:

- Cream paint from the main floor room
- Brown paint from the exterior window trim

5.3 Mercury Containing Materials

Approximately four hundred and eighty (480) Fluorescent lighting tubes and approximately ten (10) thermostats that were identified during the assessment should be disposed of in accordance to the Waste Control Regulations under the Saskatchewan Environmental Protection and Enhancement Act.

5.4 Polychlorinated Biphenyls (PCB's)

At this moment approximately two hundred and thirty (230) lighting ballast is considered to contain PCB's and is located in the main floor kitchen. PCB ballasts should be disposed of in accordance to the Waste Control Regulations under the Saskatchewan Environmental Protection and Enhancement Act.

5.5 Radioactive Components

During the assessment, potential fourteen (14) radioactive smoke detector products were identified and should be disposed of properly following waste Control Regulations under the Saskatchewan Environment Protection and Enhancement Act.

5.6 Ozone Depleting Substances

During the assessment, no products are considered to radioactive components.

5.7 Urea Formaldehyde

During the assessment, no products are considered to radioactive components.

5.8 Visible Mould and Water Damage

During the assessment, visible water damage was identified in different areas throughout the building. Excess amounts of water were noted in the mechanical room, along with visible calcium hydroxide deposits on the concrete floor in the mechanical room. If demolition is to occur no special safety activities are required. If unprotected persons are to occupy the building for long periods of time, then proper remediation should be done.

5.9 Fecal or microbial

During the assessment, no visible fecal or microbial contaminates were detected but there is a possibility that there may be some within the building materials or crawlspaces. If identified proper procedures should be done to removed such contaminates from the building.

6.0 Closure

Squareone Consulting produced this assessment report for the sole purposes of Brandt Development Ltd. All use of this report must be made with the acknowledgment of Brandt Development Ltd. It is a statement of the presence of all hazardous materials as outlined in the report and as observed on the date this survey was conducted. The conclusions and recommendations contained in this assessment report are based upon professional opinion about the subject matter. These opinions are in accordance with accepted hygiene assessment standards and practices applicable to these locations and are subject to the following inherent limitations:

The data and findings in this assessment report are valid as of the date of the investigation. The passage of time, manifestation of latent conditions may warrant further exploration at the properties, analysis of data, and re-evaluation of the findings, observations, and conclusions expressed in this report.

The data reported and the findings, observations, and conclusions expressed in this report are limited by the Scope of Work. The Scope of Work was defined by but not limited to: the requests of the client, the time and budgetary constraints, and availability of access to the site.

Because of the limitations stated above, the findings, observations and conclusions expressed by Squareone Consulting Ltd. in this report are not, and should not, be considered an opinion concerning compliance of any past or present owner or operator of the site with any federal, provincial or local laws or regulations.

Squareone Consulting produced this assessment report for the sole purposes of Brandt Development Ltd. All use of this report must be made with the acknowledgment of Brandt Development Ltd. It is a statement that the presence of all hazardous materials as outlined in the report and as observed on the date this survey was conducted. The conclusions and recommendations contained in this assessment report are based upon professional opinion about the subject matter. These opinions are in accordance with accepted hygiene assessment standards and practices applicable to these locations and are subject to the following inherent limitations:

Because of the limitations stated above, the findings, observations and conclusions expressed by Squareone Consulting Ltd. in this report are not, and should not, be considered an opinion concerning compliance of any past or present owner or operator of the site with any federal, provincial or local laws or regulations.

No warranty or guarantee, whether expressed or implied, is made with respect to the data or the report findings, observations, and conclusions, which are based solely upon site conditions in existence at the time of investigation.

If you have any questions, comments, or are in need of further assistance please contact me directly.

Sincerely,

Desmond Slack
Branch Manager
Squareone Consulting Ltd.

Appendices:

Appendix I	Positive Analysis Photographs
Appendix II	Laboratory Results
Appendix III	Sample/Analysis Floor Plan

Appendix I

Sample A5 – Ceiling Texture / Main Floor Lobby

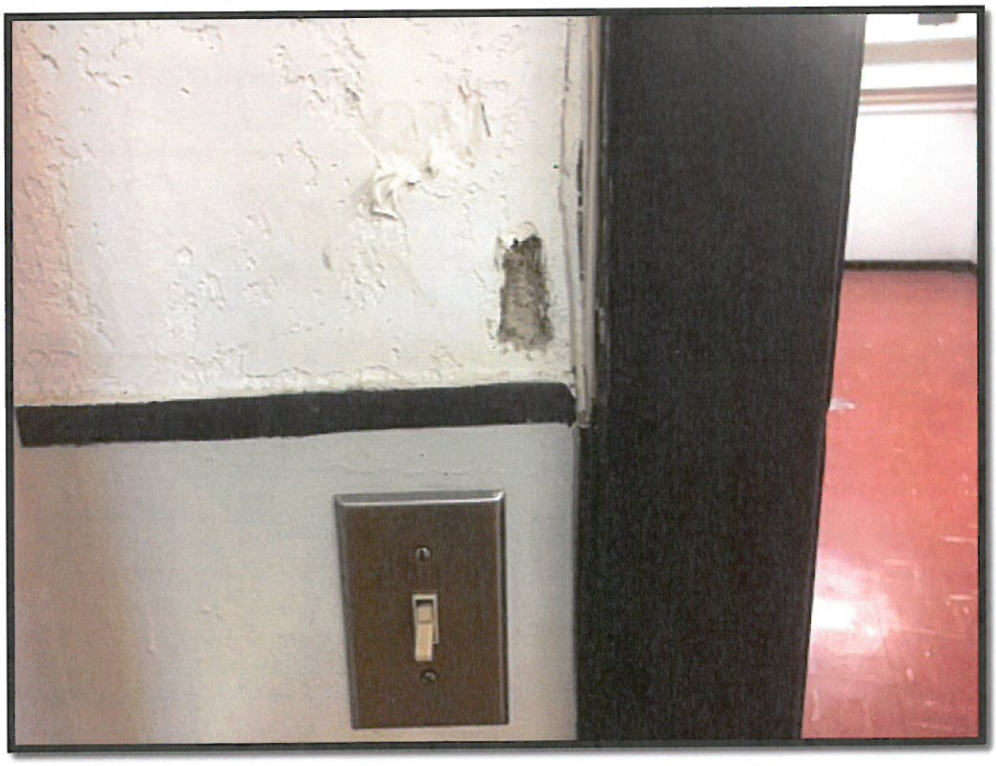
Sample A7 – Red Floor Tile/ Auditorium Entrance

Sample A9 – Blue Floor Tile / Main Women's Washroom

Sample A14 – Square-patterned Vinyl Flooring / Auditorium Kitchen

Sample A16 – Joint Compound; Walls / Auditorium

Sample A18 – Grey Wall Material Insulation / Auditorium



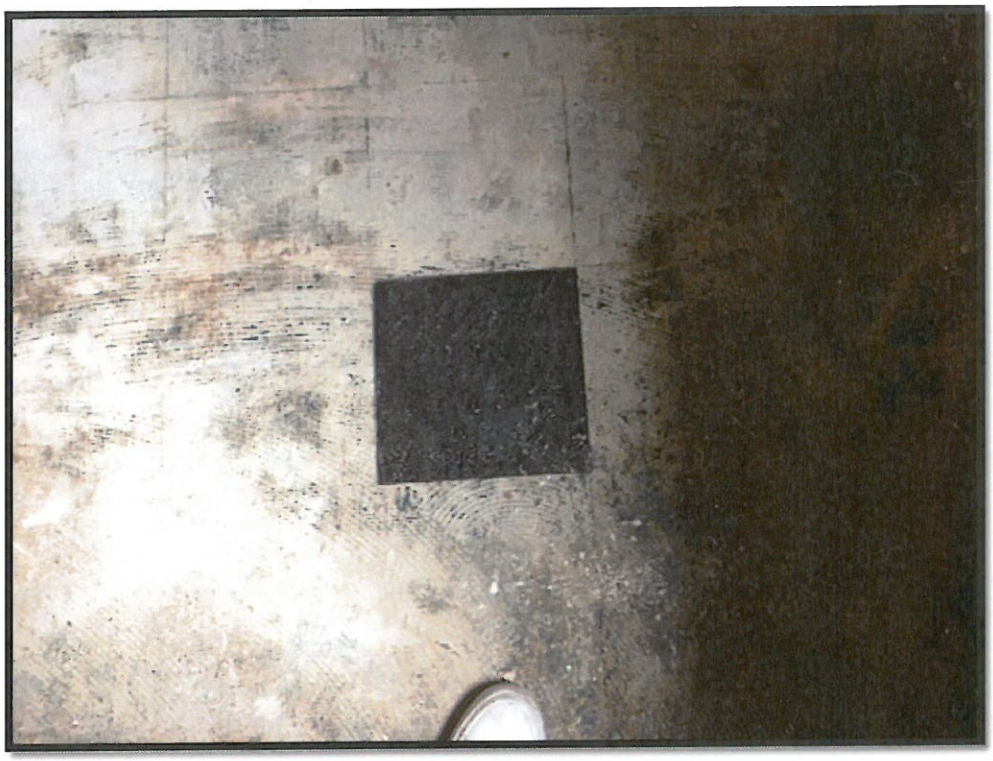
Sample A21 – 12x12 Cream Floor Tile / Upper Auditorium

Sample A23 – Joint Compound; Walls & Ceiling/ Auditorium Storage Rm

Sample A26 – Square-patterned Vinyl Flooring / Main Floor NW Hallway

Sample A28 – Ceiling Texture / Main Floor NW Hallway

Sample A35 – Blue 9x9 Tile / Main Room 3



Sample A36 – Grey 9x9 Floor Tile/ Main Room 3

Sample A39 – Ceiling Texture / Upstairs, Room 1

Sample A45 – Joint Compound / Upstairs Room 113

Sample A48– Green Floor Tile / Upstairs Hallway; Janitor's Room

Appendix II

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Laboratory Analysis Report

To:

Desmond Slack
Squareone Consulting
121 4th Street SE
Medicine Hat, Alberta
T1A 0J7

EMC LAB REPORT NUMBER: A42595r*
Job/Project Name: SQ1RG18101
Job No: SQ1RG18016
Analysis Method: Polarized Light Microscopy – EPA 600
Number of Samples: 71
Date Received: Aug 30/18 **Date Analyzed:** Aug 30 & 31/18 **Date Reported:** Aug 31/18
Analyst: Chengming Li, *Analyst*
Reviewed By: Jon Delos Santos, *Laboratory Supervisor*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A1	A42595-1	Joint Compound; Walls/ Front Entrance	White, joint compound	**ND**			100
A2	A42595-2	Ceiling Tile/ Front Entrance	Grey, ceiling tile	**ND**		65	35
A3	A42595-3	Brown Vinyl Flooring/ Front Entrance	2 Phases: a) Brown, vinyl flooring b) Yellow, mastic	 **ND** **ND**			 100 100
A4	A42595-4	Joint Compound/ Main Floor Lobby	3 Phases: a) Grey, plaster b) White, plaster c) White and off white, joint compound	 **ND** **ND** **ND**			 100 100 100
A5	A42595-5	Ceiling Texture/ Main Floor Lobby	2 Phases: a) White, texture coat b) Beige, texture coat	 **Chrysotile** **Chrysotile**	 **< 1** **2**		 100 98
A6	A42595-6	Blue Floor Tile/ Main Floor Lobby	3 Phases: a) Blue, vinyl flooring b) Black, vinyl backing c) Yellow, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A7	A42595-7	Red Floor Tile/ Auditorium Entrance	2 Phases: a) Red, vinyl floor tile b) Black, mastic	 **Chrysotile** **ND**	 **2**		 98 100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A8	A42595-8	Joint Compound/ Auditorium Entrance	White, joint compound	**ND**			100
A9	A42595-9	Blue Floor Tile/ Main Woman's Washroom	2 Phases: a) Blue, vinyl floor tile b) Black, mastic	**Chrysotile** **ND**	**3**		97 100
A10	A42595-10	Joint Compound/ Main Woman's Washroom	White, joint compound	**ND**			100
A11	A42595-11	Joint Compound; Walls/ Club Room	White, joint compound	**ND**			100
A12	A42595-12	Red Vinyl/ Club Room/ Auditorium Exit Hallwall	2 Phases: a) Red, vinyl flooring b) Black, vinyl backing	**ND** **ND**		10 70	90 30
A13	A42595-13	Joint Compound/ Auditorium Exit Hallwall	White, joint compound	**ND**			100
A14	A42595-14	Square Pattern Vinyl/ Auditorium Kitchen	Grey, vinyl backing	**Chrysotile**	**60**	10	30
A15	A42595-15	Joint Compound; Walls and Ceiling/ Auditorium Kitchen	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **ND**			100 100
A16	A42595-16	Joint Compound; Walls/ Auditorium	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **Chrysotile**	**1**		100 99
A17	A42595-17	Joint Compound; Above Entrance of Auditorium	White, joint compound	**ND**			100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A18	A42595-18	Grey Wall Material Insulation/ Auditorium	2 Phases: a) White, plaster b) Beige, cementitious material	 **ND** **Chrysotile** **Tremolite**	 **5** **< 1**	5	 95 95
A19	A42595-19	Wall Tiles/ Auditorium	Grey, ceiling tile	**ND**		65	35
A20	A42595-20	Tan Vinyl/ Auditorium Side Room	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Brown, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A21	A42595-21	12x12 Cream Floor Tiles/ Upper Auditorium Rm	2 Phases: a) Off white, vinyl floor tile b) Colourless, mastic	 **Chrysotile** **ND**	 **1**		 99 100
A22	A42595-22	Joint Compound; Walls/ Upper Auditorium Rm	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A23	A42595-23	Joint Compound; Walls; Ceiling/ Auditorium Storage Rm	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **Chrysotile**	 **< 1**		 100 100
A24	A42595-24	Second Layer Plaster; Auditorium Storage Rm	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A26	A42595-25	Square Pattern Vinyl/ Main Floor Northwest Hallway	Grey, vinyl backing	**Chrysotile**	**60**	10	30
A27	A42595-26	Joint Compound/ Main Floor Northwest Hallway	Off white, joint compound	**ND**			100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A28	A42595-27	Ceiling Texture/ Main Floor Northwest Hallway	2 Phases: a) Beige, plaster b) White, texture coat	**Chrysotile** **Chrysotile**	**3** **1**		97 99
A29	A42595-28	Joint Compound; Walls/ Main Rm 1	White, joint compound	**ND**			100
A30	A42595-29	Joint Compound; Walls/ Main Rm 2	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **ND**			100 100
A31	A42595-30	Joint Compound; Walls/ Main Rm 4	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **ND**			100 100
A32	A42595-31	Joint Compound; Walls/ Main Rm 5	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **ND**			100 100
A33	A42595-32	Joint Compound; Walls/ Main Rm 8	White, plaster	**ND**			100
A34	A42595-33	2nd Layer Plaster; Walls/ Main Rm 8	Grey, plaster	**ND**			100
A35	A42595-34	Blue 9x9 Tile/ Main Rm 8	2 Phases: a) Blue, vinyl floor tile b) Black, mastic	**Chrysotile** **ND**	**2**		98 100
A36	A42595-35	Grey, 9x9 tile/ main rm 3	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	**Chrysotile** **ND**	**2**		98 100
A37	A42595-36	Joint Compound; Walls; Ceiling/ North Stairwell	2 Phases: a) Grey, plaster b) White, plaster	**ND** **ND**			100 100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A38	A42595-37	Joint Compound/ Upstairs; Rm 1	White, plaster	**ND**			100
A39	A42595-38	Ceiling Texture/ Upstairs; Rm 1	Beige, texture coat	**Chrysotile**	**3**		97
A40	A42595-39	Joint Compound/ Upstairs Rm 6	White, joint compound	**ND**			100
A41	A42595-40	Joint Compound/ Upstairs Rm 7	White, plaster	**ND**			100
A42	A42595-41	Rock Pattern Vinyl Upstairs Hallway	3 Phases: a) Grey, vinyl flooring b) Black, vinyl backing c) Brown, mastic	 **ND** **ND** **ND**		70	 100 30 100
A43	A42595-42	Joint Compound/ Upstairs Rm 9	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A44	A42595-43	Joint Compound/ Upstairs Rm 10	White, plaster	**ND**			100
A45	A42595-44	Joint Compound/ Upstairs Rm 13	2 Phases: a) Grey, plaster b) White, plaster	 **Chrysotile** **ND**	 **< 1**		 100 100
A46	A42595-45	DWJC walls/ceiling, upstairs N hallway men's washroom	White, plaster	**ND**			100
A48	A42595-46	Green 9x9 Floor Tile/ Upstairs Hallway Janitor Washroom	2 Phases: a) Green, vinyl floor tile b) Black, mastic	 **Chrysotile** **ND**	 **2**		 98 100
A49	A42595-47	Joint Compound/ Upstairs South Hallway	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A50	A42595-48	Joint Compound; Walls/ Upstairs South Washroom	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A51	A42595-49	Joint Compound/ Upstairs Rm 15	White, plaster	**ND**			100
A52	A42595-50	Joint Compound/ Upstairs Rm 15	White, plaster	**ND**			100
A53	A42595-51	Joint Compound/ Upstairs Rm 15	White, plaster	**ND**			100
A54	A42595-52	Joint Compound/ South Stairwell	White, plaster	**ND**			100
A55	A42595-53	Blue Floor Tile/ Upstairs South Hallway	2 Phases: a) Blue, vinyl floor tile b) Black, mastic	 **Chrysotile** **ND**	 **2**		 98 100
A57	A42595-54	Joint Compound/ Upstairs Rm 20	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100
A58	A42595-55	Cream Vinyl Flooring/ Rm 20	Grey, vinyl sheet backing	**ND**		70	30
A59	A42595-56	Joint Compound/ Main Floor South Kitchen	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100
A60	A42595-57	Ceiling Tile; Pin Hole/ Main Reception	Grey, ceiling tile	**ND**		65	35
A61	A42595-58	Joint Compound/ Main Floor South Hallway	White, plaster	**ND**			100
A62	A42595-59	Elbow mud/ Mech Room	Grey, cementitious material	**ND**		5	95

