



MEMORIAL UNIVERSITY OF NEWFOUNDLAND

Historical Asbestos Documentation Review

Signal Hill Campus

Conducted On:

February 21, 2023

Assessment Team Members:

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1.0 BACKGROUND

Memorial University's Environmental Health and Safety (EHS) representatives completed a historical review of asbestos documentation to identify locations of remaining asbestos-containing materials within the Signal Hill Campus. The Signal Hill Campus was purchased in 2013 and renovated in 2016. It officially opened on Sept. 29, 2018. The significant renovations and demolitions included the removal of various asbestos-containing materials.

The original site building was constructed between 1963 and 1982 in an L-Shape with a six storey tower at the junction of two, three-storey wings identified as the City Section and the Harbour Section. The City Section extended from the Lobby north to the Pool area. The Harbour Section extended from the Lobby east towards Cabot Tower. The City Section was demolished in 2016, leaving the Main Tower Section, the Office Tower Section and the Harbour Section. Please refer to Appendix A for the floorplans of the original Battery Hotel.

Currently with the building renovations the following areas are identified:

- Harbour Section (Graduate Student Accommodations)
- Floors 3-5 of the Main Tower Section (Graduate Student Accommodations)
- Office Tower Section (Emera Innovation Exchange and Conference Centre)
- Floor 1 and 2 of the Main Tower Section (Emera Innovation Exchange and Conference Centre)

The historical review included the evaluation of various hazardous materials assessments and consultant abatement inspection reports

The historical review is based on the following reports:

1. "Asbestos Materials Re-assessment, Battery Hotel and Suites" prepared by EnviroTech Solutions Ltd. in March, 2012.
2. "Hazardous Building Materials Survey, The Battery Hotel" prepared by Pinchin LeBlanc Environmental Ltd. in January, 2013.
3. "Asbestos Building Materials Survey, Proposed Renovation Area, Office Tower, Former Battery Hotel" prepared by Pinchin LeBlanc Environmental Ltd. in September, 2013.
4. "Ceiling Inspection Report prepared by Pinchin LeBlanc Environmental Ltd. in October, 2014.
5. "Asbestos Roofing Materials Assessment, Former Battery Hotel" prepared by Pinchin LeBlanc Environmental Ltd. in April, 2016.

In addition, various bulk sample laboratory reports, as well as abatement site inspection reports were also reviewed.

2.0 ANALYSIS

2.1 EnviroTech Solutions Ltd. Report, March 2012

An asbestos materials re-assessment was conducted by EnviroTech Solutions Ltd. (EnviroTech) between February 22 and March 2, 2012. Please refer to Table 1 below for a summary of the asbestos findings in City Section and Harbour Section:

Table 1: Summary of Asbestos Findings for EnviroTech Report, Dated March, 2012

Sample ID	Sample Description	Sample Location	Asbestos Content
BH101	Drywall Joint Fill Compound	City Section, Storage Room	2% Chrysotile
BH102	9x9 Brown Floor Tile	City Section, Storage Room	3% Chrysotile
BH103	Drywall Joint Fill Compound	City section, Corridor at Room 103	2% Chrysotile
BH104	Grey Insulation	City section, Corridor at Room 103	65% Chrysotile
BH105	Drywall Joint Fill Compound	City section , Storage Room at 204	2% Chrysotile
BH106	Grey Insulation	Gallery Furnace Room	65% Chrysotile
BH107	12x12 White Floor Tile	City section, Corridor at Walk-in Freezer	ND
BH108	Plaster	City Section, Main Storage Room	2% Chrysotile
BH109	Drywall Joint Fill Compound	City Section, Corridor at Main Storage Room	ND
BH110	Drywall Joint Fill Compound	Harbour section, room 224	<1% Chrysotile
BH111	Cement Board	Pool area (sauna)	15% Chrysotile

Note: Yellow highlighted samples indicates material is positive for asbestos.

ND = Not Detected

Based on the sample results and re-assessment, EnviroTech concluded the following:

1. The City Section and Pool had asbestos-containing:
 - a. Insulation on the tanks, vessels, boilers and pipe elbows/valves/tees;
 - b. Drywall joint fill compound on walls and ceilings;
 - c. Plaster on the walls;
 - d. Cement panels on walls; and
 - e. Vinyl floor tiles.
2. The Harbour Section had asbestos-containing:
 - a. Insulation of pipe elbows/valves/tees; and
 - b. Drywall joint fill compound on walls and ceilings.
3. Asbestos-containing materials were not identified in the Tower Section.

Upon further review of the EnviroTech report, an error was found in regards to the reference of a drywall joint fill compound sample collected in Room 224 of the Harbour Section (Sample BH110). The report states that Sample BH110 contained 2% Chrysotile asbestos, and thus it was assumed all drywall within the Harbour Section was

asbestos-containing. However, during the current historical review, it was identified that the laboratory analysis indicated Sample BH110 contained <1% Chrysotile asbestos, and thus is not considered asbestos-containing.

