



July 14, 2017

## CITY OF SASKATOON

# Asbestos-Containing Building Materials Assessment Report - Bob Van Impe Ballfield Ticket Building



**Submitted to:**

The City of Saskatoon  
1101 Avenue P North  
Saskatoon, SK S7L 7K6

**Report Number: 1667963**

**Distribution:**

One Copy: City of Saskatoon  
One Copy: Golder Associates Ltd.

REPORT





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# ASBESTOS-CONTAINING BUILDING MATERIALS ASSESSMENT REPORT - BOB VAN IMPE BALLFIELD TICKET BUILDING

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## 1.0 INTRODUCTION

Golder Associates Ltd. (Golder) was retained by the City of Saskatoon (the Client) to conduct an asbestos-containing building materials assessment of the Bob Van Impe Ballfield Ticket Building (the Site) located at 1301 Avenue P South in Saskatoon, Saskatchewan. This assessment report details our findings, conclusions and recommendations for the Site. A walkthrough of the Site was conducted on June 5, 2017 and the assessment was conducted on June 10, 2017 by Kody Henderson, OHS Project Manager. Asbestos-containing building materials were not identified within the Bob Van Impe Ballfield Ticket Building during the assessment. Further information is provided in Section 3.0.

## 2.0 SCOPE OF WORK

In accordance with Tender 16-0844, Golder's scope of work included conducting an asbestos-containing building materials assessment of the Site to evaluate the quantities, locations, and conditions of asbestos-containing building materials.

Following the field work, Golder prepared this assessment report that includes laboratory analysis results, findings of the assessment, conclusions, and recommendations.

### 2.1 Asbestos-Containing Materials

The assessment involved a non-destructive inspection of the Site to assess the type and extent of suspect ACMs in the facility. The systems that were reviewed as part of the inspections included, but were not limited to:

- *Structural* - systems including: insulation between solid webbed joists, fireproofing, building envelope, and interior/exterior caulking around windows and doors;
- *Mechanical* - systems insulation including: hot water and steam system, condensate system, chilled water system, glycol system, domestic hot and cold water, emergency generator exhaust, boiler units, heat exchangers, and asbestos cement piping; and
- *Architectural* - systems including: texture coats, sheet flooring, vinyl floor tile, acoustical spray-applied materials, condensation control applications, ceiling tile, wall board, drywall joint compound, and asbestos sheet products.

Systematic sampling of suspect ACMs was conducted as part of the assessment. Samples were submitted under chain of custody to International Asbestos Testing Laboratory Inc. (IATL) and analyzed for asbestos type and percentage content using Polarized Light Microscopy (PLM) in accordance with EPA methodologies (EPA 600/R-93/116).

Further information related to the assessment and sample collection methods can be found in the Golder document *Golder Asbestos Assessment General Survey Plan and Protocol* provided to the Client.



### **3.0 RESULTS AND DISCUSSION**

The Bob Van Impe Ballfield Ticket Building consists of two storage rooms and was constructed in 1985. During the assessment, the entire building was treated as one functional space.

- A room by room spreadsheet outlining the locations, quantities, friability, and condition of identified asbestos-containing materials as well as additional information is provided in Appendix A.
- A floor plan is provided in Appendix B.
- Please refer to Sections 4.0 and 6.0 of this report for a summary of the limitations encountered.

#### **3.1 Asbestos-Containing Materials**

During the assessment, no suspect asbestos-containing materials were observed. The Bob Van Impe Ballfield Ticket Building was observed to be constructed of wood walls, flooring, and ceiling with a metal roof. Potential asbestos-containing components may be located within the electrical panels on Site.

### **4.0 EXCLUDED AREAS AND MATERIALS**

The following is a list of the areas and/or materials excluded during the assessment.

- The electrical panels and associated components were not inspected by Golder during the assessment. If the panels are to be removed or impacted by future renovation or demolition activities, additional investigation and sampling of suspect materials may be required.
- The roof and associated components were not assessed by Golder during the assessment as per Tender 16-0844. If the roof and associated components are to be removed or impacted by future renovation or demolition activities, additional investigation and sampling of suspect materials may be required.

### **5.0 CONCLUSIONS AND RECOMMENDATIONS**

Based on the visual assessment, the following project specific conclusions and recommendations are provided.

#### **5.1 Asbestos-Containing Materials**

No suspect asbestos-containing materials were observed within the Bob Van Impe Ballfield Ticket Building.

If suspect asbestos-containing building materials are encountered during renovation or demolition activities, sampling should be undertaken to evaluate asbestos content.