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A63	A42595-60	Elbow mud/ Mech Room	Grey, cementitious material	**ND**		5	95
A64	A42595-61	Elbow Mud/ Mech Room	Grey, cementitious material	**ND**		5	95
A65	A42595-62	Elbow Mud/ Mech Room	Grey, cementitious material	**ND**		5	95
A66	A42595-63	Grey plaster/ Mech Room	Grey, plaster	**ND**			100
A67	A42595-64	Grey plaster/ Mech Room	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A68	A42595-65	Plaster; Ceiling/ Mech Room	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Yellow, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A69	A42595-66	Joint Compound/ Mech Room Stairwell	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Yellow, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A70	A42595-67	Brown Vinyl Tile/ Rm 9 Upstairs	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Brown, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A71	A42595-68	White Tile/ Rm 16	2 Phases: a) White, cementitious material b) Yellow, mastic	 **ND** **ND**			 100 100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A72	A42595-69	Tan Vinyl/ Rm 10	3 Phases:				
			a) Beige, vinyl flooring	**ND**		10	90
			b) Black, vinyl backing	**ND**		70	30
			c) Yellow, mastic	**ND**			100
A73	A42595-70	Joint Compound/ Storage Rm; Main Lobby	2 Phases:				
			a) White, plaster	**ND**			100
			b) Off white, joint compound	**ND**			100
A74	A42595-71	Teal Vinyl/ Storage Room Main Lobby	3 Phases:				
			a) Dark green, vinyl flooring	**ND**		10	90
			b) Black, vinyl backing	**ND**		70	30
			c) Brown, mastic	**ND**			100

Note:
1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Alberta Regulatory Threshold for asbestos is 1%. The limit of quantification (LOQ) is 1%.

*Report revised as request by the client on September 4, 2018.

CADUCEON™ ENVIRONMENTAL LABORATORIES
Client committed. Quality assured.

CERTIFICATE OF ANALYSIS

Final Report

REPORT No. B18-26356

C.O.C.: ---

Report To:

EMC Scientific Inc.
5800 Ambler Dr. #100,
Mississauga ON L4W 4J4 Canada
Attention: Alister Haddad

Caduceon Environmental Laboratories
2378 Holly Lane
Ottawa Ontario K1V 7P1
Tel: 613-526-0123
Fax: 613-526-1244

DATE RECEIVED: 31-Aug-18
DATE REPORTED: 03-Sep-18
SAMPLE MATRIX: Paint Chips

JOB/PROJECT NO.: SQ1RG18101
P.O. NUMBER:
WATERWORKS NO.

	Parameter		Lead				
	Units		% by wt				
	R.L.		0.0005				
	Reference Method		EPA 6010				
	Date Analyzed/Site		31-Aug-18/O				
Client I.D.	**Sample I.D.**	**Date Collected**					
L1 Main flr rm	B18-26356-1		0.244				

Greg Clarkin , BSc., C. Chem
Lab Manager - Ottawa District

R.L. = Reporting Limit
Test methods may be modified from specified reference method unless indicated by an *
Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie

CADUCEON™ ENVIRONMENTAL LABORATORIES
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CERTIFICATE OF ANALYSIS

Final Report

REPORT No. B18-26357

C.O.C.: ---

Report To:

EMC Scientific Inc.
5800 Ambler Dr. #100,
Mississauga ON L4W 4J4 Canada
Attention: Alister Haddad

Caduceon Environmental Laboratories
2378 Holly Lane
Ottawa Ontario K1V 7P1
Tel: 613-526-0123
Fax: 613-526-1244

DATE RECEIVED: 31-Aug-18
DATE REPORTED: 03-Sep-18
SAMPLE MATRIX: Bulk

JOB/PROJECT NO.: SQ1RG18101
P.O. NUMBER:
WATERWORKS NO.

	Parameter		Lead				
	Units		% by wt				
	R.L.		0.0005				
	Reference Method		EPA 6010				
	Date Analyzed/Site		31-Aug-18/O				
Client I.D.	**Sample I.D.**	**Date Collected**					
L2 Exterior brwn PC windows	B18-26357-1		1.26				

Greg Clarkin , BSc., C. Chem
Lab Manager - Ottawa District

R.L. = Reporting Limit
Test methods may be modified from specified reference method unless indicated by an *
Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie

Appendix III

Floor Plan with Sampling Locations and Results

406 Broadway Ave E, Regina, SK, Main Level Floor Plan

406 Broadway Ave E, Regina, SK, Top Level Floor Plan

Michelle Lavallee

From: Delaine MacDougall
Sent: January-25-19 9:49 AM
To: Brent Sjoberg
Subject: RE: address on Hazmat Survey

Good morning,

Brenda's contact information is as follows:

Brenda Steponchev
Collections Coordinator
Email: BSTEPONC@regina.ca
Phone:(306) 777-7225

Delaine MacDougall
Supervisor, Permit Processing
Building Standards Branch
Planning & Development Services Department

From: Brent Sjoberg <BSjoberg@brandt.ca>
Sent: Friday, January 25, 2019 9:09 AM
To: Michelle Lavallee <MLAVALLE@regina.ca>
Cc: Delaine MacDougall <DMACDOUG@regina.ca>
Subject: RE: address on Hazmat Survey

That would be great. Thank you.

Do you have Brenda Steponchev's contact info. I can have someone call her.

Brent

From: Michelle Lavallee <MLAVALLE@regina.ca>
Sent: January 25, 2019 8:51 AM
To: Brent Sjoberg <BSjoberg@brandt.ca>
Cc: Delaine MacDougall <DMACDOUG@regina.ca>
Subject: RE: address on Hazmat Survey

HI Brent,
All of the reviews are in process. Unfortunately I am not able to provide their timeline, but can provide you the following of what I do know

16(1)(a)(b)

Delaine will let you know once we have received approvals from all areas. Would that help?

Michelle Lavallee
Manager, Building Standards
Development Services

C: 306.531-7502

From: Brent Sjoberg [mailto:BSjoberg@brandt.ca]
Sent: January-25-19 7:25 AM
To: Michelle Lavallee <MLAVALLE@regina.ca>
Cc: Delaine MacDougall <DMACDOUG@regina.ca>
Subject: Re: address on Hazmat Survey

Thanks Michelle. That will be sent over today.

Are you able to give me an update on the timeline to complete your review? Just want to keep our contractor posted on potential ETA. Thanks.

Brent

On Jan 24, 2019, at 3:58 PM, Michelle Lavallee <MLAVALLE@regina.ca> wrote:

> HI Brent,
>
> It was noticed that the address on the survey is not the correct one. This needs to be site specific. Please have this addressed and email me a new survey with the correct address. Your application is in review currently and will not hold up review, but will hold up issuance.
>
> Thank you
>
> **Michelle Lavallee**
> Manager, Building Standards
> City Planning & Development Division
>
> C: 306.531-7502
> E: mlavalle@regina.ca
> **Regina.ca**
>
> <image001.jpg>
>
> DISCLAIMER: The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you received this in error, please contact the sender and delete or destroy this message and any copies.
>
> <20190124154057848.pdf>

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Michelle Lavallee

From: Michelle Lavallee
Sent: January-25-19 9:14 AM
To: Brent Sjoberg
Cc: Delaine MacDougall
Subject: Re: address on Hazmat Survey

Delaine I am out of office, can you give Brent, Brenda number please.

Thanks
Michelle

Sent from my iPhone

On Jan 25, 2019, at 9:09 AM, Brent Sjoberg <BSjoberg@brandt.ca> wrote:

> That would be great. Thank you.
>
> Do you have Brenda Steponchev's contact info. I can have someone call her.
>
> Brent
>
> **From:** Michelle Lavallee <MLAVALLE@regina.ca>
> **Sent:** January 25, 2019 8:51 AM
> **To:** Brent Sjoberg <BSjoberg@brandt.ca>
> **Cc:** Delaine MacDougall <DMACDOUG@regina.ca>
> **Subject:** RE: address on Hazmat Survey
>
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> Delaine will let you know once we have received approvals from all areas. Would that help?
>
> **Michelle Lavallee**
> Manager, Building Standards
> Development Services
>
> C: 306.531-7502
>
> **From:** Brent Sjoberg [mailto:BSjoberg@brandt.ca]
> **Sent:** January-25-19 7:25 AM
> **To:** Michelle Lavallee <MLAVALLE@regina.ca>
> **Cc:** Delaine MacDougall <DMACDOUG@regina.ca>
> **Subject:** Re: address on Hazmat Survey

Thanks Michelle. That will be sent over today.

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On Jan 24, 2019, at 3:58 PM, Michelle Lavallee <MLAVALLE@regina.ca> wrote:

> HI Brent,
>
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>
> Thank you
>
> **Michelle Lavallee**
> Manager, Building Standards
> City Planning & Development Division
>
> C: 306.531-7502
> E: mlavalle@regina.ca
> **Regina.ca**
>
> <image001.jpg>
>
>
>
> <20190124154057848.pdf>

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Michelle Lavallee

From: Connie Conrad <cconrad@brandt.ca>
Sent: January-25-19 1:32 PM
To: Brenda Steponchev; Delaine MacDougall
Cc: Eric de Waal; Brent Sjoberg; Kelly Clifton
Subject: 2550 Broad St. - Water Shut Off
Attachments: 110932015007100220505.pdf

Hi Brenda,

I have attached here our site audit pro showing the water meter receipt we were given at the time of the meter removal and return on January 3rd 2019. The receipt number is #222282.
I had called the COR on several occasions to have the services shut off and arrange the final billing with the shut off.

We had issues with the shut off as there was damage to a valve at the curb that would not allow the water to be shut off completely. We discovered the water was still accessing the building prior to demolition and I had to call the city several times to ensure that problem was solved. We saw city workers outside repairing this on Jan. 17th, 2019.

Thank you,
Connie Conrad
Project Coordinator

Brandt Developments Ltd.
Box 1876, 302 Mill Street
Regina, SK S4P 3E2
(306) 347-4533 Direct
(306) 526-7072 Cell
cconrad@brandt.ca
www.brandt.ca

Keith & Dave
BDL

1109-320150071/00-220505

CNIB water meter

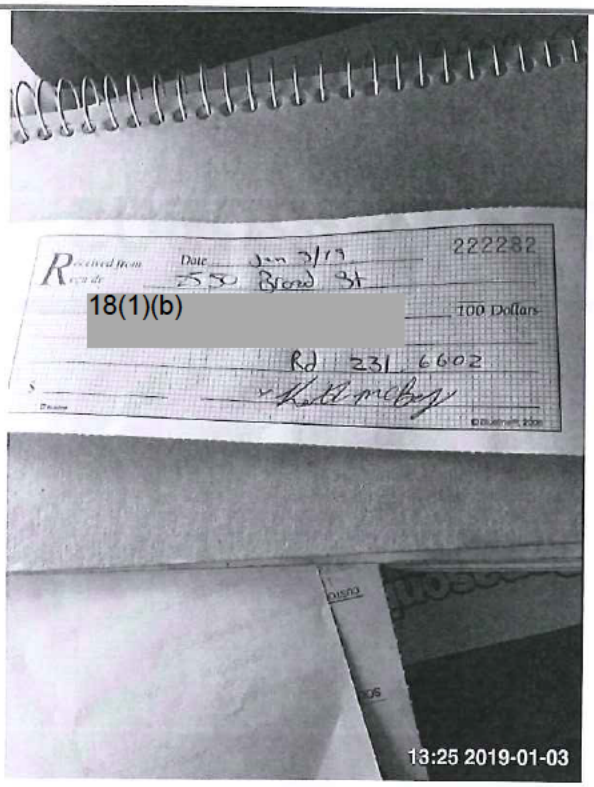
Thursday, January 3, 2019

Prepared For Brandt

2 Issues Identified

ISSUE 1

Removed water meter from basement of 2550 broad st. Took back to city of Regina



ISSUE 2

Receipt for final meter reading.
I will hand it in to one of you guys!

Michelle Lavallee

From: Michelle Lavallee
Sent: January-23-19 9:58 AM
To: Delaine MacDougall; Fred Searle; Christine Clifford
Cc: Diana Hawryluk
Subject: RE: CNIB/PCC/Brandt Letter

HI Delaine et al,

16(1)(a)(b)

I had tried to pre-empt this situation with an email to Brent yesterday with the link to the application information stating specifically that the application had to be signed by the owner.

The letter we received from PCC is only their DP agreement and not a letter of authorization.

I will email Brent once I have the owner's name off of ISC. Jim Gordon is looking into that for me.

Thanks

Michelle Lavallee
Manager, Building Standards
Development Services

C: 306.531-7502

From: Delaine MacDougall
Sent: January-23-19 9:41 AM
To: Michelle Lavallee <MLAVALLE@regina.ca>; Fred Searle <FSEARLE@regina.ca>; Christine Clifford <CCLIFFOR@regina.ca>
Cc: Diana Hawryluk <DHAWRYLU@regina.ca>
Subject: FW: CNIB/PCC/Brandt Letter
Importance: High

Good morning, everyone.

Jim was called downstairs at 8:30 am to meet with someone at the customer interaction station. It's unfortunate that they didn't just go to the front counter – because Jim did not have access to TAS at that back station.

TAS lists the owner of this property as CNIB. The application form has Brandt signing as owner, with a letter of authorization from PCC. Neither Brandt of PCC are the legal land owner.

16(1)(a)(b)

Thank you!

Delaine MacDougall
Supervisor, Permit Processing
Building Standards Branch

From: Ryan Ewart
Sent: Wednesday, January 23, 2019 9:35 AM
To: Delaine MacDougall <DMACDOUG@regina.ca>
Subject: CNIB/PCC/Brandt Letter

Hi Delaine
Attached is the letter about authorization for 2550 Broad. If you can let me know if this will be acceptable for owner's signature.

Thanks,
Ryan Ewart
Residential Building Inspector I
Development Services Department
City Planning & Development Division
P: 306-777-7000

E: rewart@regina.ca
Regina.ca

REGINA | City of Regina

Provincial Capital Commission

2900 Wascana Drive
Box 7111
REGINA SK S4P 3S7

Phone: 306-522-3661
Fax: 306-565-2742

October 15, 2018

Brent D. Sjoberg, CMA, CPA, MBA
Vice President of Investments
Brandt Developments Ltd.
1-3710 Eastgate Drive
Regina SK S4P 2Z5

Dear Mr. Sjoberg:

Re: CNIB Building Demolition Request

This is in response to your request to proceed with demolition of the existing CNIB facility located at 2550 Broad Street, Regina, Saskatchewan. The construction of the existing building predates creation of Wascana Centre, and includes a total building area/footprint of approximately 18,000 ft^2.

With respect to Provincial Capital Commission Bylaw 21 – Preservation of Property, you are hereby granted approval to demolish and remove the CNIB Building located at 2550 Broad Street, Regina, Saskatchewan, more specifically located in the NW18-17-19-W2.