2.2 Pinchin LeBlanc Environmental Ltd. Report, January 2013

A hazardous building materials survey was conducted by Pinchin LeBlanc Environmental Ltd. (Pinchin) between November 19 and November 20, 2012. Please refer to Table 2 below for a summary of the asbestos findings in City Section and Main Tower Section:

Table2: Summary of Asbestos Findings for Pinchin Report, Dated January, 2013

Sample ID	Sample Description	Sample Location	Asbestos Content
02-02-993-S001	Parging Cement	Furnace Room, 2" Water Line Elbow/Fitting	>75% Chrysotile
02-02-993-S002	Parging Cement	Furnace Room, 4" Water Line Elbow/Fitting	>75% Chrysotile
02-02-993-S003	Tar Paper	Furnace Room, 4" Straight Run	ND
02-02-993-S004	9X9 Grey and White Speckle Vinyl Floor Tile	Vestibule Leading from Conference Room #4 to Laundry	1-5% Chrysotile
02-02-993-S005	9X9 Grey Vinyl Floor Tile	Vestibule Leading from Conference Room #4 to Laundry	1-5% Chrysotile
02-02-993-S006	2X2 Pinhole Small Fissure Ceiling Tile	Conference Room #4	ND
02-02-993-S007	2X2 Pinhole Large Fissure Ceiling Tile	Conference Room #4	ND
02-02-993-S008	12X12 Red Vinyl Floor Tile	City Side Service Area – Hallway Adjacent to Walk-in Freezers	1-5% Chrysotile
02-02-993-S009	Drywall Joint Fill Compound	City Side Service Area – Hallway Adjacent to Walk-in Freezers	ND
02-02-993-S010	12X12 White with Black Streaks	City Side Service Area – Hallway Adjacent to Walk-in Freezers	1-5% Chrysotile
02-02-993-S011	Drywall Joint Fill Compound	City Side Service Area – Hallway Adjacent Stairs	ND
02-02-993-S012	9X9 Blue Vinyl Floor Tile	City Side Service Area – Men's Washroom	1-5% Chrysotile
02-02-993-S013	9X9 Grey with Brown Streaks	City Side Service Area – Woman's Washroom	1-5% Chrysotile
02-02-993-S014	9X9 Red Vinyl Floor Tile	City Side Service Area – Cleaner's Closet	1-5% Chrysotile
02-02-993-S015	Drywall Joint Fill Compound	City Side Service Area - Electrical Room	1-5% Chrysotile

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Sample ID	Sample Description	Sample Location	Asbestos Content
02-02-993-S016	Transite Paneling	Furnace Room Adjacent to Laundry	25-50% Chrysotile
02-02-993-S017	Tank Insulation	Furnace Room Adjacent to Laundry	10-25% Amosite >75% Chrysotile
02-02-993-S018	12X12 Large White and Brown Streak Vinyl Floor Tile	City Side Service Area – Clean Linen Storage	ND
02-02-993-S019	2X2 Pinhole Hole Ceiling Tile	City Side Service Area – Clean Linen Storage	ND
02-02-993-S020	Textured Ceiling Coat	Hallway for Conference Rooms 1-4	ND
02-02-993-S022	Tan Vinyl Sheet Flooring	City Side – Small Kitchen	ND
02-02-993-S023	Drywall Joint Fill Compound	City Side – Small Kitchen	ND
02-02-993-S024	12X12 Black Vinyl Floor Tile	Stairwell Leading to Kitchen	1-5% Chrysotile
02-02-993-S025	2X4 Longitudinal Fissure + Pinhole Ceiling Tile	Conference Room #1	ND
02-02-993-S026	Incandescent Heat Shield	City Side – Eastern Stairwell	>75% Chrysotile
02-02-993-S027	4" Cube Pattern Vinyl Sheet Flooring	City Side – Guest Laundry	ND
02-02-993-S028	2X4 Pinhole + Hole + Small Fissure Ceiling Tile	City Side – 4 th Floor Hallway for Suites 401-407	ND
02-02-993-S029	Drywall Joint Fill Compound	City Side – 4 th Floor Hallway for Suites 401-407	ND
02-02-993-S030	Textured Ceiling Coat	Main Lobby	ND
02-02-993-S031	Parging on Cement Pipe	Tower Maintenance Shop	ND
02-02-993-S032	Ceiling Limpet	Tower Maintenance Shop	ND
02-02-993-S033	Drywall Joint Fill Compound	Tower Maine Electrical Room	ND
02-02-993-S034	Textured Ceiling Coat	Room 665	ND
02-02-993-S035	Drywall Joint Fill Compound	Tower – Emergency Exit Stairwell	ND
02-02-993-S036	Drywall Joint Fill Compound	Kitchen Storage Room off Conference Room #5	ND
02-02-993-S037	Ceiling Stucco	Whirlpool Room	ND

Sample ID	Sample Description	Sample Location	Asbestos Content
02-02-993-S038	Drywall Joint Fill Compound	Whirlpool Room	1-5% Chrysotile
02-02-993-S039	Texture Wall Coat	Anchor Room	1-5% Chrysotile
02-02-993-S040	2X4 Perpendicular Fissure + Pinhole Ceiling Tile	Room 310	ND

Note: Yellow highlighted samples indicates material is positive for asbestos.

