



April 5, 2023

City of Winnipeg
4th Floor, 185 King Street
Winnipeg, MB R3B1J1

E-mail: rmatthews@winnipeg.ca

Attention: Ryan Matthews
Technician

Re: Hazardous Materials Removal Scope of Work
620 William Avenue, Winnipeg, Manitoba
Pinchin File: 234838.366

This document contains the scope and summary of work to be performed for the abatement of hazardous materials during the controlled demolition of the building located at 620 William Avenue, Winnipeg, MB. The building will be demolished in two phases. Phase two consists of the removal of the remainder of the building and all rubble created from Phase 1.

1.0 SITE CONDITIONS

The building is described as a 3-story walk-up Apartment Building with a full basement. The building was determined by the authority having jurisdiction to be structurally unsound and was condemned as unfit for habitation after a fire had occurred within the building. No one is permitted to enter the building at this time.

1.1 The building is suspect to contain the following hazardous building materials:

1.1.1 *Building materials potentially present in the building suspect to contain asbestos include but are not limited to the following:*

1. Insulation on boilers;
2. Insulation on heating piping;
3. Plaster on walls and ceilings throughout the building;
4. Drywall joint compound and textured ceilings;
5. Vinyl sheet flooring and vinyl floor tiles;
6. Acoustic ceiling tiles; and
7. Vermiculite in wall or ceiling cavities.



1.1.2 *Other hazardous materials potentially present in the building include but is not limited to the following:*

1. Lead containing materials such as lead containing paint, lead pipes or lead sheeting;
2. Fluorescent light ballasts containing PCBs;
3. Concrete or masonry materials containing silica;
4. Thermostats or devices containing mercury; and
5. Mould impacted construction materials.

2.0 RECOMMENDATIONS DURING CONTROLLED DEMOLITION – PHASE 2

1. Erect temporary construction fencing around the building to keep unauthorized personnel from entering the site.
2. Conduct the demolition of the building using heavy equipment such as an excavator.
3. During the demolition, provide dust suppression by applying a fine mist of water over the building using fire hoses. Provide water at a rate that keeps building materials damp but does not cause excessive water runoff to adjoining properties.
4. Any materials suspected to contain asbestos will be required to be removed by a qualified asbestos abatement contractor following appropriate asbestos remediation practices and disposed of as asbestos waste.
5. An acceptable method to dispose of the suspected asbestos containing waste is to package it in bladder bags (roll-off bin liners) and transfer to a licenced landfill for disposal as asbestos waste.
6. Remove and properly dispose of any suspect PCB ballasts and mercury-containing items if present.
7. The use of aggressive methods such as power grinding, torching, welding, etc. may result in significant lead exposures even with low concentrations of lead in paints. Demolition of the building using an excavator does not pose a risk for lead exposure.
8. Remove and properly dispose of any lead containing materials such as lead pipes or lead sheeting.
9. Follow appropriate safe work procedures when handling or disturbing lead, silica and mould.
10. Heavy equipment operators should wear ½ face respirators with P-100 filters and disposable coveralls during demolition.



3.0 SITE INSPECTIONS AND AIR MONITORING

The following inspection services are recommended during the demolition process:

- Preparation inspection prior to commencement of demolition work;
- Daily visual interim inspections during demolition process;
- As a best practice, consider personal air samples on workers conducting demolition activities; and
- Final visual inspection following the completion of the demolition and clean-up.

The successful Contractor will be responsible to provide the Consultant with a work schedule to facilitate the required inspections.

4.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the Authorization to proceed for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

I trust you will find the attached in order. Should you have any questions, please contact Rodney Legault at 204.452.0983.

Yours truly,

Pinchin Ltd.

Prepared by:

Reviewed by:

Rodney Legault C.E.T. EP
Operations Manager
204.452.0983
rlegault@pinchin.com

Jason Combe
Director
204.452.0983
jcombe@pinchin.com

\\pinchin.com\wpg\Job\234000s\0234838.000 COW,2019AnnualServices,HAZ,Consult\0234838.366 COW,620William,Asb,Cons\Deliverables\Tender Documents\234838.366, Hazmat SOW, Phase 2, 620 William Ave, Wpg, MB, CoW, April 5, 2023.docx
Template: Master Hazmat Scope of Work, HAZ, September 8, 2017