Please note the following conditions apply to this demolition project:

- All provincial and federal regulations for demolition of the structure must be followed.
- Remove and seal off all utility connections to the structure being demolished.
- All coordination of the removal of the utilities will be the requirement and responsibility of the permit holder.
- Site remediation of the area must be completed after the demolition to ensure public safety is not at risk. The Provincial Capital Commission shall review after remediation is complete to approve suitability.
- No costs related to the demolition of the building will be borne by the Provincial Capital Commission.

. . . 2

Should you have any questions or concerns, please contact the undersigned.

Sincerely,

Ryan Whippler
Acting Executive Director, Provincial Capital Commission

cc: Shaun Semple, President & CEO, Brandt
Steve Oke, Vice President – Real Estate, Brandt
Frank Bojkovsky, Principal Architect, Brandt
Patrick Coulthard, Manager Development and Stewardship, PCC
Christall Beaudry, Executive Director – Saskatchewan, CNIB
John Mulka, Regional Vice-President, Western Canada, CNIB

Michelle Lavallee

From: Michelle Lavallee
Sent: January-22-19 10:44 AM
To: Fred Searle; Diana Hawryluk
Cc: Dustin McCall
Subject: RE: CNIB Demolition

16(1)(a)(b)

Michelle Lavallee
Manager, Building Standards
Development Services

C: 306.531-7502

From: Fred Searle
Sent: January-22-19 10:42 AM
To: Diana Hawryluk <DHAWRYLU@regina.ca>
Cc: Dustin McCall <DMCCALL@regina.ca>; Michelle Lavallee <MLAVALLE@regina.ca>
Subject: FW: CNIB Demolition
Importance: High

Hello Diana,

FYI. We received this response from Brent this morning. In follow up I met with Michelle and Tim Schneider. A response will be sent to Brent that work has to cease until we issue the demolition permit. We will further indicate that a building official will visit the site today and if it is evident that work is continuing we will issue the stop work order. Having said that we expect to receive the permit today and normally turn these around in a day or two.

I will keep you posted.

Here is the draft media message:

16(1)(a)(b)

We will release this statement after the SWO has been issued. Please let me know if you have any concerns with the response to the media request.

Fred Searle, MCIP RPP
A/Director, Planning & Development Services Department
2476 Victoria Avenue, Regina SK S4P 3C8
P: 306.777.7000
E: fsearle@regina.ca

REGINA | City of Regina

From: Brent Sjoberg <BSjoberg@brandt.ca>
Sent: Tuesday, January 22, 2019 10:12 AM
To: Michelle Lavallee <MLAVALLE@regina.ca>; Coulthard, Patrick CS <patrick.coulthard@gov.sk.ca>
Cc: Fred Searle <FSEARLE@regina.ca>; Jim Gordon <JGORDON@regina.ca>; Whippler, Ryan CS <ryan.whippler@gov.sk.ca>; Steve Oke <soke@brandt.ca>
Subject: RE: CNIB Demolition
Importance: High

Michelle, we have been working with the PCC for some time, as we understand they have jurisdiction over the property. We have met all requirements communicated to date. We can work on completing the paperwork in short order, but I would expect no stop work order would be issued. All necessary safety precautions have been in place throughout the process.

Please discuss this with the PCC and confirm the path to bring any necessary paperwork up to date without unnecessarily impacting the project. As discussed with Fred, we should not be caught in your jurisdictional issues. Let's ensure a reasonable solution is achieved.

Brent

Brent D. Sjoberg, CPA, CMA, MBA
Vice President - Investments

Brandt Group of Companies
(306) 347-4532 tel
(306) 540-7610 cell
bsjoberg@brandt.ca
www.brandt.ca

From: Michelle Lavallee <MLAVALLE@regina.ca>
Sent: January 22, 2019 9:54 AM
To: Brent Sjoberg <BSjoberg@brandt.ca>
Cc: Fred Searle <FSEARLE@regina.ca>; Jim Gordon <JGORDON@regina.ca>
Subject: CNIB Demolition
Importance: High

Hello Brent,

I would like to introduce myself as the Manager of Building Standards with the City of Regina. I understand you had a phone conversation with Fred Searle, Acting Director of Planning and Development Services this morning about the demolition occurring at the CNIB building. He explained to you our responsibility as the Authority Having Jurisdiction and promised that I would send you information on application for a demolition permit.

Here is the link to our webpage which describes what is required for the demolition permit. All the information is on the right. On the "apply for the demolition permit" link, you will find the application as well as a demolition clearance declaration.

What is required to obtain your permit:

- Application signed by the owner of the property
- Demolition clearance declaration
- Hazardous materials survey stamped by an engineer
- Other approvals that you have obtained

In order to expedite this permit application and approval, i have cc'd Jim Gordon, our permit facilitator for Commercial permits. You may email him your submission package and we will circulate to the appropriate internal agencies as soon as we have the permit in our system.

In keeping with normal process and due to start of demolition without a permit, we are obligated to issue a Stop Work Order on this property. I will be sending a Building Official to the site to issue the order and ensure that work has stopped. It is imperative that you ensure all safety precautions, including a 6 ft fence around the demolition site are put in place during this shut down period in order to be mindful of the public safety.

If you have any questions, please feel free to call me.

Respectfully,

Michelle Lavallee
Manager, Building Standards
City Planning & Development Division

C: 306.531-7502
E: mlavalle@regina.ca
Regina.ca

REGINA | City of Regina

Michelle Lavallee

From: Lonnie Harmen
Sent: January-25-19 4:15 PM
To: gstadnyk@brandt.ca
Subject: 2550 Broad St.

Your building permit application has been approved. There is a fee of $373.00 required before the permit can be issued. Permits can be picked up tomorrow, between 9am and 4:45pm, Monday to Friday at the main floor of City Hall. Note: No construction can start until the fee has been paid and a permit has been issued.

Lonnie Harmen
Permit Facilitator, Building Standards
City Planning & Development Division

E: lharmen@regina.ca
Regina.ca

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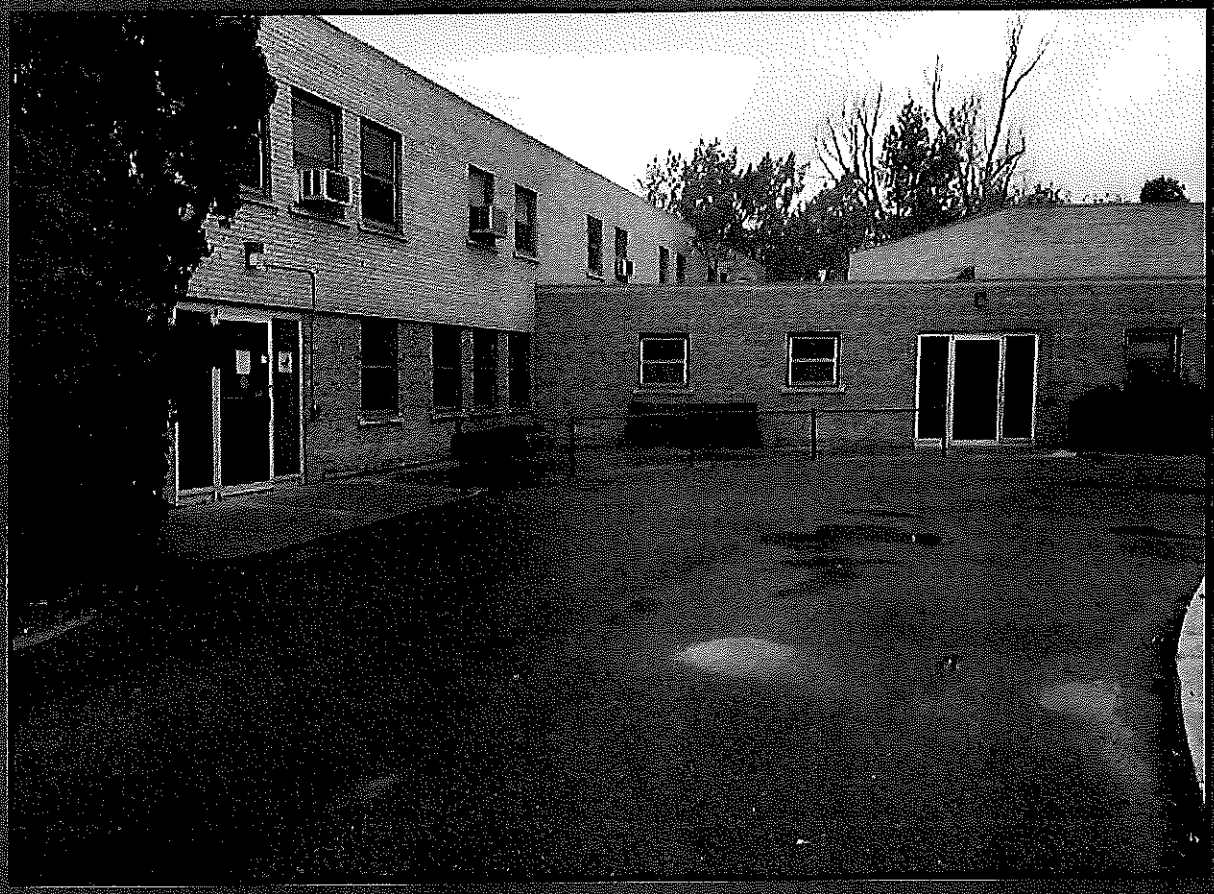
406 Broadway Ave E, Regina, SK

HAZMAT Assessment



Project #: SQ1RG18101
August 28, 2018

Prepared for:

Brandt Developments Ltd.
302 Mill Street
Regina, SK

Prepared By:

Desmond Slack
Squareone Consulting Ltd.
Regina, SK

Michelle Lavallee

From: Michelle Lavallee
Sent: January-24-19 3:49 PM
To: Lonnie Harmen
Cc: Delaine MacDougall
Subject: RE: 2550 Broad Street Demolition

Lonnie would you please scan in the front page for me and send it to my email.

I will email Brandt and let them know

Thanks

Michelle Lavallee
Manager, Building Standards
Development Services

C: 306.531-7502

From: Demolition
Sent: January-24-19 3:45 PM
To: Michelle Lavallee <MLAVALLE@regina.ca>
Cc: Delaine MacDougall <DMACDOUG@regina.ca>
Subject: FW: 2550 Broad Street Demolition

Lonnie Harmen
Permit Facilitator, Building Standards
City Planning & Development Division

E: lharmen@regina.ca
Regina.ca

REGINA | City of Regina

From: Shawn Lin <HLIN@regina.ca>
Sent: Thursday, January 24, 2019 3:29 PM
To: Demolition <Demolition@regina.ca>
Subject: RE: 2550 Broad Street Demolition

Hi Lonnie,

I did not contact the applicant, because this demolition was on social media and I would like to have a specific city reprehensive to call back.

Thanks,

Shawn Lin, Engineer-in-Training.
Technologist II , Development Engineering

Planning & Development Services Department
City Planning & Community Development Division

P: 306-777-7427
E: Hlin@regina.ca
Regina.ca

REGINA | City of Regina

From: Demolition <Demolition@regina.ca>
Sent: Thursday, January 24, 2019 3:13 PM
To: Shawn Lin <HLIN@regina.ca>
Subject: RE: 2550 Broad Street Demolition

Hi Shawn

Thanks for the update. Please verify if you have contacted the applicant regarding the address.

Thanks,

Lonnie Harmen
Permit Facilitator, Building Standards
City Planning & Development Division

E: lharmen@regina.ca
Regina.ca

REGINA | City of Regina

From: Shawn Lin <HLIN@regina.ca>
Sent: Thursday, January 24, 2019 1:45 PM
To: Demolition <Demolition@regina.ca>
Subject: RE: 2550 Broad Street Demolition

Hi there,

Attached HAZMAT Assessment (Hazardous Materials Survey)has address 406 Roadway Ave E, Regina SK, Which does not match demo application address 2250 Broad St.

Please request a updated HAZMAT Assessment report for review and approval.

Thanks,

Shawn Lin, Engineer-in-Training.
Technologist II , Development Engineering
Planning & Development Services Department
City Planning & Community Development Division

P: 306-777-7427

E: Hlin@regina.ca
Regina.ca

REGINA | City of Regina

From: Demolition <Demolition@regina.ca>
Sent: Wednesday, January 23, 2019 5:22 PM
To: Collections <Collections@regina.ca>; Corey Doka <CDOKA@regina.ca>; Glenn Chernick <GCHERNIC@regina.ca>; Janice Grandel <JGRANDEL@regina.ca>; Joe Kochar <JKOCHAR@regina.ca>; Landon Wood <LWOOD@regina.ca>; ReginaTaxation <ReginaTaxation@regina.ca>; Richard Horning <RHORNING@regina.ca>; Ryan Johnston <RJOHNSTO@regina.ca>; Shawn Lin <HLIN@regina.ca>; SolidWaste <SolidWaste@regina.ca>; Vanessa Davies <VDAVIES@regina.ca>; WaterMeterShop <WaterMeterShop@regina.ca>
Subject: 2550 Broad Street Demolition

Good afternoon everyone
Attached is a new demolition for you all to review, 2550 Broad Street (commercial building, formerly C.N.I.B).

They have indicated they are salvaging the following materials:

- Light fixtures
- All steel
- Concrete brick and/or Cementous materials recycled at landfill

Also attached in this email is a copy of the Hazmat Assessment (split into 2 parts). If you require either the letter of authorization or the "Fleet Street Special Waste Disposal Permit" forms, there are paper copies available of them in the folder that should be on the 9th floor very shortly.

Because of the public safety concern with a partially demolished building, we ask that you please expedite your review as much as you are able.

Thanks,
Ryan Ewart
Residential Building Inspector I
Development Services Department
City Planning & Development Division
P: 306-777-7000

E: demolition@regina.ca
Regina.ca

REGINA | City of Regina

City of Regina | REGINA Infinite Horizons

BUILDING STANDARDS BRANCH

APPLICATION FOR DEMOLITION

ADDRESS: ***2550 Broad Street*** *DATE:* ***23-Jan-2019***

LOT: *BLOCK:* ***E*** *SUBDIVISION:* ***Wascana Parkway***

TYPE OF BUILDING: ***Commercial (C.N.I.B.)***

OWNER: *Name:* **Provincial Government Sask. Prop. Management** *Phone:*

Address: **2550 Broad Street** *Postal Code:* **S4P 3Z4**

CONTRACTOR: *Name:* **Silverado Demolition** *Phone:* **(306)525-2239**

Address: **PO Box 8444, Saskatoon Sk.** *Postal Code:* **S7K 6C7**

CLEARANCE FOR DEMOLITION

Department	Date of Approval	Signature/Comments
Building Branch – 9 (4312)		
Zoning, Landscaping – 9 Vanessa Davies (7655)		
Heritage – 9 Vanessa Davies (7655)		
Development Engineering – 8 Landon Wood (3107)		
Environmental Division – 8 Shawn Lin (7427)		
Finance, Property Taxation – 4 ReginaTaxation@regina.ca		
Open Space, Pest Mgmt Park Yard – 4th Avenue Ryan Johnston (7722) Corey Doka (531-8820)		
Open Space, Forestry Park Yard – 4th Avenue Glenn Chernick (535-4623) Janice Grandel (527-8348) Richard Horning (751-4185)		
Utility & Billing Collections@regina.ca Brenda Steponchev (7225)	Jan 25/19	Confirmed with Colin Undergrounds has turned water off after repairing the valve.ds
Water Meter Shop watermetershop@regina.ca Deborah Stearns (7458) Donna Sztrebula (751-4167)	**No Response Required** **Notification of Application only**	
Waste Diversion solidwaste@regina.ca	**No Response Required** **Notification of Application only**	
Solid Waste Division Joe Kochar – 777-7944	**No Response Required** **Notification of Application only**	

Michelle Lavallee

From: Delaine MacDougall
Sent: January-23-19 11:27 AM
To: Ryan Ewart
Subject: Fwd: CNIB/PCC/Brandt Letter

Please see below - 16(1)(a)(b) [redacted]
16(1)(a)(b) [redacted]

Thanks!