ND = Not Detected

Based on the sample results and visual assessment, Pinchin concluded the following:

1. Asbestos-containing parging cement on pipe elbows/fittings was identified in:
 - a. Furnace Room adjacent to Conference Room #4;
 - b. City Side Laundry;
 - c. City Side Furnace Room adjacent to the Laundry;
 - d. Stairwell adjacent to Room 234 and 233; and
 - e. Pool.
2. Asbestos-containing tank insulation was identified in the City Side Furnace Room adjacent to the Laundry.
3. Asbestos-containing drywall was identified in:
 - a. City Side Service Hallway adjacent to the walk-in freezer walls and ceiling;
 - b. City Side Service Men's Washroom walls and ceiling;
 - c. City Side Storage Room across from the Men's Washroom walls and ceiling;
 - d. Tower Main Electrical Room walls and ceiling
 - e. Kitchen Storage Room off Conference Room #5 walls and ceiling;
 - f. Sauna walls; and
 - g. Banquets and Catering Office ceiling.
4. Asbestos-containing textured wall coat was identified in The Anchor Room.
5. Asbestos-containing vinyl floor tile was identified in:
 - a. Vestibule leading from Conference Room #4 to Laundry;
 - b. City Side Service Area Hallway adjacent to Walk-in Freezers;
 - c. City Side Service Area Hallway adjacent to Stairwell;
 - d. City Side Service Area Men's Washroom;
 - e. City Side Service Area Women's Washroom;
 - f. City Side Service Area Cleaner's Closet;
 - g. City Side Service Area Storage Room;
 - h. City Side Service Area Electrical Room;
 - i. City Side Service Area Laundry Storage and Crawlspace;
 - j. Laundry Storage Room;
 - k. City Side Service Area Freezer Room;
 - l. Storage Room across from Freezer Room;

- m. Cloak Room;
 - n. Easternmost Stairwell;
 - o. Tower Emergency Exit Stairwell;
 - p. Restaurant/Bar Backroom;
 - q. Main Lobby Cloak Room near Bar;
 - r. Stairwell adjacent to Rooms 233 and 234; and
 - s. Stairwell adjacent to Room 521
6. Asbestos-containing transite wall paneling was identified in:
- a. Furnace Room adjacent to Laundry Room walls and ceiling;
 - b. Exterior – to the left and above the Main Entrance; and
 - c. Exterior – near the ventilation intake on the North side of the building.
7. Asbestos-containing incandescent light fixture heat shields were identified in:
- a. Hallway for Suites 308-312;
 - b. Stairwell adjacent to 233 and 234;
 - c. Easternmost Stairwell; and
 - d. Hallway for Suites 408-413

2.3 Pinchin LeBlanc Environmental Ltd. Report, September 2013

An asbestos building materials survey for the proposed renovation area within the Office Tower was conducted by Pinchin LeBlanc Environmental Ltd. (Pinchin) on September 17, 2013. Please refer to Table 3 below for a summary of the asbestos findings in the Office Tower:

Table 3: Summary of Asbestos Findings for Pinchin Report, Dated September, 2013

Sample ID	Sample Description	Sample Location	Asbestos Content
02-02-1160-S001	Window Caulking	Office Tower, Level 4 Room 500	2% chrysotile
02-02-1160-S002	Window Caulking	Office Tower, Level 3 Facing Harbour	ND
02-02-1160-S003	Window Caulking	Office Tower, Level 1	ND
02-02-1160-S004	Window Caulking	Room Tower, Level 6 Room 655	ND
02-02-1190-S001	Textured Ceiling Finish	Fourth Floor Room 100	ND
02-02-1190-S002	Drywall Joint Fill Compound		ND
02-02-1190-S003	Interior Window Caulking		ND
02-02-1190-S004	Exterior Window Caulking		ND
02-02-1190-S005	Drywall Joint Fill Compound		ND
02-02-1190-S006	Exterior Caulking	Seam of Exterior Metal Panels outside Room 100 on Fourth Floor	ND
02-02-1190-S007	2X2 with 1X1 square pattern Ceiling Tile	Room 200 on Fourth Floor	ND

