



November 20, 2025

City of Winnipeg
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Winnipeg, MB R3B1J1

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Attention: Ryan Matthews
Technician

Re: Hazardous Materials Removal Scope of Work During Controlled Clean-up
785 Main St, Winnipeg, Manitoba
Pinchin File: 234838.672

This document contains the scope and summary of work to be performed for the abatement of hazardous materials during the controlled clean up of the building located at 785 Main St, Winnipeg, MB.

1.0 SITE CONDITIONS

The building is described as the former Sutherland Hotel a 3-story building with a full basement. The building had a fire and all that remains is a pile of rubble.

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

- Insulation on boilers;
- Insulation on heating piping;
- Plaster on walls and ceilings throughout the building;
- Drywall joint compound and textured ceilings;
- Vinyl sheet flooring and vinyl floor tiles;
- Acoustic ceiling tiles;
- Exterior Stucco and parging;
- Vermiculite in wall or ceiling cavities;
- Lead containing materials such as lead containing paint, lead pipes or lead sheeting;
- Fluorescent light ballasts containing PCBs;
- Concrete or masonry materials containing silica;
- Thermostats or devices containing mercury; and
- Mould impacted construction materials.



2.0 RECOMMENDATIONS DURING CONTROLLED DEMOLITION

- 1.** Erect temporary construction fencing (if not already in place) around the site to keep unauthorized personnel from entering the site.
- 2.** Conduct the clean-up of the building using heavy equipment such as an excavator.
- 3.** During the clean-up, provide dust suppression by applying a fine mist of water over the building and debris using a fire hose. Provide water at a rate that keeps building materials damp but does not cause excessive water runoff to adjoining properties.
- 4.** If clean-up is conducted in the winter months, additives must be added to the water to keep from freezing (i.e. nontoxic salts/antifreeze etc.).
- 5.** 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.
- 6.** 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.
- 7.** Provide soap, towels, and facilities for washing of hands and face, which shall be used by all personnel when leaving the Abatement Work Area.
- 8.** Remove and properly dispose of any suspect PCB ballasts and mercury-containing items if present.
- 9.** 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.
- 10.** Remove and properly dispose of any lead containing materials such as lead pipes or lead sheeting.
- 11.** Follow appropriate safe work procedures when handling or disturbing lead, silica, and mould.
- 12.** Heavy equipment operators should wear ½ face respirators with P-100 filters and disposable coveralls during clean-up.
- 13.** Workers on the ground working near the rubble must wear ½ face respirators with P-100 filters and disposable coveralls during clean-up.



3.0 SITE INSPECTIONS AND AIR MONITORING

The following site review services are recommended during the demolition process:

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

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

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.

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

Yours truly,

Pinchin Ltd.

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