## **6.0 SURVEY LIMITATIONS**

This report is based on data and information collected by Golder during the assessment conducted on June 10, 2017 and is based solely on site conditions encountered at the time of the assessment. Any use of this document or the findings, conclusions or recommendations provided in this report by any person other than the City of Saskatoon is at the sole risk of such user.

The conclusions and recommendations contained in this survey report are based upon professional opinions with regard to the subject matter. These opinions are in accordance with currently accepted environmental assessment standards and practices applicable to these locations and are subject to the following inherent limitations:

The data and findings presented in this report are valid as of the dates of the investigations. The passage of time, manifestation of latent conditions or occurrence of future events may warrant further exploration at the properties, analysis of the data, and re-evaluation of the findings, observations, and conclusions expressed in this report. No assurance is made regarding changes in conditions or practices subsequent to the time of the investigation. It was beyond the scope of this assessment to conduct a risk assessment and the potential health risks that may be associated with asbestos exposure for building occupants.

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 Tender 16-0844 and the initial site walkthrough with the Client, the time and budgetary constraints imposed by the Client, and availability of access to the property.

Because of the limitations stated above, the findings, observations and conclusions expressed by Golder in this report are not, and must 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 reported findings, observations, and conclusions, which are based solely upon site conditions in existence at the time of investigation.

Golder's assessment reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of federal, provincial, or local governmental agencies. Any use of the survey report constitutes acceptance of the limits of Golder's liability.

Golder's liability extends only to its client and not to other parties who may obtain this survey report. Issues raised by the report must be reviewed by appropriate legal counsel.

## **7.0 CLOSURE**

We trust the information presented in this report meets your requirements. If you have any questions please contact Kody Henderson at (780) 483-3499 or email at [kody\\_henderson@golder.com](mailto:kody_henderson@golder.com). Thank you for the opportunity to be of service. We look forward to working with you again in the future.



## Report Signature Page

### GOLDER ASSOCIATES LTD.

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Handwritten signature of Kody Henderson in black ink.