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Sample ID	Sample Description	Sample Location	Asbestos Content
02-02-1190-S008	Drywall Joint Fill Compound Debris		ND
02-02-1190-S009	Drywall Joint Fill Compound		ND
02-02-1190-S010	Parging Cement on RWL Elbows	Ceiling Space in Room 200 on Fourth Floor	ND
02-02-1190-S011	Drywall Joint Fill Compound		ND
02-02-1190-S012	Drywall Joint Fill Compound		ND
02-02-1190-S013	Drywall Joint Fill Compound		ND
02-02-1190-S014	Interior Window Caulking		ND
02-02-1190-S015	Drywall Joint Fill Compound		ND
02-02-1190-S016	Drywall Joint Fill Compound		ND
02-02-1190-S017	Drywall Joint Fill Compound		ND
02-02-1190-S018	Drywall Joint Fill Compound		ND
02-02-1190-S019	2X4 Pinhole and Large Fissure Ceiling Tile	Third Floor	ND
02-02-1190-S020	Parging cement on Domestic Water Line Elbow	Ceiling Space Third Floor	ND
02-02-1190-S021	2X4 Pinhole and Fleck Ceiling Tile	Third Floor	ND
02-02-1190-S022	Exterior Window Caulking		ND
02-02-1190-S023	Drywall Joint Fill Compound		ND
02-02-1190-S024	Drywall Joint Fill Compound		ND
02-02-1190-S025	Drywall Joint Fill Compound		ND
02-02-1190-S026	Spray Structural Insulation	Ceiling Space of Entrance to Second Floor	ND
02-02-1190-S027	2X4 Pinhole and Widthwise Fissure Ceiling Tile	First Floor	ND
02-02-1190-S028	Drywall Joint Fill Compound		ND
02-02-1190-S029	Drywall Joint Fill Compound		ND
02-02-1190-S030	Drywall Joint Fill Compound		ND
02-02-1190-S031	Drywall Joint Fill Compound		ND

Note: Yellow highlighted samples indicates material is positive for asbestos.

ND = Not Detected

Based on the sample results and visual assessment, Pinchin concluded that the caulking material on the windows in the proposed renovation area is asbestos-containing. No other asbestos-containing materials were identified in the proposed renovation area.

2.4 Pinchin LeBlanc Environmental Report, October 2014

A hazardous materials survey for the Harbour Wing, Main Tower and Office Tower was conducted by Pinchin LeBlanc Environmental Ltd. (Pinchin) on October 21, 2014. The scope of work included the second, third and fourth floors of the Harbour Wing, and the second, fourth, fifth and sixth floors of the Tower Section. Please refer to Table 4 below for a summary of the asbestos findings:

Table 4: Summary of Asbestos Findings for Pinchin Report, Dated October, 2014

Sample ID	Sample Description	Sample Location	Asbestos Content
02-02-1327-S001	Drywall Joint Fill Compound	Harbour Wing Room 221	ND
02-02-1327-S002	Drywall Joint Fill Compound	Harbour Wing Room 228	ND
02-02-1327-S003	Drywall Joint Fill Compound	Harbour Wing Room 233	ND
02-02-1327-S004	Incandescent Heat Shield	Harbour Wing Room 231	>75% Chrysotile
02-02-1327-S005	2X2 Pinhole Fleck Ceiling Tile	Harbour Wing Room 230	ND
02-02-1327-S006	Black Mastic on Pipes	Harbour Wing Room 222	ND
02-02-1327-S007	Drywall Joint Fill Compound	Harbour Wing Room 321	ND
02-02-1327-S008	Paper Backing Behind Heater	Harbour Wing Room 321	ND
02-02-1327-S009	Drywall Joint Fill Compound	Harbour Wing Room 332	ND
02-02-1327-S010	12X12 Tan Vinyl Floor Tile	Harbour Wing Stairwell	ND
02-02-1327-S011	2X2 Pinhole Hole Ceiling Tile	Harbour Wing Room 310	ND
02-02-1327-S012	Drywall Joint Fill Compound	Harbour Wing Room 421	ND
02-02-1327-S013	Drywall Joint Fill Compound	Harbour Wing Room 435	ND
02-02-1327-S014	Textured Ceiling	Tower 4th floor hallway	ND
02-02-1327-S015	Textured Ceiling	Tower 4th floor hallway	ND
02-02-1327-S016	Drywall Joint Fill Compound	Tower Room 455	ND
02-02-1327-S017	Drywall Joint Fill Compound	Tower Room 462	ND
02-02-1327-S018	Textured Ceiling	Tower Room 552	ND
02-02-1327-S019	Drywall Joint Fill Compound	Tower Room 552	ND
02-02-1327-S020	Textured ceiling	Tower Room 651	ND
02-02-1327-S021	Drywall Joint Fill Compound	Tower Room 652	ND
02-02-1327-S022	Textured Ceiling	Tower Room 664	ND
02-02-1327-S023	Drywall Joint Fill Compound	Tower Room 664	ND
02-02-1327-S024	Textured Ceiling	Tower 2nd Floor Conference Room	ND
02-02-1327-S025	Textured Ceiling	Tower 2nd Floor Conference Room	ND
02-02-1327-S026	Drywall Joint Fill Compound	Tower 2nd Floor Conference Room	ND
02-02-1327-S027	Drywall Joint Fill Compound	Tower 2nd Floor Conference Room	ND

Note: Yellow highlighted samples indicates material is positive for asbestos.