Delaine MacDougall
Supervisor of Permit Processing
Building Standards Branch
dmacdoug@regina.ca

Begin forwarded message:

> **From:** Michelle Lavallee <MLAVALLE@regina.ca>
> **Date:** January 23, 2019 at 10:53:00 AM CST
> **To:** Diana Hawryluk <DHAWRYLU@regina.ca>, Christine Clifford <CCLIFFOR@regina.ca>
> **Cc:** Delaine MacDougall <DMACDOUG@regina.ca>, Fred Searle <FSEARLE@regina.ca>
> **Subject: RE: CNIB/PCC/Brandt Letter**
>
> Thank you for the direction Diana, we will send for review.
>
> **Michelle Lavallee**
> Manager, Building Standards
> Development Services
>
> C: 306.531-7502
>
> **From:** Diana Hawryluk
> **Sent:** January-23-19 10:47 AM
> **To:** Christine Clifford <CCLIFFOR@regina.ca>
> **Cc:** Delaine MacDougall <DMACDOUG@regina.ca>; Michelle Lavallee <MLAVALLE@regina.ca>; Fred Searle <FSEARLE@regina.ca>
> **Subject:** Re: CNIB/PCC/Brandt Letter
>
> 21(a)(b) [redacted] 16(1)(a)(b) [redacted] 21(a)(b) [redacted]
>
> Thanks
> D
>
> Sent from my iPhone
>
> On Jan 23, 2019, at 9:59 AM, Christine Clifford <CCLIFFOR@regina.ca> wrote:

This email contains legal advice that is subject to solicitor-client privilege. The email and its content should not be shared with any person who is not a "need to know" City employee.

21(a)(b)

[redacted]

Christine L. Clifford
Legal Counsel
City of Regina – City Solicitor's Office

P: (306) 777-7010
F: (306) 777-6818
E: ccliffor@regina.ca
Regina.ca

<image002.jpg>

From: Delaine MacDougall <DMACDOUG@regina.ca>
Sent: Wednesday, January 23, 2019 9:41 AM
To: Michelle Lavallee <MLAVALLE@regina.ca>; Fred Searle <FSEARLE@regina.ca>; Christine Clifford <CCLIFFOR@regina.ca>
Cc: Diana Hawryluk <DHAWRYLU@regina.ca>
Subject: FW: CNIB/PCC/Brandt Letter
Importance: High

Good morning, everyone.

Jim was called downstairs at 8:30 am to meet with someone at the customer interaction station. It's unfortunate that they didn't just go to the front counter – because Jim did not have access to TAS at that back station.

TAS lists the owner of this property as CNIB. The application form has Brandt signing as owner, with a letter of authorization from PCC. Neither Brandt of PCC are the legal land owner.

16(1)(a)(b)

[redacted]

Thank you!

Delaine MacDougall
Supervisor, Permit Processing
Building Standards Branch
Planning & Development Services Department

From: Ryan Ewart
Sent: Wednesday, January 23, 2019 9:35 AM
To: Delaine MacDougall <DMACDOUG@regina.ca>
Subject: CNIB/PCC/Brandt Letter

Hi Delaine
Attached is the letter about authorization for 2550 Broad. If you can let me know if this will be acceptable for owner's signature.

Thanks,
Ryan Ewart
Residential Building Inspector I
Development Services Department
City Planning & Development Division
P: 306-777-7000

E: rewart@regina.ca
Regina.ca

<image003.jpg>

Provincial Capital Commission

2900 Wascana Drive
Box 7111
REGINA SK S4P 3S7

Phone: 306-522-3661
Fax: 306-565-2742

October 15, 2018

Brent D. Sjoberg, CMA, CPA, MBA
Vice President of Investments
Brandt Developments Ltd.
1-3710 Eastgate Drive
Regina SK S4P 2Z5

Dear Mr. Sjoberg:

Re: CNIB Building Demolition Request

This is in response to your request to proceed with demolition of the existing CNIB facility located at 2550 Broad Street, Regina, Saskatchewan. The construction of the existing building predates creation of Wascana Centre, and includes a total building area/footprint of approximately 18,000 ft^2.

With respect to Provincial Capital Commission Bylaw 21 – Preservation of Property, you are hereby granted approval to demolish and remove the CNIB Building located at 2550 Broad Street, Regina, Saskatchewan, more specifically located in the NW18-17-19-W2.

Please note the following conditions apply to this demolition project:

- All provincial and federal regulations for demolition of the structure must be followed.
- Remove and seal off all utility connections to the structure being demolished.
- All coordination of the removal of the utilities will be the requirement and responsibility of the permit holder.
- Site remediation of the area must be completed after the demolition to ensure public safety is not at risk. The Provincial Capital Commission shall review after remediation is complete to approve suitability.
- No costs related to the demolition of the building will be borne by the Provincial Capital Commission.

. . . 2

Should you have any questions or concerns, please contact the undersigned.

Sincerely,

Ryan Whippler
Acting Executive Director, Provincial Capital Commission

cc: Shaun Semple, President & CEO, Brandt
Steve Oke, Vice President – Real Estate, Brandt
Frank Bojkovsky, Principal Architect, Brandt
Patrick Coulthard, Manager Development and Stewardship, PCC
Christall Beaudry, Executive Director – Saskatchewan, CNIB
John Mulka, Regional Vice-President, Western Canada, CNIB

From:	Demolition
To:	Collections; Corey Doka; Glenn Chernick; Janice Grandel; Joe Kochar; Landon Wood; ReginaTaxation; Richard Horning; Ryan Johnston; Shawn Lin; SolidWaste; Vanessa Davies; WaterMeterShop
Subject:	2550 Broad Street Demolition
Date:	Wednesday, January 23, 2019 5:20:00 PM
Attachments:	image001.jpg 2550 Broad Street (Commercial).doc Hazmat Report (Part 1).pdf Hazmat Report (Part 2).pdf

---

Good afternoon everyone
Attached is a new demolition for you all to review, 2550 Broad Street (commercial building, formerly C.N.I.B).

They have indicated they are salvaging the following materials:

- Light fixtures
- All steel
- Concrete brick and/or Cementous materials recycled at landfill

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Because of the public safety concern with a partially demolished building, we ask that you please expedite your review as much as you are able.

Thanks,

Ryan Ewart
Residential Building Inspector I
Development Services Department
City Planning & Development Division
P: 306-777-7000

E: demolition@regina.ca
Regina.ca

regcr_l_cmyk_al

City of Regina | REGINA Infinite Horizons

BUILDING STANDARDS BRANCH

APPLICATION FOR DEMOLITION

ADDRESS: ***2550 Broad Street*** *DATE:* ***23-Jan-2019***

LOT: *BLOCK:* ***E*** *SUBDIVISION:* ***Wascana Parkway***

TYPE OF BUILDING: ***Commercial (C.N.I.B.)***

OWNER: *Name:* **Provincial Government Sask. Prop. Management** *Phone:*

Address: **2550 Broad Street** *Postal Code:* **S4P 3Z4**

CONTRACTOR: *Name:* **Silverado Demolition** *Phone:* **(306)525-2239**

Address: **PO Box 8444, Saskatoon Sk.** *Postal Code:* **S7K 6C7**

CLEARANCE FOR DEMOLITION

Department	Date of Approval	Signature/Comments
Building Branch – 9 (4312)		
Zoning, Landscaping – 9 Vanessa Davies (7655)		

Heritage – 9 Vanessa Davies (7655)		
Development Engineering – 8 Landon Wood (3107)		
Environmental Division – 8 Shawn Lin (7427)		
Finance, Property Taxation – 4 ReginaTaxation@regina.ca		
Open Space, Pest Mgmt Park Yard – 4th Avenue Ryan Johnston (7722) Corey Doka (531-8820)		
Open Space, Forestry Park Yard – 4th Avenue Glenn Chernick (535-4623) Janice Grandel (527-8348) Richard Horning (751-4185)		
Utility & Billing Collections@regina.ca Brenda Steponchev (7225)		
Water Meter Shop watermetershop@regina.ca Deborah Stearns (7458) Donna Sztrebula (751-4167)	**No Response Required** **Notification of Application only**	
Waste Diversion solidwaste@regina.ca	**No Response Required** **Notification of Application only**	
Solid Waste Division Joe Kochar – 777-7944	**No Response Required** **Notification of Application only**	

406 Broadway Ave E, Regina, SK

HAZMAT Assessment

Project #: SQ1RG18101
August 28, 2018

Prepared for:

Brandt Developments Ltd.
302 Mill Street
Regina, SK

Prepared By:

Desmond Slack
Squareone Consulting Ltd.
Regina, SK

Table of Contents

1.0 Introduction

Squareone Consulting Ltd. was authorized by Connie Conard of Brandt Developments Ltd. to conduct a Hazardous Materials Assessment at 406 Broadway Ave E, Regina, SK. The assessment was conducted on August 24, 2018 by Squareone's Desmond Slack.

The intent of this assessment is to identify both building materials as well as general products that are considered to be hazardous to humans and/or the environment, then produce all findings in a comprehensive and user friendly report. As such, results and findings will be displayed in colour coded floorplans, tables, charts, and links within the report.

2.0 Scope of Work

The scope of work involved in the assessment conducted by Squareone Consulting consist of sampling and/or identifying the following:

- Asbestos containing materials
- Lead based materials
- Mercury containing materials
- Polychlorinated biphenyls (PCB's)
- Radioactive components
- Ozone depleting substances
- Urea formaldehyde
- Visible mould and water damage
- Fecal or microbial

3.0 Methodology

Throughout the completion of this assessment, sampling and/or identifying hazardous materials throughout the building was conducted following general standards outlined by the Saskatchewan Occupational Health and Safety Code, Saskatchewan Asbestos Abatement Manual – 2017 and National Institute for Occupational Safety and Health (NIOSH). This was an intrusive assessment, so areas with little to no access were inspected. Due do the different nature of each material assessed, below is an outline for material-specific methodologies.

3.1 Asbestos Containing Materials

Suspected asbestos containing materials were sampled and sent for laboratory analysis. Once the sample was taken, it was documented with the following information:

- Sample#
- Specific identifying location
- Specific material type
- Condition
- Material distribution throughout building

All asbestos samples were taken following guidelines outlined in the Saskatchewan Asbestos Abatement Manual – 2017 Appendix A.

All bulk asbestos samples are analyzed at EMC Scientific Inc. using Polarized Light Microscopy (PLM) and dispersion staining techniques. All analytical procedures are in accordance with EPA 600/R-93/116 method.

All vermiculite samples are analysed at Wes-Har Asbestos Analysis & Consulting Ltd. using Polarized Light Microscopy (PLM). All analytical procedures are in accordance with EPA 600/R-04/004.

3.2 Lead Based Materials

Materials suspected to contain lead were identified or sampled and sent for laboratory analysis. All lead bulk and paint samples were sent to Caduceon Environmental Laboratories for analysis. All samples were analysed using the EPA Method 6010C – Inductively Coupled Plasma-Atomic Emission Spectrometry to Test for Low Concentration of lead. All samples were then compared to standards provided by Surface Coating Materials Regulations of 0.009%.

3.3 Mercury Containing Materials

A visual inspection was conducted on all thermostats, light bulbs and tubes and pressure-sensing products to determine the presence of mercury. If found, the product was documented and photographed.

3.4 Polychlorinated Biphenyls (PCB's)

PCB's are most common in florescent light ballasts. Newer T-5 & T-8 tubes will not work with ballasts containing PCB's, only fixtures with T-12 lighting tubes need to have the ballasts checked. Ballasts will not be inspected if ballasts are inaccessible and the fixture is not de-energized and tagged out. For this reason, only a visual inspection was conducted on all lighting fixtures.

3.5 Radioactive Components

A visual inspection was conducted throughout the building to determine the presence of radioactive products. If found, the product was documented and photographed.

3.6 Ozone Depleting Substances

A visual inspection was conducted throughout the building for products and systems that usually containing Ozone Depleting Substances. If found, the product was documented and photographed.

3.7 Urea Formaldehyde

A visual inspection was conducted throughout the building to determine the presence of Urea Formaldehyde. If found, the product was documented and photographed.

3.8 Visible Mould and Water Damage

A visual inspection was conducted throughout the building to determine the presence of visible mould and water damage suggesting possible mould growth. If found, the product was documented and photographed. If mould growth was suspected, a swab sample was taken to determine any mould growth.

All swab samples were analyzed using the following method: Direct Microscopy Examination based on "CBS Laboratory Manual Series – Food and Indoor Fungi (2010)".

3.9 Fecal or microbial

A visual inspection was conducted throughout the building to determine the presence of Fecal or Microbial Contamination. If found, the product was documented and photographed.

4.0 Results and Discussion

All results from any laboratory analysis will be shown using a table to display all information pertaining to that sampling.

All Laboratory Certificate of Analysis will be displayed in the corresponding Appendix as stated at the top of the Table.

4.1 Asbestos Containing Materials

During the assessment, multiple products were suspected to possibly contain asbestos, were noted and were sampled. Results show that sixteen (16) samples returned positive for asbestos content: joint compound, vinyl sheet flooring and floor tile, ceiling texture, and wall material.

The following table is a representation of the analysis results.

Sample #	Location	Description	Asbestos Type & %
A1	Front Entrance	Joint Compound	N/A
A2	Front Entrance	Ceiling Tile	N/A
A3	Front Entrance	Brown Vinyl Flooring	N/A
A4	Main Floor Lobby Area	Joint Compound	N/A
A5	Main Floor Lobby Area	Ceiling Texture	Chrysotile – <1.0
A5(2)	Main Floor Lobby Area	Beige Texture Coat	Chrysotile – 2.0
A6	Main Floor Lobby Area	Blue Floor Tile	N/A
A7	Auditorium Entrance	Red Floor Tile	Chrysotile – 2.0
A7(2)	Auditorium Entrance	Black Mastic	N/A
A8	Auditorium Entrance	Joint Compound	N/A
A9	Main Women's Washroom	Blue 9x9 Floor Tile	Chrysotile – 3.0
A9(2)	Main Women's Washroom	Black Mastic	N/A
A10	Main Women's Washroom	Joint Compound	N/A
A11	Club Room; Walls	Joint Compound	N/A
A12	Club Room/ Auditorium Exit Hallway	Red Vinyl	N/A
A13	Auditorium Exit Hallway	Joint Compound	N/A
A14	Auditorium Kitchen	Square Pattern Vinyl Flooring	Chrysotile – 60.0
A15	Auditorium Kitchen; Walls and Ceiling	Joint Compound	N/A

Sample #	Location	Description	Asbestos Type & %
A16	Auditorium; Walls	Joint Compound	N/A
A16(2)	Auditorium; Walls	Off-White Joint Compound	Chrysotile – 1.0
A17	Above Entrance of Auditorium; Walls	Joint Compound	N/A
A18	Auditorium; Walls and Ceiling	Grey Wall Material Insulation	N/A
A18(2)	Auditorium; Walls and Ceiling	Grey Wall Material Insulation	Chrysotile – 5.0 Tremolite - <1.0
A19	Auditorium	Wall Tiles	N/A
A20	Auditorium Side Room	Tan Vinyl Flooring	N/A
A21	Upper Auditorium Room	12x12 Cream Floor Tiles	Chrysotile – 1.0
A21(2)	Upper Auditorium Room	Colourless Mastic	N/A
A22	Upper Auditorium Rm; Walls	Joint Compound	N/A
A23	Auditorium Storage Room; Walls and Ceiling	Joint Compound	N/A
A23(2)	Auditorium Storage Room; Walls and Ceiling	Off White Joint Compound	Chrysotile – <1.0
A24	Auditorium Storage Room; Walls and Ceiling	2nd Layer Plaster	N/A
A26	Main Floor Northwest Hallway	Square Pattern Vinyl	Chrysotile – 60.0
A27	Main Floor Northwest Hallway	Joint Compound	N/A
A28	Main Floor Northwest Hallway	Ceiling Texture	Chrysotile - 3.0
A28(2)	Main Floor Northwest Hallway	White Texture Coat	Chrysotile - 1.0
A29	Main Rm1; Walls	Joint Compound	N/A
A30	Main Rm 2; Walls	Joint Compound	N/A