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KH/AG/ba

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# **APPENDIX A**

## **Bob Van Impe Ballfield Ticket Building – ACM Inventory**

Appendix A  
Bob Van Impe Ballfield Ticket Building  
ACM Inventory

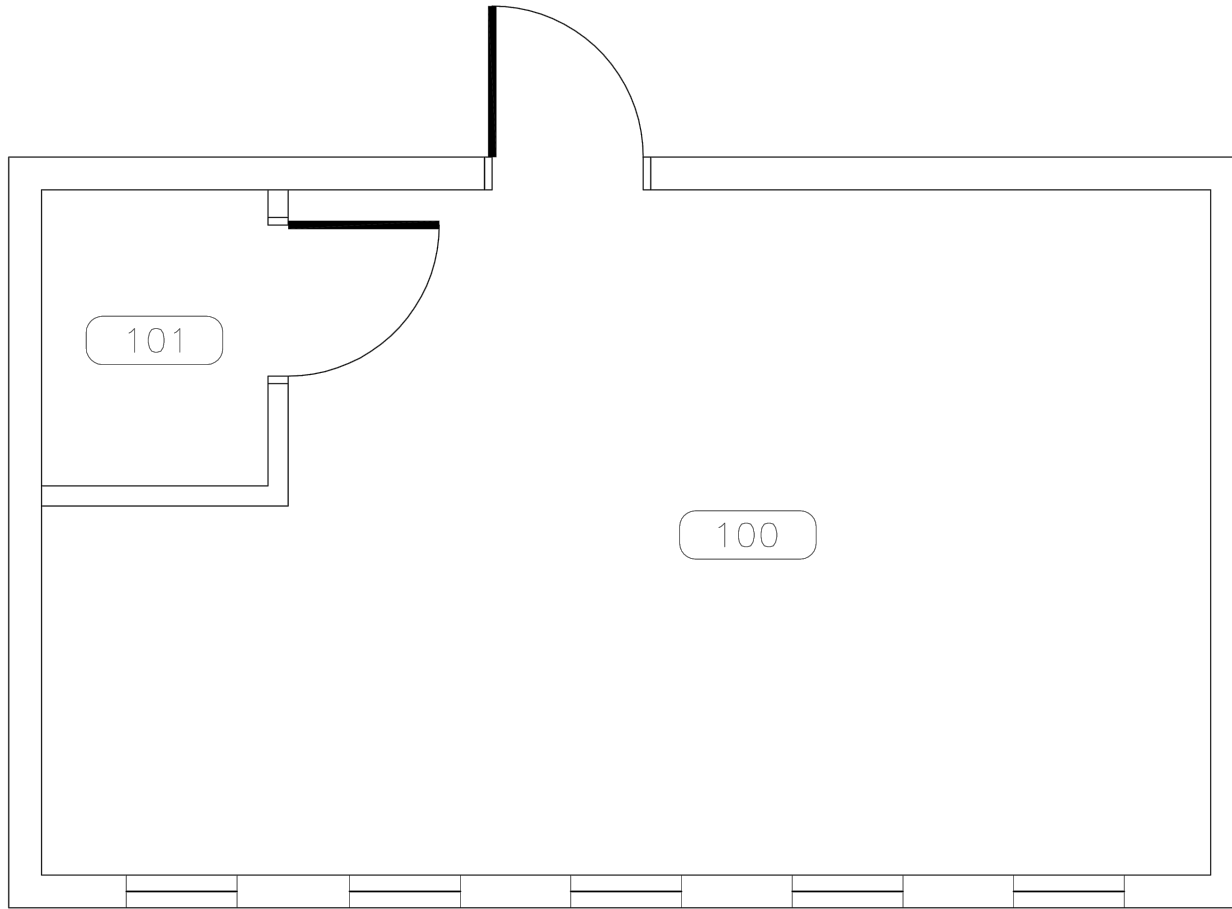
Included/Excluded	Floor	Room #	Area Description	Elements	Subelements	Material Description	Accessibility	Suspect?	Sampled?	Asbestos Containing Material?	Condition	Field Notes	Sample Type	Sample ID	Sample Date	Asbestos Type	ACM Product	% of asbestos	Friable	Sprayed-on	Maintenance	Inspection	Priority	Potential for Disturbance	Recommended Action	Quantity	Photograph ID	Labelling Type
Included	M	100	Open Area	Walls	Walls	Wood	High	No	No	No	Good																	
Included	M	100	Open Area	Floor	Floor	Carpet	High	No	No	No	Good																	
Included	M	100	Open Area	Floor	Floor	Wood	High	No	No	No	Good	Wood below carpet.																
Included	M	100	Open Area	Ceiling	Ceiling	Wood	High	No	No	No	Good																	
Included	M	100	Open Area	Electrical	Electrical Panels and Components	Electrical Panels and Components	High	Yes	No	Potential	Good	Not sampled due to safety concerns.							No	No		Annually		Low	Inspect and sample if scheduled for removal.			
Included	M	101	Open Area	Walls	Walls	Wood	High	No	No	No	Good																	
Included	M	101	Open Area	Floor	Floor	Carpet	High	No	No	No	Good																	
Included	M	101	Open Area	Floor	Floor	Wood	High	No	No	No	Good	Wood below carpet.																
Included	M	101	Open Area	Ceiling	Ceiling	Wood	High	No	No	No	Good																	
Included	E	Exterior	Exterior	Walls	Walls	Wood	High	No	No	No	Good																	





# **APPENDIX B**

## **Floor Plan**



SCHEMATIC ONLY, NOT TO SCALE

**NOTE(S)**

1. ASBESTOS IS A CARCINOGEN. DO NOT BREATHE ASBESTOS DUST.
2. ASBESTOS-CONTAINING MATERIALS WERE NOT OBSERVED WITHIN THE TICKET BUILDING AT THE TIME OF THE ASSESSMENT.

**REFERENCE(S)**

PLAN OBTAINED FROM INFRASTRUCTURE SERVICES DEPARTMENT CITY OF SASKATOON. DATED: 20/10/2016.

CLIENT  
 CITY OF SASKATOON

CONSULTANT



YYYY-MM-DD 2017-07-13

DESIGNED KH

PREPARED YW

REVIEWED KH

APPROVED AG

PROJECT  
 ASBESTOS ASSESSMENT  
 BOB VAN IMPE BALLFIELD TICKET BUILDING  
 1301 AVENUE P SOUTH

TITLE  
**MAIN FLOOR**

PROJECT NO.  
 1667963

CONTROL  
 1000-HM-0001

REV.  
 0

FIGURE  
 1

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSIA

26 mm

As a global, employee-owned organisation with over 50 years of experience, Golder Associates is driven by our purpose to engineer earth's development while preserving earth's integrity. We deliver solutions that help our clients achieve their sustainable development goals by providing a wide range of independent consulting, design and construction services in our specialist areas of earth, environment and energy.

For more information, visit [golder.com](http://golder.com)

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