ND = Not Detected

Based on the sample results and visual assessment, Pinchin concluded the following:

1. The Second Floor of the Harbour Wing had asbestos-containing:
 - a. Parging cement on pipe elbows above the bathroom ceilings with each room, except for Room 230; and
 - b. Heat shields on all incandescent light fixtures.
2. The Third Floor of the Harbour Wing had asbestos-containing:
 - a. Parging cement on pipe elbows within the stairwell; and
 - b. Heat shield on all incandescent light fixtures.
3. The Fourth Floor of the Harbour Wing has asbestos-containing heat shields on all incandescent light fixtures.
4. Asbestos-containing materials were not identified on the assessed floors of the Tower Section.

2.5 Pinchin LeBlanc Environmental Ltd. Report, April 2016

An asbestos roofing materials assessment was conducted by Pinchin LeBlanc Environmental Ltd. (Pinchin) on April 25, 2016. The purpose of the assessment was to identify asbestos-containing materials on the Former Battery Hotel roof prior to building demolition activities. Please refer to Table 5 below for a summary of the asbestos findings:

Table 5: Summary of Asbestos Findings for Pinchin Report, Dated April 2016

Sample ID	Sample Description	Sample Location	Asbestos Content
02-02-1645-S001	Roofing Material	Section K	ND
02-02-1645-S002	Roofing Material	Section L	ND
02-02-1645-S003	Roofing Material	Section O	ND
02-02-1645-S004	Roofing Material	Section E	ND
02-02-1645-S005	Roofing Material	Section G	ND
02-02-1645-S006	Roofing Material	Section F	ND
02-02-1645-S007	Mastic	Flashing on Section L	5-10% Chrysotile
02-02-1645-S008	Roofing Material	Section N	ND
02-02-1645-S009	Roofing Material	Section P	ND
02-02-1645-S010	Roofing Material	Section P	ND
02-02-1645-S011	Mastic	Plumbing Stack on Section N	5-10% Chrysotile
02-02-1645-S012	Tar Flashing	Adjacent to Section Q	ND
02-02-1645-S013	Roofing Material	Section Q	ND
02-02-1645-S014	Roofing Material	Section U	ND
02-02-1645-S015	Roofing Material	Section U	ND
02-02-1645-S016	Mastic	Flashing at Base of Chimney on Section M	5-10% Chrysotile
02-02-1645-S017	Roofing Material	Section S	ND
02-02-1645-S018	Roofing Material	Section T	ND

Sample ID	Sample Description	Sample Location	Asbestos Content
02-02-1645-S019	Tar Flashing	Adjacent to Section S	ND
02-02-1645-S020	Roofing Material	Section R	ND
02-02-1645-S021	Roof Mastic	Section R	5-10% Chrysotile

Note: Yellow highlighted samples indicates material is positive for asbestos.

ND = Not Detected

Based on the sample results and visual assessment, Pinchin concluded the following materials be asbestos-containing, and thus should be removed prior to demolition:

1. Mastic present on the flashing of Section L;
2. Mastic around the plumbing stack on Section N;
3. Tar present on the flashing at the base of the chimney on Section N; and
4. Roof mastic on Section R

2.6 Bulk Sample Laboratory Reports

Various bulk sample laboratory reports from 2013 and 2014 were also identified during the document review. Please refer to Table 6 below for a summary of the sample results:

Table 6: Summary of Sample Results for 2013 and 2014 Laboratory Reports:

Sample ID	Sample Material	Sample Location	Asbestos Content
April 17, 2013			
BH-JC-001	Drywall Joint Fill Compound	Vestibule Ceiling	ND
BH-JC-002	Drywall Joint Fill Compound	Vestibule Wall	ND
BH-JC-003a	Drywall Joint Fill Compound	Porch Area Wall	ND
BH-JC-003b	Drywall Joint Fill Compound	Porch Area Wall	ND
June 13, 2013			
S-001	Ceiling Gyproc and Plaster	4th Floor Tower Room 200	ND
S-002	Ceiling Gyproc and Plaster	4th Floor Tower Room 200	ND
July 18, 2013			
02-02-1160-S001	Window Caulking	Office Tower Level 4, Room 400	2% Chrysotile
02-02-1160-S002	Window Caulking	Office Tower, Level 3, Facing Harbour	ND
02-02-1160-S003	Window Caulking	Office Tower Level 1	ND
02-02-1160-S004	Window Caulking	Room Tower Level 6, Room 655	ND
October 21, 2014			
02-02-1327-S001	Spray Fireproofing	Room 220	ND
02-02-1327-S002	Spray Fireproofing	Room 220	ND

Sample ID	Sample Material	Sample Location	Asbestos Content
02-02-1327-S003	Spray Fireproofing	Room 224	ND
02-02-1327-S004	Parging Cement	Room 224	ND
May 12, 2104			
02-02-01327-S001	Duct Insulation	Tower 4F	5-10% Chrysotile
02-02-01327-S002	Roofing Compound	Tower 4F	ND
02-02-01327-S003	Roofing Compound	Tower 4F	ND
02-02-010327-S004	Roofing Compound	Tower 4F	ND
02-02-01327-S005	Roofing Compound	Tower 2F	ND
02-02-01327-S006	Roofing Compound	Tower 2F	ND
02-02-01327-S007	Roofing Compound	Tower 2F	ND

Note: Yellow highlighted samples indicates material is positive for asbestos.
ND = Not Detected

Based on the various reviewed bulk sample laboratory reports, the only asbestos-containing materials identified were the duct insulation collected from the Sample Location Tower 4F, and the window caulking collected from the Sample Location Office Tower Level 4, Room 400.