Sample #	Location	Description	Asbestos Type & %
A31	Main Rm 4; Walls	Joint Compound	N/A
A32	Main Rm 5; Walls	Joint Compound	N/A
A33	Main Rm 8; Walls	Joint Compound	N/A
A34	Main Rm 8	2nd Layer Plaster	N/A
A35	Main Rm 8	Blue 9x9 Tile	Chrysotile - 2.0
A35(2)	Main Rm 8	Black Mastic	N/A
A36	Main Rm 3	Grey 9x9 Tile	Chrysotile - 2.0
A36(2)	Main Rm 3	Black Mastic	N/A
A37	North Stairwell; Walls and Ceiling	Joint Compound	N/A
A38	Upstairs Rm 1	Joint Compound	N/A
A39	Upstairs Rm 1	Ceiling Texture	Chrysotile - 3.0
A40	Upstairs Rm 6	Joint Compound	N/A
A41	Upstairs Rm 7	Joint Compound	N/A
A42	Upstairs Hallway	Rock Pattern Vinyl Flooring	N/A
A43	Upstairs Rm 9	Joint Compound	N/A
A44	Upstairs Rm 10	Joint Compound	N/A
A45	Upstairs Rm 13	Grey Plaster	Chrysotile – <1.0
A45(2)	Upstairs Rm 13	White Plaster	N/A
A46	Upstairs North Hallway; Walls and Ceilings; Men's Washroom	Joint Compound	N/A
A48	Upstairs Hallway; Janitor's Washroom	Green 9x9 Floor Tile	Chrysotile – 2.0
A48(2)	Upstairs Hallway; Janitor's Washroom	Black Mastic	N/A

Sample #	Location	Description	Asbestos Type & %
A49	Upstairs South Hallway	Joint Compound	N/A
A50	Upstairs South Washroom; Walls	Joint Compound	N/A
A51	Upstairs Rm 15	Joint Compound	N/A
A52	Upstairs Rm 15	Joint Compound	N/A
A53	Upstairs Rm 15	Joint Compound	N/A
A54	South Stairwell	Joint Compound	N/A
A55	Upstairs South Hallway	Blue 9x9 Floor Tile	Chrysotile – 2.0
A55(2)	Upstairs South Hallway	Black Mastic	N/A
A57	Rm 20	Joint Compound	N/A
A58	Rm 20	Cream Vinyl Flooring	N/A
A59	Main Floor South Kitchen	Joint Compound	N/A
A60	Main Reception	Ceiling Tile; Pinhole	N/A
A61	Main Floor South Hallway	Joint Compound	N/A
A62	Mech Room	Elbow Mud	N/A
A63	Mech Room	Elbow Mud	N/A
A64	Mech Room	Elbow Mud	N/A
A65	Mech Room	Elbow Mud	N/A
A66	Mech Room	Grey Plaster	N/A
A67	Mech Room	Grey Plaster	N/A
A68	Mech Room	Grey Plaster	N/A
A69	Mech Room Stairwell	Joint Compound	N/A
A70	Rm 9 Upstairs	Brown Vinyl	N/A

Sample #	Location	Description	Asbestos Type & %
A71	Rm 16	White Tile	N/A
A72	Rm 10	Tan Vinyl	N/A
A73	Storage Rm; Main Lobby	Joint Compound	N/A
A74	Storage Room Main Lobby	Teal Vinyl	N/A

Note:
☐ Highlight indicates sample came back positive for asbestos content
N/A indicated that the sample was negative so the information was not applicable

4.2 Lead Based Materials

A total of one (1) lead sample was collected for analysis from throughout the building. A total of three (3) lead samples were tested using LeadCheck analysis. Results from the laboratory analysis shows the one (1) analysed returned with a concentration in excess of 0.009% (90 mg/kg) by weight. Meaning that one (1) sample is to be considered lead containing as stated by Surface Coating Materials Regulations. Two (2) of the LeadCheck tests on the red paint layer, brown paint turned up negative where the third LeadCheck test returned positive on the cream coloured paint on the mechanical room boiler entrance door. Due to the toxicity of lead and the chance of lead release during renovations, Squareone Consulting suggests that all precautions be taken during any removal or renovations.

The following table is a representation of the analysis results.

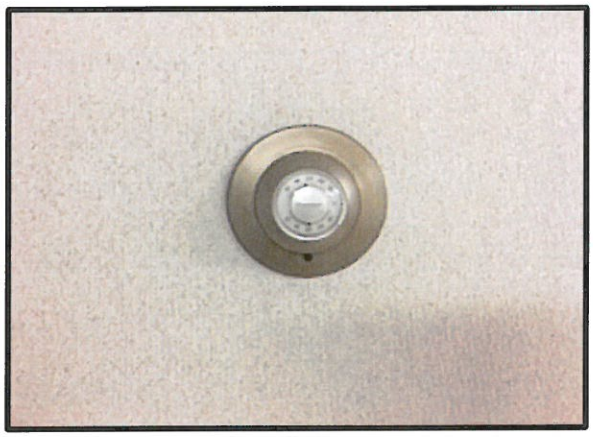
Sample #	Location	Description	Concentration (% by weight)
L1	Main Floor Room	Cream Paint Colour	0.244
L2	Exterior Windows	Brown Paint Colour	1.26

Notes:
☐ Highlight indicates sample came back higher than the 0.005%
All samples are represented in lead by weight %.

4.3 Mercury Containing Materials

During the building assessment, a mercury containing thermostat and lighting tubes were found.

- Approximately ten (10) mercury containing thermostat was observed.



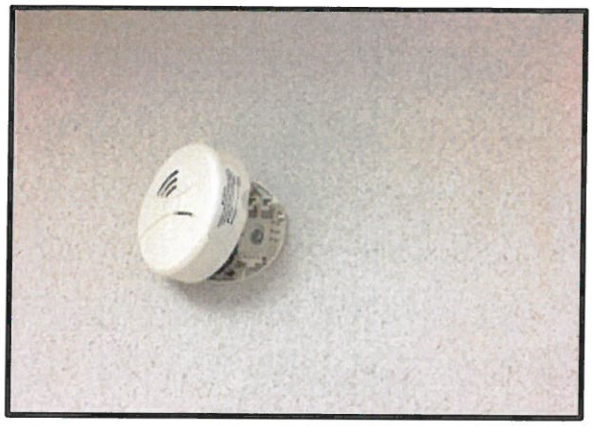
- Approximately 480 fluorescent lighting tubes were counted.

4.4 Polychlorinated Biphenyls (PCB's)

During the assessment, approximately two hundred and thirty (230) fluorescent lighting fixtures was observed. It was not able to be determined if the ballast in the light fixture contained PCB's, but should be assumed until proved otherwise.

4.5 Radioactive Components

During the assessment, 14 radioactive component products are considered to radioactive components.



4.6 Ozone Depleting Substances

During the assessment, no products are considered to Ozone Depleting Substances components.

4.7 Urea Formaldehyde

During the assessment, no products are considered to contain urea formaldehyde.

4.8 Visible Mould and Water Damage

During the assessment, visible water damage was identified in different areas throughout the building. Excess amounts of water were noted in the mechanical room, along with visible calcium hydroxide deposits on the concrete floor in the mechanical room.

4.9 Fecal or microbial

During the assessment, no visible fecal or microbial contaminates were identified but due to the nature of the building being vacant, possibility of fecal or microbial contaminates may be discovered within the building materials or crawlspaces.

5.0 Conclusions

Based on all observations, documentation and laboratory analysis, Squareone Consulting has collected enough information to make the following conclusions:

5.1 Asbestos Containing Materials

Asbestos containing materials were found in multiple areas of the building, it was determined that the following materials and areas are positive for asbestos content:

- Drywall joint compound auditorium walls, auditorium storage, and upstairs room 13.
- Vinyl sheet flooring from auditorium kitchen, and main floor Northwest hallway.
- Wall material was identified behind the auditorium walls and ceiling, but was also found in various ceilings and should be noted if any renovations are to be done on any ceiling.
- Floor tile from through the entire building (see floor plan for specific areas).
- Ceiling texture all throughout the building was identified as being positive for asbestos containing material.

5.2 Lead Containing Materials

Paint with lead levels exceeding 0.009% by weight is considered to be "lead containing" by Surface Coating Materials Regulations.
Saskatchewan Occupational Health and Safety does not regulate the concentration of lead in paint, but they do have an 8-hour Occupational Exposure Limit of 0.05mg/m^3. Below is a list of all paint samples that returned greater than 0.009%. If any of

the materials below will be altered either during renovations or demolition, all precautions should be taken to limit the amount of lead release and to ensure air levels never exceed the Occupational Exposure Limit. The following materials should be considered lead containing:

- Cream paint from the main floor room
- Brown paint from the exterior window trim

5.3 Mercury Containing Materials

Approximately four hundred and eighty (480) Fluorescent lighting tubes and approximately ten (10) thermostats that were identified during the assessment should be disposed of in accordance to the Waste Control Regulations under the Saskatchewan Environmental Protection and Enhancement Act.

5.4 Polychlorinated Biphenyls (PCB's)

At this moment approximately two hundred and thirty (230) lighting ballast is considered to contain PCB's and is located in the main floor kitchen. PCB ballasts should be disposed of in accordance to the Waste Control Regulations under the Saskatchewan Environmental Protection and Enhancement Act.

5.5 Radioactive Components

During the assessment, potential fourteen (14) radioactive smoke detector products were identified and should be disposed of properly following waste Control Regulations under the Saskatchewan Environment Protection and Enhancement Act.

5.6 Ozone Depleting Substances

During the assessment, no products are considered to radioactive components.

5.7 Urea Formaldehyde

During the assessment, no products are considered to radioactive components.

5.8 Visible Mould and Water Damage

During the assessment, visible water damage was identified in different areas throughout the building. Excess amounts of water were noted in the mechanical room, along with visible calcium hydroxide deposits on the concrete floor in the mechanical room. If demolition is to occur no special safety activities are required. If unprotected persons are to occupy the building for long periods of time, then proper remediation should be done.

5.9 Fecal or microbial

During the assessment, no visible fecal or microbial contaminates were detected but there is a possibility that there may be some within the building materials or crawlspaces. If identified proper procedures should be done to removed such contaminates from the building.

6.0 Closure

Squareone Consulting produced this assessment report for the sole purposes of Brandt Development Ltd. All use of this report must be made with the acknowledgment of Brandt Development Ltd. It is a statement of the presence of all hazardous materials as outlined in the report and as observed on the date this survey was conducted. The conclusions and recommendations contained in this assessment report are based upon professional opinion about the subject matter. These opinions are in accordance with accepted hygiene assessment standards and practices applicable to these locations and are subject to the following inherent limitations:

The data and findings in this assessment report are valid as of the date of the investigation. The passage of time, manifestation of latent conditions may warrant further exploration at the properties, analysis of data, and re-evaluation of the findings, observations, and conclusions expressed in this report.

The data reported and the findings, observations, and conclusions expressed in this report are limited by the Scope of Work. The Scope of Work was defined by but not limited to: the requests of the client, the time and budgetary constraints, and availability of access to the site.

Because of the limitations stated above, the findings, observations and conclusions expressed by Squareone Consulting Ltd. in this report are not, and should not, be considered an opinion concerning compliance of any past or present owner or operator of the site with any federal, provincial or local laws or regulations.

Squareone Consulting produced this assessment report for the sole purposes of Brandt Development Ltd. All use of this report must be made with the acknowledgment of Brandt Development Ltd. It is a statement that the presence of all hazardous materials as outlined in the report and as observed on the date this survey was conducted. The conclusions and recommendations contained in this assessment report are based upon professional opinion about the subject matter. These opinions are in accordance with accepted hygiene assessment standards and practices applicable to these locations and are subject to the following inherent limitations:

Because of the limitations stated above, the findings, observations and conclusions expressed by Squareone Consulting Ltd. in this report are not, and should not, be considered an opinion concerning compliance of any past or present owner or operator of the site with any federal, provincial or local laws or regulations.

No warranty or guarantee, whether expressed or implied, is made with respect to the data or the report findings, observations, and conclusions, which are based solely upon site conditions in existence at the time of investigation.

If you have any questions, comments, or are in need of further assistance please contact me directly.

Sincerely,

Desmond Slack
Branch Manager
Squareone Consulting Ltd.

Appendices:

Appendix I	Positive Analysis Photographs
Appendix II	Laboratory Results
Appendix III	Sample/Analysis Floor Plan

Appendix I

Sample A5 – Ceiling Texture / Main Floor Lobby

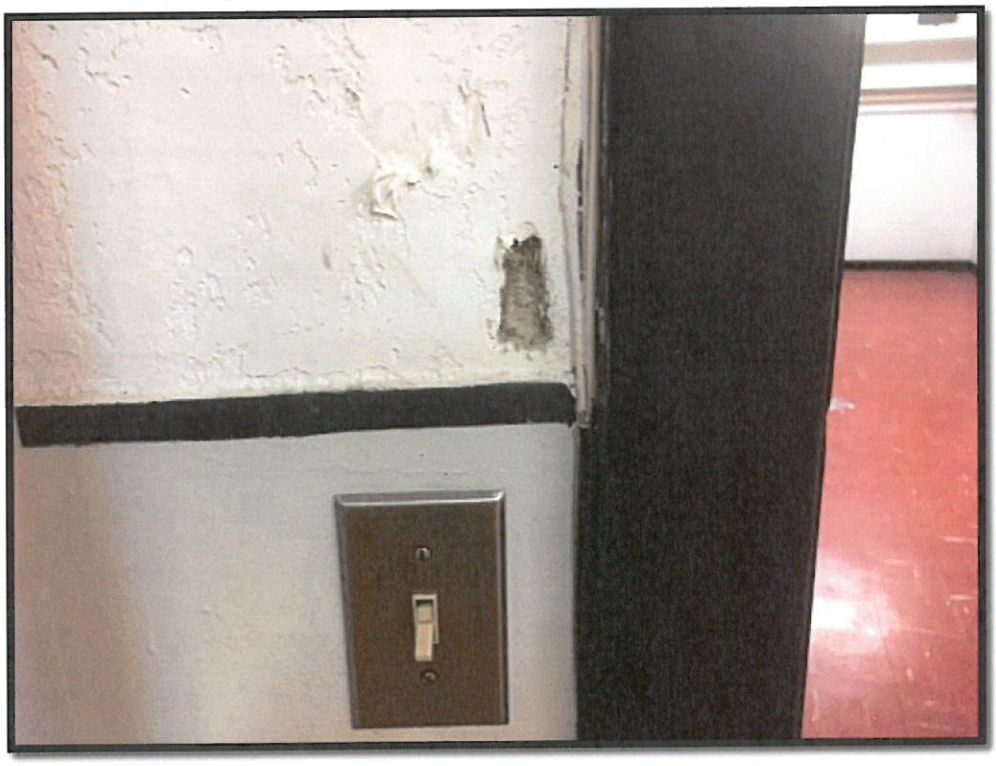
Sample A7 – Red Floor Tile/ Auditorium Entrance

Sample A9 – Blue Floor Tile / Main Women's Washroom

Sample A14 – Square-patterned Vinyl Flooring / Auditorium Kitchen

Sample A16 – Joint Compound; Walls / Auditorium

Sample A18 – Grey Wall Material Insulation / Auditorium



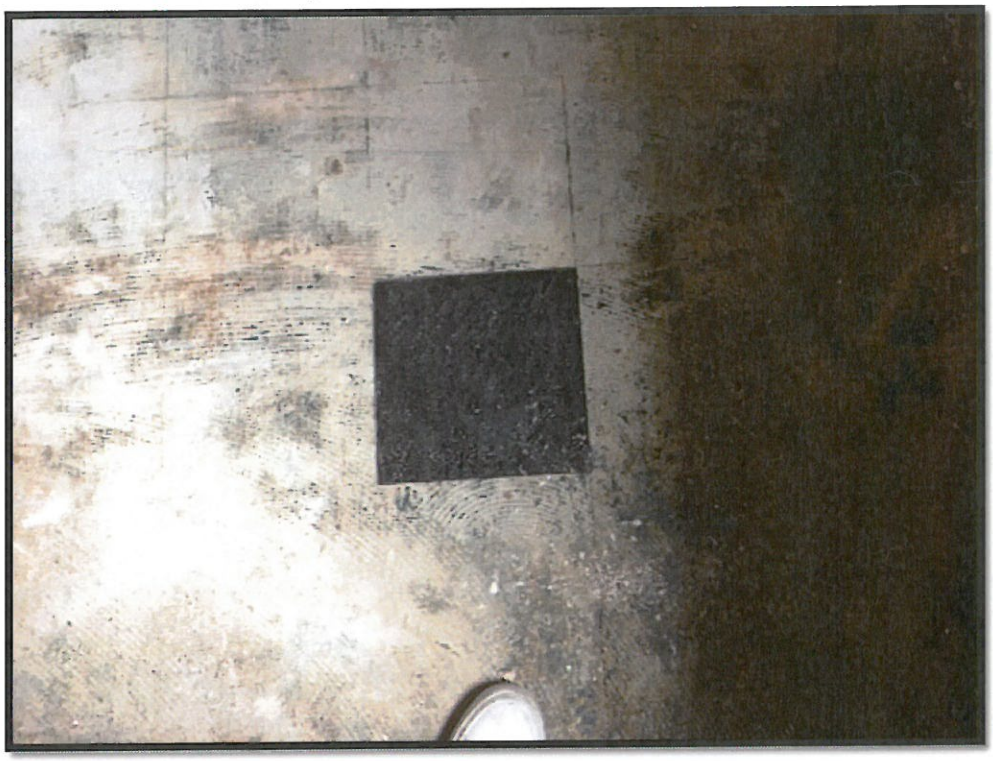
Sample A21 – 12x12 Cream Floor Tile / Upper Auditorium