2.7 Asbestos Abatement

Below is a summary of abated materials that were identified during the document review:

Clearance Report Date	Abatement Location	Building Material Abated	Amount Removed
15-Apr-13	Room 460	Drywall Joint Fill Compound	Not documented
10-Jan-14	Lower Hallway, Main Tower	Drywall Joint Fill Compound	Not Documented
19-Feb-14	Rooms 101, 102, 103	Drywall Joint Fill Compound, and Pipe Elbows	>100 ft ² of Drywall, Number of Elbows not Documented
7-Mar-14	Rooms 201, 202 and 203	Drywall Joint Fill Compound, and Pipe elbows	>100 ft ² of drywall, Number of Elbows not Documented
18-Mar-14	Rooms B2020, B2021, B2022, B2023, B2024, B3101 and B3101A	Drywall Joint Fill Compound, and Pipe Elbows	>100 ft ² of drywall, Number of Elbows not Documented
15-Apr-14	Main Entrance Stairwell	Drywall Joint Fill Compound	<100 ft ²
16-Apr-14	B1004	Pipe Insulation	2 elbows
16-Apr-14	Room 411	Drywall Joint Fill Compound	>100 ft ²

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Clearance Report Date	Abatement Location	Building Material Abated	Amount Removed
17-Apr-14	Main Entrance Stairwell	Drywall Joint Fill Compound	<100 ft ²
21-Apr-14	Rooms 401, 402 and 403	Drywall Joint Fill Compound	>100 ft ²
22-Apr-14	Room 413	Drywall Joint Fill Compound	> 100 ft ²
30-Apr-14	Room 412	Drywall Joint Fill Compound	>100 ft ²
29-Sep-14	Swimming Pool	Pipe Insulation	Not documented
30-Sep-14	Residence Area (3rd and 4th floor)	Drywall Joint Fill Compound	Not documented
1-Oct-14	5th floor Hallway	Drywall Joint Fill Compound	18 ft ²
2-Oct-14	6th Floor Hallway, Conference Room, 2nd floor Hallway, Basement Stairs, 4th Floor Hallway, 5th Floor Hallway	Drywall Joint Fill Compound	53 ft ²
20-Oct-14	Room 437	Drywall Joint Fill Compound	9 ft ²
30-Dec-14	Rear Entrance	Drywall Joint Fill Compound	Not documented
18-Feb-15	B-General	Drywall Joint Fill Compound	Five 2" Holes
18-Jun-15	Boiler/Furnace Room	Parging Cement and Tank Insulation	All
July, 2016	Basement, Main and First Floor	Drywall Joint Fill Compound	Not Documented
1-Aug-16	Main, first, basement and Pool area	Drywall Joint Fill Compound	Not Documented
17-Aug-16	Main and first floor middle section	Drywall Joint Fill Compound	Not Documented
19-Aug-16	Roof by Elevator Shaft	Exterior duct insulation	Not Documented
31-Aug-16	Main Entrance and Dining Area Section	Drywall Joint Fill Compound	Not Documented
5-Sep-16	Stairwell	Drywall Joint Fill Compound	Not Documented
9-Sep-16	Basement	Drywall Joint Fill Compound	Not Documented

Clearance Report Date	Abatement Location	Building Material Abated	Amount Removed
14-Sep-16	Roof above Restaurant Section	Roof Mastic Material	Not Documented - but states outer most layer of mastic from perimeter of roof and around several ventilation/roof drains
29-Apr-22	West Exterior	Window Caulking	184 linear feet
1-Aug-22	B3130	Drywall Joint Fill Compound	84 ft ²
31-Aug-22	B1113	Drywall Joint Fill Compound	

3.0 CONCLUSION

Based on the review of historical documents, it can be concluded that some asbestos-containing materials are currently present within the site building at the Signal Hill Campus. These materials are assumed to be present since there is no documentation indicating removal.