Sample A23 – Joint Compound; Walls & Ceiling/ Auditorium Storage Rm

Sample A26 – Square-patterned Vinyl Flooring / Main Floor NW Hallway

Sample A28 – Ceiling Texture / Main Floor NW Hallway

Sample A35 – Blue 9x9 Tile / Main Room 3



Sample A36 – Grey 9x9 Floor Tile/ Main Room 3

Sample A39 – Ceiling Texture / Upstairs, Room 1

Sample A45 – Joint Compound / Upstairs Room 113

Sample A48– Green Floor Tile / Upstairs Hallway; Janitor's Room

Appendix II

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Laboratory Analysis Report

To:

Desmond Slack
Squareone Consulting
121 4th Street SE
Medicine Hat, Alberta
T1A 0J7

EMC LAB REPORT NUMBER: A42595r*
Job/Project Name: SQ1RG18101
Job No: SQ1RG18016
Analysis Method: Polarized Light Microscopy – EPA 600
Number of Samples: 71
Date Received: Aug 30/18 **Date Analyzed:** Aug 30 & 31/18 **Date Reported:** Aug 31/18
Analyst: Chengming Li, *Analyst*
Reviewed By: Jon Delos Santos, *Laboratory Supervisor*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A1	A42595-1	Joint Compound; Walls/ Front Entrance	White, joint compound	**ND**			100
A2	A42595-2	Ceiling Tile/ Front Entrance	Grey, ceiling tile	**ND**		65	35
A3	A42595-3	Brown Vinyl Flooring/ Front Entrance	2 Phases: a) Brown, vinyl flooring b) Yellow, mastic	 **ND** **ND**			 100 100
A4	A42595-4	Joint Compound/ Main Floor Lobby	3 Phases: a) Grey, plaster b) White, plaster c) White and off white, joint compound	 **ND** **ND** **ND**			 100 100 100
A5	A42595-5	Ceiling Texture/ Main Floor Lobby	2 Phases: a) White, texture coat b) Beige, texture coat	 **Chrysotile** **Chrysotile**	 **< 1** **2**		 100 98
A6	A42595-6	Blue Floor Tile/ Main Floor Lobby	3 Phases: a) Blue, vinyl flooring b) Black, vinyl backing c) Yellow, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A7	A42595-7	Red Floor Tile/ Auditorium Entrance	2 Phases: a) Red, vinyl floor tile b) Black, mastic	 **Chrysotile** **ND**	 **2**		 98 100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A8	A42595-8	Joint Compound/ Auditorium Entrance	White, joint compound	**ND**			100
A9	A42595-9	Blue Floor Tile/ Main Woman's Washroom	2 Phases: a) Blue, vinyl floor tile b) Black, mastic	**Chrysotile** **ND**	**3**		97 100
A10	A42595-10	Joint Compound/ Main Woman's Washroom	White, joint compound	**ND**			100
A11	A42595-11	Joint Compound; Walls/ Club Room	White, joint compound	**ND**			100
A12	A42595-12	Red Vinyl/ Club Room/ Auditorium Exit Hallwall	2 Phases: a) Red, vinyl flooring b) Black, vinyl backing	**ND** **ND**		10 70	90 30
A13	A42595-13	Joint Compound/ Auditorium Exit Hallwall	White, joint compound	**ND**			100
A14	A42595-14	Square Pattern Vinyl/ Auditorium Kitchen	Grey, vinyl backing	**Chrysotile**	**60**	10	30
A15	A42595-15	Joint Compound; Walls and Ceiling/ Auditorium Kitchen	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **ND**			100 100
A16	A42595-16	Joint Compound; Walls/ Auditorium	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **Chrysotile**	**1**		100 99
A17	A42595-17	Joint Compound; Above Entrance of Auditorium	White, joint compound	**ND**			100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A18	A42595-18	Grey Wall Material Insulation/ Auditorium	2 Phases: a) White, plaster b) Beige, cementitious material	 **ND** **Chrysotile** **Tremolite**	 **5** **< 1**	5	 95 95
A19	A42595-19	Wall Tiles/ Auditorium	Grey, ceiling tile	**ND**		65	35
A20	A42595-20	Tan Vinyl/ Auditorium Side Room	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Brown, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A21	A42595-21	12x12 Cream Floor Tiles/ Upper Auditorium Rm	2 Phases: a) Off white, vinyl floor tile b) Colourless, mastic	 **Chrysotile** **ND**	 **1**		 99 100
A22	A42595-22	Joint Compound; Walls/ Upper Auditorium Rm	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A23	A42595-23	Joint Compound; Walls; Ceiling/ Auditorium Storage Rm	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **Chrysotile**	 **< 1**		 100 100
A24	A42595-24	Second Layer Plaster; Auditorium Storage Rm	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A26	A42595-25	Square Pattern Vinyl/ Main Floor Northwest Hallway	Grey, vinyl backing	**Chrysotile**	**60**	10	30
A27	A42595-26	Joint Compound/ Main Floor Northwest Hallway	Off white, joint compound	**ND**			100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A28	A42595-27	Ceiling Texture/ Main Floor Northwest Hallway	2 Phases: a) Beige, plaster b) White, texture coat	**Chrysotile** **Chrysotile**	**3** **1**		97 99
A29	A42595-28	Joint Compound; Walls/ Main Rm 1	White, joint compound	**ND**			100
A30	A42595-29	Joint Compound; Walls/ Main Rm 2	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **ND**			100 100
A31	A42595-30	Joint Compound; Walls/ Main Rm 4	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **ND**			100 100
A32	A42595-31	Joint Compound; Walls/ Main Rm 5	2 Phases: a) White, plaster b) Off white, joint compound	**ND** **ND**			100 100
A33	A42595-32	Joint Compound; Walls/ Main Rm 8	White, plaster	**ND**			100
A34	A42595-33	2nd Layer Plaster; Walls/ Main Rm 8	Grey, plaster	**ND**			100
A35	A42595-34	Blue 9x9 Tile/ Main Rm 8	2 Phases: a) Blue, vinyl floor tile b) Black, mastic	**Chrysotile** **ND**	**2**		98 100
A36	A42595-35	Grey, 9x9 tile/ main rm 3	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	**Chrysotile** **ND**	**2**		98 100
A37	A42595-36	Joint Compound; Walls; Ceiling/ North Stairwell	2 Phases: a) Grey, plaster b) White, plaster	**ND** **ND**			100 100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A38	A42595-37	Joint Compound/ Upstairs; Rm 1	White, plaster	**ND**			100
A39	A42595-38	Ceiling Texture/ Upstairs; Rm 1	Beige, texture coat	**Chrysotile**	**3**		97
A40	A42595-39	Joint Compound/ Upstairs Rm 6	White, joint compound	**ND**			100
A41	A42595-40	Joint Compound/ Upstairs Rm 7	White, plaster	**ND**			100
A42	A42595-41	Rock Pattern Vinyl Upstairs Hallway	3 Phases: a) Grey, vinyl flooring b) Black, vinyl backing c) Brown, mastic	 **ND** **ND** **ND**		70	 100 30 100
A43	A42595-42	Joint Compound/ Upstairs Rm 9	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A44	A42595-43	Joint Compound/ Upstairs Rm 10	White, plaster	**ND**			100
A45	A42595-44	Joint Compound/ Upstairs Rm 13	2 Phases: a) Grey, plaster b) White, plaster	 **Chrysotile** **ND**	 **< 1**		 100 100
A46	A42595-45	DWJC walls/ceiling, upstairs N hallway men's washroom	White, plaster	**ND**			100
A48	A42595-46	Green 9x9 Floor Tile/ Upstairs Hallway Janitor Washroom	2 Phases: a) Green, vinyl floor tile b) Black, mastic	 **Chrysotile** **ND**	 **2**		 98 100
A49	A42595-47	Joint Compound/ Upstairs South Hallway	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100

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INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A50	A42595-48	Joint Compound; Walls/ Upstairs South Washroom	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A51	A42595-49	Joint Compound/ Upstairs Rm 15	White, plaster	**ND**			100
A52	A42595-50	Joint Compound/ Upstairs Rm 15	White, plaster	**ND**			100
A53	A42595-51	Joint Compound/ Upstairs Rm 15	White, plaster	**ND**			100
A54	A42595-52	Joint Compound/ South Stairwell	White, plaster	**ND**			100
A55	A42595-53	Blue Floor Tile/ Upstairs South Hallway	2 Phases: a) Blue, vinyl floor tile b) Black, mastic	 **Chrysotile** **ND**	 **2**		 98 100
A57	A42595-54	Joint Compound/ Upstairs Rm 20	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100
A58	A42595-55	Cream Vinyl Flooring/ Rm 20	Grey, vinyl sheet backing	**ND**		70	30
A59	A42595-56	Joint Compound/ Main Floor South Kitchen	2 Phases: a) White, plaster b) Off white, joint compound	 **ND** **ND**			 100 100
A60	A42595-57	Ceiling Tile; Pin Hole/ Main Reception	Grey, ceiling tile	**ND**		65	35
A61	A42595-58	Joint Compound/ Main Floor South Hallway	White, plaster	**ND**			100
A62	A42595-59	Elbow mud/ Mech Room	Grey, cementitious material	**ND**		5	95

emcscientific
INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A63	A42595-60	Elbow mud/ Mech Room	Grey, cementitious material	**ND**		5	95
A64	A42595-61	Elbow Mud/ Mech Room	Grey, cementitious material	**ND**		5	95
A65	A42595-62	Elbow Mud/ Mech Room	Grey, cementitious material	**ND**		5	95
A66	A42595-63	Grey plaster/ Mech Room	Grey, plaster	**ND**			100
A67	A42595-64	Grey plaster/ Mech Room	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **ND**			 100 100
A68	A42595-65	Plaster; Ceiling/ Mech Room	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Yellow, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A69	A42595-66	Joint Compound/ Mech Room Stairwell	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Yellow, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A70	A42595-67	Brown Vinyl Tile/ Rm 9 Upstairs	3 Phases: a) Brown, vinyl flooring b) Black, vinyl backing c) Brown, mastic	 **ND** **ND** **ND**		 10 70	 90 30 100
A71	A42595-68	White Tile/ Rm 16	2 Phases: a) White, cementitious material b) Yellow, mastic	 **ND** **ND**			 100 100

emcscientific
INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A42595r
Client's Job/Project Name/No.: SQ1RG18101
Analyst: Chengming Li, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A72	A42595-69	Tan Vinyl/ Rm 10	3 Phases:				
			a) Beige, vinyl flooring	**ND**		10	90
			b) Black, vinyl backing	**ND**		70	30
			c) Yellow, mastic	**ND**			100
A73	A42595-70	Joint Compound/ Storage Rm; Main Lobby	2 Phases:				
			a) White, plaster	**ND**			100
			b) Off white, joint compound	**ND**			100
A74	A42595-71	Teal Vinyl/ Storage Room Main Lobby	3 Phases:				
			a) Dark green, vinyl flooring	**ND**		10	90
			b) Black, vinyl backing	**ND**		70	30
			c) Brown, mastic	**ND**			100

Note:
1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Alberta Regulatory Threshold for asbestos is 1%. The limit of quantification (LOQ) is 1%.

*Report revised as request by the client on September 4, 2018.

CADUCEON™ ENVIRONMENTAL LABORATORIES
Client committed. Quality assured.

CERTIFICATE OF ANALYSIS

Final Report

REPORT No. B18-26356

C.O.C.: ---

Report To:

EMC Scientific Inc.
5800 Ambler Dr. #100,
Mississauga ON L4W 4J4 Canada
Attention: Alister Haddad

Caduceon Environmental Laboratories
2378 Holly Lane
Ottawa Ontario K1V 7P1
Tel: 613-526-0123
Fax: 613-526-1244

DATE RECEIVED: 31-Aug-18
DATE REPORTED: 03-Sep-18
SAMPLE MATRIX: Paint Chips

JOB/PROJECT NO.: SQ1RG18101
P.O. NUMBER:
WATERWORKS NO.

	Parameter		Lead				
	Units		% by wt				
	R.L.		0.0005				
	Reference Method		EPA 6010				
	Date Analyzed/Site		31-Aug-18/O				
Client I.D.	**Sample I.D.**	**Date Collected**					
L1 Main flr rm	B18-26356-1		0.244				

Greg Clarkin , BSc., C. Chem
Lab Manager - Ottawa District

R.L. = Reporting Limit
Test methods may be modified from specified reference method unless indicated by an *
Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie

CADUCEON™ ENVIRONMENTAL LABORATORIES
Client committed. Quality assured.

CERTIFICATE OF ANALYSIS

Final Report

REPORT No. B18-26357

C.O.C.: ---

Report To:

EMC Scientific Inc.
5800 Ambler Dr. #100,
Mississauga ON L4W 4J4 Canada
Attention: Alister Haddad

Caduceon Environmental Laboratories
2378 Holly Lane
Ottawa Ontario K1V 7P1
Tel: 613-526-0123
Fax: 613-526-1244

DATE RECEIVED: 31-Aug-18
DATE REPORTED: 03-Sep-18
SAMPLE MATRIX: Bulk

JOB/PROJECT NO.: SQ1RG18101
P.O. NUMBER:
WATERWORKS NO.

	Parameter		Lead				
	Units		% by wt				
	R.L.		0.0005				
	Reference Method		EPA 6010				
	Date Analyzed/Site		31-Aug-18/O				
Client I.D.	**Sample I.D.**	**Date Collected**					
L2 Exterior brwn PC windows	B18-26357-1		1.26				

Greg Clarkin , BSc., C. Chem
Lab Manager - Ottawa District

R.L. = Reporting Limit
Test methods may be modified from specified reference method unless indicated by an *
Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie

Appendix III

Floor Plan with Sampling Locations and Results

406 Broadway Ave E, Regina, SK, Main Level Floor Plan

406 Broadway Ave E, Regina, SK, Top Level Floor Plan

Michelle Lavallee

From: Glenn Chernick
Sent: January-25-19 7:34 AM
To: Demolition
Cc: Richard Horning
Subject: RE: 2550 Broad Street Demolition
Attachments: 2550 Broad Street (Commercial).doc

See attached G Chernick

From: Demolition
Sent: Wednesday, January 23, 2019 5:22 PM
To: Collections <Collections@regina.ca>; Corey Doka <CDOKA@regina.ca>; Glenn Chernick <GCHERNIC@regina.ca>; Janice Grandel <JGRANDEL@regina.ca>; Joe Kochar <JKOCHAR@regina.ca>; Landon Wood <LWOOD@regina.ca>; ReginaTaxation <ReginaTaxation@regina.ca>; Richard Horning <RHORNING@regina.ca>; Ryan Johnston <RJOHNSTO@regina.ca>; Shawn Lin <HLIN@regina.ca>; SolidWaste <SolidWaste@regina.ca>; Vanessa Davies <VDAVIES@regina.ca>; WaterMeterShop <WaterMeterShop@regina.ca>
Subject: 2550 Broad Street Demolition

Good afternoon everyone
Attached is a new demolition for you all to review, 2550 Broad Street (commercial building, formerly C.N.I.B).

They have indicated they are salvaging the following materials:

- Light fixtures
- All steel
- Concrete brick and/or Cementous materials recycled at landfill

Also attached in this email is a copy of the Hazmat Assessment (split into 2 parts). If you require either the letter of authorization or the "Fleet Street Special Waste Disposal Permit" forms, there are paper copies available of them in the folder that should be on the 9th floor very shortly.

Because of the public safety concern with a partially demolished building, we ask that you please expedite your review as much as you are able.

Thanks,
Ryan Ewart
Residential Building Inspector I
Development Services Department
City Planning & Development Division
P: 306-777-7000

E: demolition@regina.ca
Regina.ca

REGINA | City of Regina

City of Regina | REGINA Infinite Horizons

BUILDING STANDARDS BRANCH

APPLICATION FOR DEMOLITION

ADDRESS: ***2550 Broad Street*** *DATE:* ***23-Jan-2019***

LOT: *BLOCK:* ***E*** *SUBDIVISION:* ***Wascana Parkway***

TYPE OF BUILDING: ***Commercial (C.N.I.B.)***

OWNER: *Name:* **Provincial Government Sask. Prop. Management** *Phone:*

Address: **2550 Broad Street** *Postal Code:* **S4P 3Z4**

CONTRACTOR: *Name:* **Silverado Demolition** *Phone:* **(306)525-2239**

Address: **PO Box 8444, Saskatoon Sk.** *Postal Code:* **S7K 6C7**

CLEARANCE FOR DEMOLITION

Department	Date of Approval	Signature/Comments
Building Branch – 9 (4312)		
Zoning, Landscaping – 9 Vanessa Davies (7655)		
Heritage – 9 Vanessa Davies (7655)		
Development Engineering – 8 Landon Wood (3107)		
Environmental Division – 8 Shawn Lin (7427)		
Finance, Property Taxation – 4 ReginaTaxation@regina.ca		
Open Space, Pest Mgmt Park Yard – 4th Avenue Ryan Johnston (7722) Corey Doka (531-8820)		
Open Space, Forestry Park Yard – 4th Avenue Glenn Chernick (535-4623) Janice Grandel (527-8348) Richard Horning (751-4185)	Jan 25, 2019	Application APPROVED, Treees in this area are under the control of the Capitol Commission and are not jurisdiction of the City pf Regina. G Chernick
Utility & Billing Collections@regina.ca Brenda Steponchev (7225)		
Water Meter Shop watermetershop@regina.ca Deborah Stearns (7458) Donna Sztrebula (751-4167)	**No Response Required** **Notification of Application only**	
Waste Diversion solidwaste@regina.ca	**No Response Required** **Notification of Application only**	
Solid Waste Division Joe Kochar – 777-7944	**No Response Required** **Notification of Application only**	

Michelle Lavallee

From: Demolition
Sent: January-24-19 2:27 PM
To: Collections
Cc: Delaine MacDougall
Subject: RE: 2550 Broad Street Demolition

Thanks for the update. In the future we will require a response only when your internal process is completed and the application has been approved by your department for demolition.

Please note that the above address has been partially demolished without a permit.

Thanks

Lonnie Harmen
Permit Facilitator, Building Standards
City Planning & Development Division

E: lharmen@regina.ca
Regina.ca

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From: Collections <Collections@regina.ca>
Sent: Thursday, January 24, 2019 9:21 AM
To: Demolition <Demolition@regina.ca>
Subject: RE: 2550 Broad Street Demolition

Denied.

Thank you,

Ashley
Collections Officer
Utility Billing
306-777-7167

From: Demolition
Sent: Wednesday, January 23, 2019 5:22 PM
To: Collections <Collections@regina.ca>; Corey Doka <CDOKA@regina.ca>; Glenn Chernick <GCHERNIC@regina.ca>; Janice Grandel <JGRANDEL@regina.ca>; Joe Kochar <JKOCHAR@regina.ca>; Landon Wood <LWOOD@regina.ca>; ReginaTaxation <ReginaTaxation@regina.ca>; Richard Horning <RHORNING@regina.ca>; Ryan Johnston <RJOHNSTO@regina.ca>; Shawn Lin <HLIN@regina.ca>; SolidWaste <SolidWaste@regina.ca>; Vanessa Davies <VDAVIES@regina.ca>; WaterMeterShop <WaterMeterShop@regina.ca>
Subject: 2550 Broad Street Demolition

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Because of the public safety concern with a partially demolished building, we ask that you please expedite your review as much as you are able.

Thanks,

Ryan Ewart
Residential Building Inspector I
Development Services Department
City Planning & Development Division
P: 306-777-7000

E: demolition@regina.ca
Regina.ca

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Michelle Lavallee

From: Ryan Johnston
Sent: January-24-19 11:03 AM
To: Demolition
Subject: RE: 2550 Broad Street Demolition

Inspected & cleared Jan 24/19

Thanks
Ryan

From: Demolition
Sent: Wednesday, January 23, 2019 5:22 PM
To: Collections <Collections@regina.ca>; Corey Doka <CDOKA@regina.ca>; Glenn Chernick <GCHERNIC@regina.ca>; Janice Grandel <JGRANDEL@regina.ca>; Joe Kochar <JKOCHAR@regina.ca>; Landon Wood <LWOOD@regina.ca>; ReginaTaxation <ReginaTaxation@regina.ca>; Richard Horning <RHORNING@regina.ca>; Ryan Johnston <RJOHNSTO@regina.ca>; Shawn Lin <HLIN@regina.ca>; SolidWaste <SolidWaste@regina.ca>; Vanessa Davies <VDAVIES@regina.ca>; WaterMeterShop <WaterMeterShop@regina.ca>
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Thanks,
Ryan Ewart
Residential Building Inspector I
Development Services Department
City Planning & Development Division
P: 306-777-7000

E: demolition@regina.ca
Regina.ca

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Michelle Lavallee

From: ReginaTaxation
Sent: January-24-19 7:59 AM
To: Demolition
Subject: RE: 2550 Broad Street Demolition

Application for demolition of 2550 Broad Street approved.

Thanks,

Pam Peters
Property Tax Accounting Clerk
Assessment & Taxation Department

P: 306.777.7973
F: 306.777.6822
E: ppeters@regina.ca
Regina.ca

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From: Demolition <Demolition@regina.ca>
Sent: Wednesday, January 23, 2019 5:22 PM
To: Collections <Collections@regina.ca>; Corey Doka <CDOKA@regina.ca>; Glenn Chernick <GCHERNIC@regina.ca>; Janice Grandel <JGRANDEL@regina.ca>; Joe Kochar <JKOCHAR@regina.ca>; Landon Wood <LWOOD@regina.ca>; ReginaTaxation <ReginaTaxation@regina.ca>; Richard Horning <RHORNING@regina.ca>; Ryan Johnston <RJOHNSTO@regina.ca>; Shawn Lin <HLIN@regina.ca>; SolidWaste <SolidWaste@regina.ca>; Vanessa Davies <VDAVIES@regina.ca>; WaterMeterShop <WaterMeterShop@regina.ca>
Subject: 2550 Broad Street Demolition

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Because of the public safety concern with a partially demolished building, we ask that you please expedite your review as much as you are able.

Thanks,
Ryan Ewart
Residential Building Inspector I
Development Services Department
City Planning & Development Division
P: 306-777-7000

E: demolition@regina.ca
Regina.ca

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Michelle Lavallee

From: Demolition
Sent: January-24-19 12:37 PM
To: Vanessa Davies
Subject: RE: 2550 Broad Street Demolition

Hi Vanessa

Could please include the date of approval.

Thanks,

Lonnie Harmen
Permit Facilitator, Building Standards
City Planning & Development Division

E: lharmen@regina.ca
Regina.ca

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From: Vanessa Davies <VDAVIES@regina.ca>
Sent: Thursday, January 24, 2019 9:40 AM
To: Demolition <Demolition@regina.ca>
Subject: RE: 2550 Broad Street Demolition

Good morning,

Review comments for the above demo permit.

Thank you,

Vanessa Davies
Development Control Officer II
Development Services

306.777.7665

From: Demolition <Demolition@regina.ca>
Sent: Wednesday, January 23, 2019 5:22 PM
To: Collections <Collections@regina.ca>; Corey Doka <CDOKA@regina.ca>; Glenn Chernick <GCHERNIC@regina.ca>; Janice Grandel <JGRANDEL@regina.ca>; Joe Kochar <JKOCHAR@regina.ca>; Landon Wood <LWOOD@regina.ca>; ReginaTaxation <ReginaTaxation@regina.ca>; Richard Horning <RHORNING@regina.ca>; Ryan Johnston <RJOHNSTO@regina.ca>; Shawn Lin <HLIN@regina.ca>; SolidWaste <SolidWaste@regina.ca>; Vanessa Davies <VDAVIES@regina.ca>; WaterMeterShop <WaterMeterShop@regina.ca>
Subject: 2550 Broad Street Demolition

Good afternoon everyone
Attached is a new demolition for you all to review, 2550 Broad Street (commercial building, formerly C.N.I.B).

They have indicated they are salvaging the following materials:

- Light fixtures
- All steel
- Concrete brick and/or Cementous materials recycled at landfill

Also attached in this email is a copy of the Hazmat Assessment (split into 2 parts). If you require either the letter of authorization or the "Fleet Street Special Waste Disposal Permit" forms, there are paper copies available of them in the folder that should be on the 9th floor very shortly.

Because of the public safety concern with a partially demolished building, we ask that you please expedite your review as much as you are able.

Thanks,

Ryan Ewart
Residential Building Inspector I
Development Services Department
City Planning & Development Division
P: 306-777-7000

E: demolition@regina.ca
Regina.ca

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BUILDING STANDARDS BRANCH

APPLICATION FOR DEMOLITION

ADDRESS: ***2550 Broad Street*** *DATE:* ***23-Jan-2019***

LOT: *BLOCK:* ***E*** *SUBDIVISION:* ***Wascana Parkway***

TYPE OF BUILDING: ***Commercial (C.N.I.B.)***

OWNER: *Name:* **Provincial Government Sask. Prop. Management** *Phone:*

Address: **2550 Broad Street** *Postal Code:* **S4P 3Z4**

CONTRACTOR: *Name:* **Silverado Demolition** *Phone:* **(306)525-2239**

Address: **PO Box 8444, Saskatoon Sk.** *Postal Code:* **S7K 6C7**

CLEARANCE FOR DEMOLITION

Department	Date of Approval	Signature/Comments
Building Branch – 9 (4312)		
Zoning, Landscaping – 9 Vanessa Davies (7655)		No Zoning approval required in the WC Zone
Heritage – 9 Vanessa Davies (7655)		Building is not designated MHP and is not listed on the Heritage Holding Bylaw. OK to proceed.
Development Engineering – 8 Landon Wood (3107)		
Environmental Division – 8 Shawn Lin (7427)		
Finance, Property Taxation – 4 ReginaTaxation@regina.ca		
Open Space, Pest Mgmt Park Yard – 4th Avenue Ryan Johnston (7722) Corey Doka (531-8820)		
Open Space, Forestry Park Yard – 4th Avenue Glenn Chernick (535-4623) Janice Grandel (527-8348) Richard Horning (751-4185)		
Utility & Billing Collections@regina.ca Brenda Steponchev (7225)		
Water Meter Shop watermetershop@regina.ca Deborah Stearns (7458) Donna Sztrebula (751-4167)	**No Response Required** **Notification of Application only**	
Waste Diversion solidwaste@regina.ca	**No Response Required** **Notification of Application only**	
Solid Waste Division Joe Kochar – 777-7944	**No Response Required** **Notification of Application only**	

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BUILDING STANDARDS BRANCH

APPLICATION FOR DEMOLITION

ADDRESS: ***2550 Broad Street*** *DATE:* ***23-Jan-2019***

LOT: *BLOCK:* ***E*** *SUBDIVISION:* ***Wascana Parkway***

TYPE OF BUILDING: ***Commercial (C.N.I.B.)***

OWNER: *Name:* **Provincial Government Sask. Prop. Management** *Phone:*

Address: **2550 Broad Street** *Postal Code:* **S4P 3Z4**

CONTRACTOR: *Name:* **Silverado Demolition** *Phone:* **(306)525-2239**

Address: **PO Box 8444, Saskatoon Sk.** *Postal Code:* **S7K 6C7**

CLEARANCE FOR DEMOLITION

Department	Date of Approval	Signature/Comments
Building Branch – 9 (4312)		
Zoning, Landscaping – 9 Vanessa Davies (7655)	January 24, 2019 VD	No Zoning approval required in the WC Zone
Heritage – 9 Vanessa Davies (7655)	January 24, 2019 VD	Building is not designated MHP and is not listed on the Heritage Holding Bylaw. OK to proceed.
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Environmental Division – 8 Shawn Lin (7427)		
Finance, Property Taxation – 4 ReginaTaxation@regina.ca		
Open Space, Pest Mgmt Park Yard – 4th Avenue Ryan Johnston (7722) Corey Doka (531-8820)		
Open Space, Forestry Park Yard – 4th Avenue Glenn Chernick (535-4623) Janice Grandel (527-8348) Richard Horning (751-4185)		
Utility & Billing Collections@regina.ca Brenda Steponchev (7225)		
Water Meter Shop watermetershop@regina.ca Deborah Stearns (7458) Donna Sztrebula (751-4167)	**No Response Required** **Notification of Application only**	
Waste Diversion solidwaste@regina.ca	**No Response Required** **Notification of Application only**	
Solid Waste Division Joe Kochar – 777-7944	**No Response Required** **Notification of Application only**	

City of Regina | REGINA Infinite Horizons

BUILDING STANDARDS BRANCH

APPLICATION FOR DEMOLITION

ADDRESS: ***2550 Broad Street*** *DATE:* ***23-Jan-2019***

LOT: *BLOCK:* ***E*** *SUBDIVISION:* ***Wascana Parkway***

TYPE OF BUILDING: ***Commercial (C.N.I.B.)***

OWNER: *Name:* **Provincial Government Sask. Prop. Management** *Phone:*

Address: **2550 Broad Street** *Postal Code:* **S4P 3Z4**

CONTRACTOR: *Name:* **Silverado Demolition** *Phone:* **(306)525-2239**

Address: **PO Box 8444, Saskatoon Sk.** *Postal Code:* **S7K 6C7**

CLEARANCE FOR DEMOLITION

Department	Date of Approval	Signature/Comments
Building Branch – 9 (4312)		
Zoning, Landscaping – 9 Vanessa Davies (7655)		
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Open Space, Forestry Park Yard – 4th Avenue Glenn Chernick (535-4623) Janice Grandel (527-8348) Richard Horning (751-4185)		
Utility & Billing Collections@regina.ca Brenda Steponchev (7225)		No approved as customer still active in billing, and water is on.
Water Meter Shop watermetershop@regina.ca Deborah Stearns (7458) Donna Sztrebula (751-4167)	**No Response Required** **Notification of Application only**	
Waste Diversion solidwaste@regina.ca	**No Response Required** **Notification of Application only**	
Solid Waste Division Joe Kochar – 777-7944	**No Response Required** **Notification of Application only**	

Michelle Lavallee

From: Shawn Lin
Sent: January-25-19 1:51 PM
To: Demolition
Cc: Delaine MacDougall
Subject: RE: 2550 Broad Street Demolition
Attachments: 2550 Broad Street - Conditions.pdf; 2550 Broad Street (Commercial) - Demo App.pdf

Good afternoon,

Please find attached approved demolition application and conditions of 2550 Broad St.

If you have any questions and concerns, please contact me.

Thanks,

Shawn Lin, Engineer-in-Training.
Technologist II , Development Engineering
Planning & Development Services Department
City Planning & Community Development Division

P: 306-777-7427
E: Hlin@regina.ca
Regina.ca

REGINA | City of Regina

From: Demolition <Demolition@regina.ca>
Sent: Wednesday, January 23, 2019 5:22 PM
To: Collections <Collections@regina.ca>; Corey Doka <CDOKA@regina.ca>; Glenn Chernick <GCHERNIC@regina.ca>; Janice Grandel <JGRANDEL@regina.ca>; Joe Kochar <JKOCHAR@regina.ca>; Landon Wood <LWOOD@regina.ca>; ReginaTaxation <ReginaTaxation@regina.ca>; Richard Horning <RHORNING@regina.ca>; Ryan Johnston <RJOHNSTO@regina.ca>; Shawn Lin <HLIN@regina.ca>; SolidWaste <SolidWaste@regina.ca>; Vanessa Davies <VDAVIES@regina.ca>; WaterMeterShop <WaterMeterShop@regina.ca>
Subject: 2550 Broad Street Demolition

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- All steel
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Thanks,

Ryan Ewart
Residential Building Inspector I
Development Services Department
City Planning & Development Division
P: 306-777-7000

E: demolition@regina.ca
Regina.ca

REGINA | City of Regina

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Infinite Horizons

CONDITIONS FOR DEMOLITION – 2550 BROAD STREET

JANUARY 25, 2019

1. If any asbestos containing materials are present these must be abated separately and disposed of at the landfill under a special waste disposal permit (contact the City of Regina at 306-777-7000 or via email at specialwaste@regina.ca).

2. Any special waste such as used oil, paint, batteries, solvents, gasoline, etc. must be disposed of in a manner approved by Ministry of Environment as the City of Regina Landfill does not currently accept these items. Please reference the Waste Wizard on the city's website at https://www.regina.ca/residents/waste/.

3. Any PCB containing fixtures must be recovered and dealt with in accordance with *The PCB Waste Storage Regulations* and *The Environmental Management and Protection Act, 2010* (contact Saskatchewan Ministry of Environment at 306-787-9177).

4. Any air conditioning units, refrigerators, or other cooling devices must be disposed of according to *The Environmental Management and Protection Act, 2010*. Any spill of the refrigerant material is reportable under *The Environmental Management and Protection Act, 2010.*

5. If lead containing waste is discovered prior to or during demolition, ensure compliance with the following for disposal;

   a) Disposal requirements of the *Saskatchewan's Municipal Refuse Management Regulations* (Chapter E-10.2 Reg.4).
   b) The disposal requirements of the *Saskatchewan's Hazardous Substances and Waste Dangerous Goods Regulations* (Chapter E- 10.2 Reg.3) as prescribed under *Saskatchewan Environmental Management and Protection Act 9(2002).*
   c) The transportation requirements of *Saskatchewan's Dangerous Goods Transportation Act* and of the Federal *Transportation of Dangerous Goods Regulations.*

6. For any mercury containing materials (switches, thermostats, fluorescent light bulbs) that are discovered prior to or during demolition activates are to be handled, stored, and disposed of in a manner according to the following:

   a) Disposal requirements of the *Saskatchewan's Municipal Refuse Management Regulations* (Chapter E- 10.2 Reg.4).
   b) The disposal requirements of the *Saskatchewan's Hazardous Substances and Waste Dangerous Goods Regulations* (Chapter E- 10.2 Reg.3) as prescribed under *Saskatchewan Environmental Management and Protection Act 9(2002).*
   c) The transportation requirements of *Saskatchewan's Dangerous Goods Transportation Act* and of the *Federal Transportation of Dangerous Goods Regulations.*

Development Engineering Branch
Development Services Department
Queen Elizabeth II Court | 2476 Victoria Avenue
PO Box 1790 | REGINA SK S4P 3C8
P: 306-777-7963 F: 306-546-6023
Regina.ca

7. Contact Saskatchewan Ministry of Environment at 306-787-9177 with any concerns or questions pertaining to the regulations or acts listed in this document.

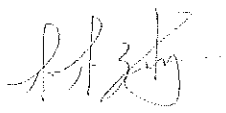
8. Adhere to recommendations as outlined for the removal of hazardous materials in Squareone Consulting Ltd. report "HAZMAT Assessment Report, 2550 Broad Street, Regina, Saskatchewan", dated August 28, 2018, prior to, during, and post demolition activities.

9. If **any suspected hazardous materials** as defined under *The Hazardous Substances and Waste Dangerous Goods Regulations* are uncovered during or prior to demolition activities **all work shall be halted** until the suspected hazardous materials are identified and dealt with as per the proper regulations. If any materials fall under the previous noted bylaws, regulations or acts please contact the appropriate authority.

10. The City of Regina Landfill Operations retains the right to inspect any loads prior to permitting the disposal of such loads and may reject the receipt of any loads that the City of Regina Landfill Operations, in its sole discretion, determines may contain hazardous materials.

11. The landfill accepts a range of materials, including commercial and residential waste, some special wastes (with appropriate permits), soil materials from excavations and recoverable materials such as concrete, asphalt, and appliances. Contact Landfill Operations for any inquires or questions regarding materials accepted at the landfill by calling 306-777-7000 or via email at specialwaste@regina.ca. A table of applicable landfill fees and accepted materials can be found online at https://www.regina.ca/residents/waste/landfill/.

Yours truly,



Shawn Lin, B.Eng., Engineer-in-Training
Water and Environmental Technologist

SL

Development Engineering Branch
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Queen Elizabeth II Court | 2476 Victoria Avenue
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BUILDING STANDARDS BRANCH

APPLICATION FOR DEMOLITION

ADDRESS: ***2550 Broad Street*** *DATE:* ***23-Jan-2019***

LOT: *BLOCK:* ***E*** *SUBDIVISION:* ***Wascana Parkway***

TYPE OF BUILDING: ***Commercial (C.N.I.B.)***

OWNER: *Name:* **Provincial Government Sask. Prop. Management** *Phone:*

Address: **2550 Broad Street** *Postal Code:* **S4P 3Z4**

CONTRACTOR: *Name:* **Silverado Demolition** *Phone:* **(306)525-2239**

Address: **PO Box 8444, Saskatoon Sk.** *Postal Code:* **S7K 6C7**

CLEARANCE FOR DEMOLITION

Department	Date of Approval	Signature/Comments
Building Branch – 9 (4312)		
Zoning, Landscaping – 9 Vanessa Davies (7655)		
Heritage – 9 Vanessa Davies (7655)		
Development Engineering – 8 Landon Wood (3107)		
Environmental Division – 8 Shawn Lin (7427)	January 24, 2019	Approved providing attached conditions are met
Finance, Property Taxation – 4 ReginaTaxation@regina.ca		
Open Space, Pest Mgmt Park Yard – 4th Avenue Ryan Johnston (7722) Corey Doka (531-8820)		
Open Space, Forestry Park Yard – 4th Avenue Glenn Chernick (535-4623) Janice Grandel (527-8348) Richard Horning (751-4185)		
Utility & Billing Collections@regina.ca Brenda Steponchev (7225)		
Water Meter Shop watermetershop@regina.ca Deborah Stearns (7458) Donna Sztrebula (751-4167)	**No Response Required** **Notification of Application only**	
Waste Diversion solidwaste@regina.ca	**No Response Required** **Notification of Application only**	
Solid Waste Division Joe Kochar – 777-7944	**No Response Required** **Notification of Application only**	

From: Desirae Bernreuther
To: Michelle Lavallee
Cc: Autumn Dawson; Diana Hawryluk; Erin Navin; Lorrie Snook
Subject: RE: CBC inquiry - Demolition permit issued?
Date: Monday, January 28, 2019 10:18:00 AM
Attachments: image001.jpg

Thank you Michelle.

Unless there are concerns, I will advise the reporter the permit has been issued and the stop work order has been lifted.

D

From: Michelle Lavallee <MLAVALLE@regina.ca>
Sent: Monday, January 28, 2019 10:11 AM
To: Desirae Bernreuther <DBERNREU@regina.ca>
Cc: Autumn Dawson <ADAWSON@regina.ca>; Diana Hawryluk <DHAWRYLU@regina.ca>; Erin Navin <ENAVIN@regina.ca>; Lorrie Snook <LSNOOK@regina.ca>
Subject: RE: CBC inquiry - Demolition permit issued?

Good morning. I'm sorry I wasn't here earlier this morning. The permit has been issued and the building official has lifted the SWO. He will attend the site when he can to physically remove it.

Michelle Lavallee

Manager, Building Standards

Development Services

C: 306.531-7502

From: Desirae Bernreuther
Sent: January-28-19 9:54 AM
To: Michelle Lavallee <MLAVALLE@regina.ca <mailto:MLAVALLE@regina.ca> >
Cc: Autumn Dawson <ADAWSON@regina.ca <mailto:ADAWSON@regina.ca> >; Diana Hawryluk <DHAWRYLU@regina.ca <mailto:DHAWRYLU@regina.ca> >; Erin Navin <ENAVIN@regina.ca <mailto:ENAVIN@regina.ca> >; Lorrie Snook <LSNOOK@regina.ca <mailto:LSNOOK@regina.ca> >
Subject: FW: CBC inquiry - Demolition permit issued?

Hi Michelle,

I have a media request regarding the CNIB building. CBC is looking to confirm if the demolition permit has been

issues and if the stop work order has been lifted?

D

From: KENDALL LATIMER <kendall.latimer@cbc.ca <mailto:kendall.latimer@cbc.ca> >
Sent: Monday, January 28, 2019 9:50 AM
To: Desirae Bernreuther <DBERNREU@regina.ca <mailto:DBERNREU@regina.ca> >
Subject: CBC inquiry

Hi Desirae,

Hope all is well. I'm hoping you can confirm the city has now issued Brandt its demolition permit regarding the CNIB property. Does that also mean the stop work order has been rescinded?

Thanks in advance!

--

Kendall Latimer
CBC Saskatchewan
28(1)

1-306-347-9728 (w)
@klatimer_

From: Desirae Bernreuther
Sent: Thursday, January 24, 2019 2:39 PM
To: 28(1)
Subject: RE: Asbestos

Hi Geoff,

The City of Regina is reviewing the Hazardous Material Survey, this could take a couple days. The City has an interest in reviewing the Hazmat to ensure that we conduct due diligence with respect to protection of our permit to operate a landfill. We typically review to ensure that the qualified professional has conducted a thorough assessment and has identified potential disposal methods.

Ultimately, It is the responsibility of the developer to comply with all local, provincial and federal regulations related to demolition waste management and disposal . The provincial Ministry of Environment is responsible for enforcement of specific disposal methods during the demolition. The City is responsible for enforcement of acceptable material at the City owned and operated waste management center (landfill).

From: Geoff Leo <geoff.leo@cbc.ca>
Sent: Thursday, January 24, 2019 9:01 AM
To: Desirae Bernreuther <DBERNREU@regina.ca>
Subject: Asbestos

Hi Desirae,

Can you tell me if all of the asbestos was removed from the CNIB building prior to the demolition. If so can you tell me where the asbestos was taken to? Was it hauled to a city disposal site?

Thanks

Geoff

--

Geoff Leo

Senior Investigative Reporter | CBC News
2440 Broad Street
Regina, Saskatchewan
Phone: (306) 347-9687
Cell: (306) 533-0906

geoff.leo@cbc.ca <mailto:geoff.leo@cbc.ca>

Twitter: @gleocbc

ca.linkedin.com/in/geoffleo
<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fca.linkedin.com%2Fin%2Fgeoffleo&data=02%7C01%7Cdbernreu%40regina.ca%7C50a52d39470749867c2708d6820cbac3%7C87ab27073fb24d81a3d71b38f0b23e8b%7C0%7C0%7C636839388521927097&sdata=qfEsZoteSRdaMuHF2DKEkQjDsM%2FBN8xwJ6CfZbq7m3c%3D&reserved=0>

From: Desirae Bernreuther
Sent: Friday, January 25, 2019 2:35 PM
To: 28(1)
Subject: RE: Brandt and Asbestos

Hi Geoff,

The two processes, demolition permit through our permit office and disposal of asbestos at the landfill are two separate areas and processes.

To restate, the provincial Ministry of Environment is responsible for enforcement of specific disposal methods during the demolition.

We trust this answers all your questions.

D

From: Geoff Leo <geoff.leo@cbc.ca>
Sent: Friday, January 25, 2019 11:34 AM
To: Desirae Bernreuther <DBERNREU@regina.ca>
Subject: Re: Brandt and Asbestos

Hi Desirae -- just checking to see when I should be expecting a response - thx

On Thu, Jan 24, 2019 at 2:57 PM Desirae Bernreuther <DBERNREU@regina.ca <mailto:DBERNREU@regina.ca> > wrote:

Hi Geoff,

I will get back to you.

D

From: Geoff Leo <geoff.leo@cbc.ca <mailto:geoff.leo@cbc.ca> >
Sent: Thursday, January 24, 2019 2:56 PM
To: Desirae Bernreuther <DBERNREU@regina.ca <mailto:DBERNREU@regina.ca> >
Subject: Brandt and Asbestos

Hi Desirae

I just received a response from Brandt that is rather puzzling in light of what the city has said so far.

" Prior to initiating demolition, Brandt followed the required Hazardous Material Assessment and Hazardous Material Remediation to ensure all identified materials were safely removed and disposed of at the designated hazardous waste area at the City of Regina Landfill."

It appears that Brandt did remove asbestos from its building and dispose of it at the city landfill as per city requirements. In order for that to happen the city would have had to have issued a permit allowing Brandt to dump this material at the landfill.

How is it that the city received and dispose of hazardous material from the CNIB building and yet wasn't aware that Brandt was demolishing that building?

Thanks

Geoff

--

Geoff Leo
Senior Investigative Reporter | CBC News
2440 Broad Street
Regina, Saskatchewan
Phone: (306) 347-9687
Cell: (306) 533-0906

geoff.leo@cbc.ca <mailto:geoff.leo@cbc.ca>

Twitter: @gleocbc

ca.linkedin.com/in/geoffleo

--

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<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fca.linkedin.com%2Fin%2Fgeoffleo&data=02%7C01%7CDBERNREU%40regina.ca%7Cfe61cb392c564e5d325a08d682eb70aa%7C87ab27073fb24d81a3d71b38f0b23e8b%7C0%7C0%7C636840345053564147&sdata=GOWRgBlMUqHQSihEve2VRaG6uO4XdRHK6Nfl2aPGpl4%3D&reserved=0>

Michelle Lavallee

From: Michelle Lavallee
Sent: February-12-19 4:46 PM
To: Jim Gordon
Subject: RE: MEDIA REQUEST 13(1) [redacted]

Thanks Jim

Michelle Lavallee
Manager, Building Standards
Development Services

C: 306.531-7502

From: Jim Gordon
Sent: February-12-19 3:53 PM
To: Michelle Lavallee <MLAVALLE@regina.ca>
Subject: RE: MEDIA REQUEST: 13(1) [redacted]

Good Afternoon

13(1) [redacted]

Jim

From: Michelle Lavallee <MLAVALLE@regina.ca>
Sent: Tuesday, February 12, 2019 3:43 PM
To: Erin Navin <ENAVIN@regina.ca>; Jim Gordon <JGORDON@regina.ca>
Cc: Desirae Bernreuther <DBERNREU@regina.ca>; Fred Searle <FSEARLE@regina.ca>; Lorrie Snook <LSNOOK@regina.ca>; Kayla Kurcin <KKURCIN@regina.ca>
Subject: RE: MEDIA REQUEST: 13(1) [redacted]
Importance: High

Sure, I'm sorry I don't think I read this properly.

Jim,

Would you kindly provide 13(1) [redacted]

Michelle Lavallee
Manager, Building Standards
Development Services

C: 306.531-7502

From: Erin Navin
Sent: February-12-19 1:09 PM
To: Michelle Lavallee <MLAVALLE@regina.ca>
Cc: Desirae Bernreuther <DBERNREU@regina.ca>; Fred Searle <FSEARLE@regina.ca>; Lorrie Snook <LSNOOK@regina.ca>; Kayla Kurcin <KKURCIN@regina.ca>
Subject: RE: MEDIA REQUEST: 13(1) [redacted]

Hello again,
After chatting with Cindy in Privacy, she recommended that what he's looking for could just be relayed back to the reporter via email. Unless there are a significant number of records to provide.
13(1) [redacted]

Regards,
Erin Navin
Senior Communications Strategist
P: 306.519.1273

From: Michelle Lavallee
Sent: February-12-19 12:21 PM
To: Erin Navin <ENAVIN@regina.ca>
Cc: Desirae Bernreuther <DBERNREU@regina.ca>; Fred Searle <FSEARLE@regina.ca>; Lorrie Snook <LSNOOK@regina.ca>; Kayla Kurcin <KKURCIN@regina.ca>
Subject: Re: MEDIA REQUEST: 13(1) [redacted]

Did we state to him before that we would need the owners authorization to provide this info? In addition, all personal information would be redacted

The other option is to go through the FOI process as outlined on our website

Michelle

Sent from my iPhone

On Feb 12, 2019, at 10:27 AM, Erin Navin <ENAVIN@regina.ca> wrote:

> Is there a process he would have to go through to attain these?
>
> **Regards,**
> **Erin Navin**
> Senior Communications Strategist
> P: 306.519.1273
>
> ---
>
> **From:** Desirae Bernreuther
> **Sent:** February-12-19 10:14 AM
> **To:** Michelle Lavallee <MLAVALLE@regina.ca>
> **Cc:** Fred Searle <FSEARLE@regina.ca>; Lorrie Snook <LSNOOK@regina.ca>; Erin Navin <ENAVIN@regina.ca>; Kayla Kurcin <KKURCIN@regina.ca>
> **Subject:** MEDIA REQUEST: 13(1) [redacted]
>
> Hi Michelle,
> 13(1) [redacted]
>
> If this will take longer than today to collect please let me know and I'll advise him.
> D
>
> **From:** Geoff Leo <geoff.leo@cbc.ca>
> **Sent:** Tuesday, February 12, 2019 10:02 AM
> **To:** Desirae Bernreuther <DBERNREU@regina.ca>
> **Subject:** Permits

Hi Desirae,

13(1)

THX
GEOFF

--

Geoff Leo
Senior Investigative Reporter | CBC News
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Regina, Saskatchewan
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