The following should be considered asbestos containing materials:

1. Parging cement on pipe elbows that may be hidden in wall cavities or ceiling spaces that were not demolished within the Harbour Section and floors 3-5 of the Main Tower Section.
2. Interior and Exterior window caulking on the north, south and east sections of the building.
3. Transite wall paneling located on the walls and ceiling of the Furnace Room in the Main Tower Section, as well as panelling located on the exterior of the building.
4. Asbestos-containing vinyl floor tile located in:
 - a. Vestibule leading from Conference Room #4 to Laundry;
 - b. Laundry Storage Room;
 - c. Storage Room across from Freezer Room;

APPENDIX A

Battery Hotel Floorplans

OFFICE LEVEL

The floor plan shows the following rooms and their areas:

- B-3404: 204.93
- B-3402: 104.09
- B-3401: 179.44
- B-3405: 156.08
- B-3407: 335.87
- B-3403: 96.74
- B-3406: 74.68
- B-3408: 152.23

B-1001
535.00
CONFERENCE ROOM #1

B-1002
2,273.01
CONFERENCE ROOM #2

B-1003
72.68

B-1004
192.86
TECHNICAL ROOM (DATA PANELS)

B-1005
62.08

B-1006
62.08

B-1007
62.08

B-1008
117.39

B-1009
116.79

B-1010
211.18

B-1011
289.42

B-1012
92.46

B-1013
167.13

B-1014
160.17

B-1015
491.86

B-1016
1,105.51
CONFERENCE ROOM #4

B-1017
72.23
WALK IN FREEZER

B-1018
239.57

B-1019
276.92

B-1020
59.41

B-1021
51.29

B-1022
51.29

B-1023
51.65

B-1024
154.21

B-1025
63.47

B-1026
14.00

B-1027
171.61
ELECTRICAL ROOM

B-1028
62.49

B-1029
197.75

B-1030
219.27

B-1031
62.49

B-1032
174.32

B-1033
366.28
PURCHASE ROOM

B-1034
572.00
LAUNDRY ROOM

B-1035
174.69
OIL TANKS

B-1036
78.06
LINEN STORAGE

B-1037
100.94
LINEN STORAGE

B-1038
174.69

B-1039
174.69

B-1040
201.08

B-1041
201.08

B-1042
201.08

B-1043
201.08

B-1044
201.08

B-1045
201.08

B-1046
201.08

B-1047
201.08

B-1048
201.08

B-1049
201.08

B-1050
201.08

CRAWL SPACE BELOW

STAIRS

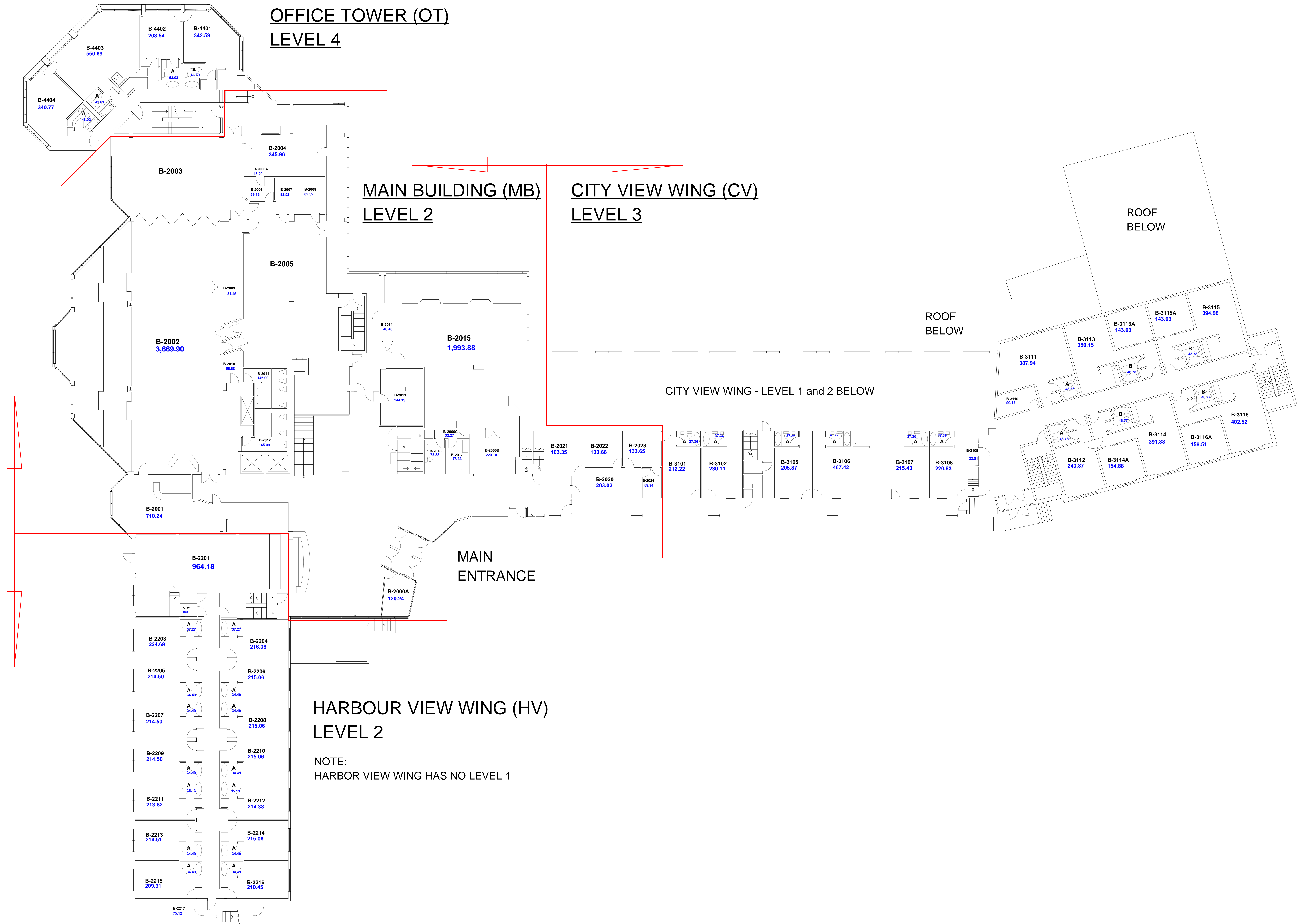
CITY VIEW WING (CV)
LEVEL 1

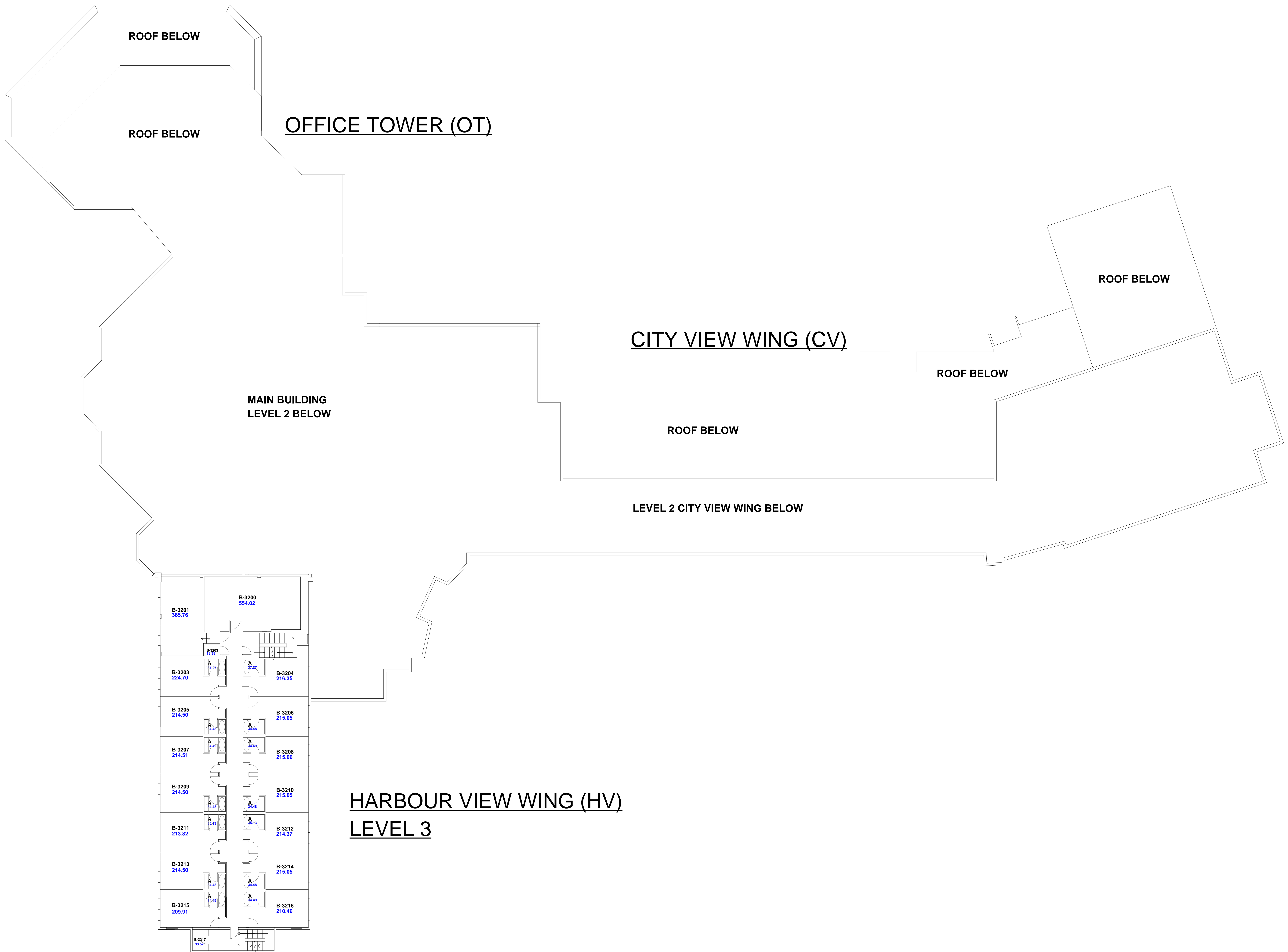
Rooms and Areas (Area in sq. ft.):

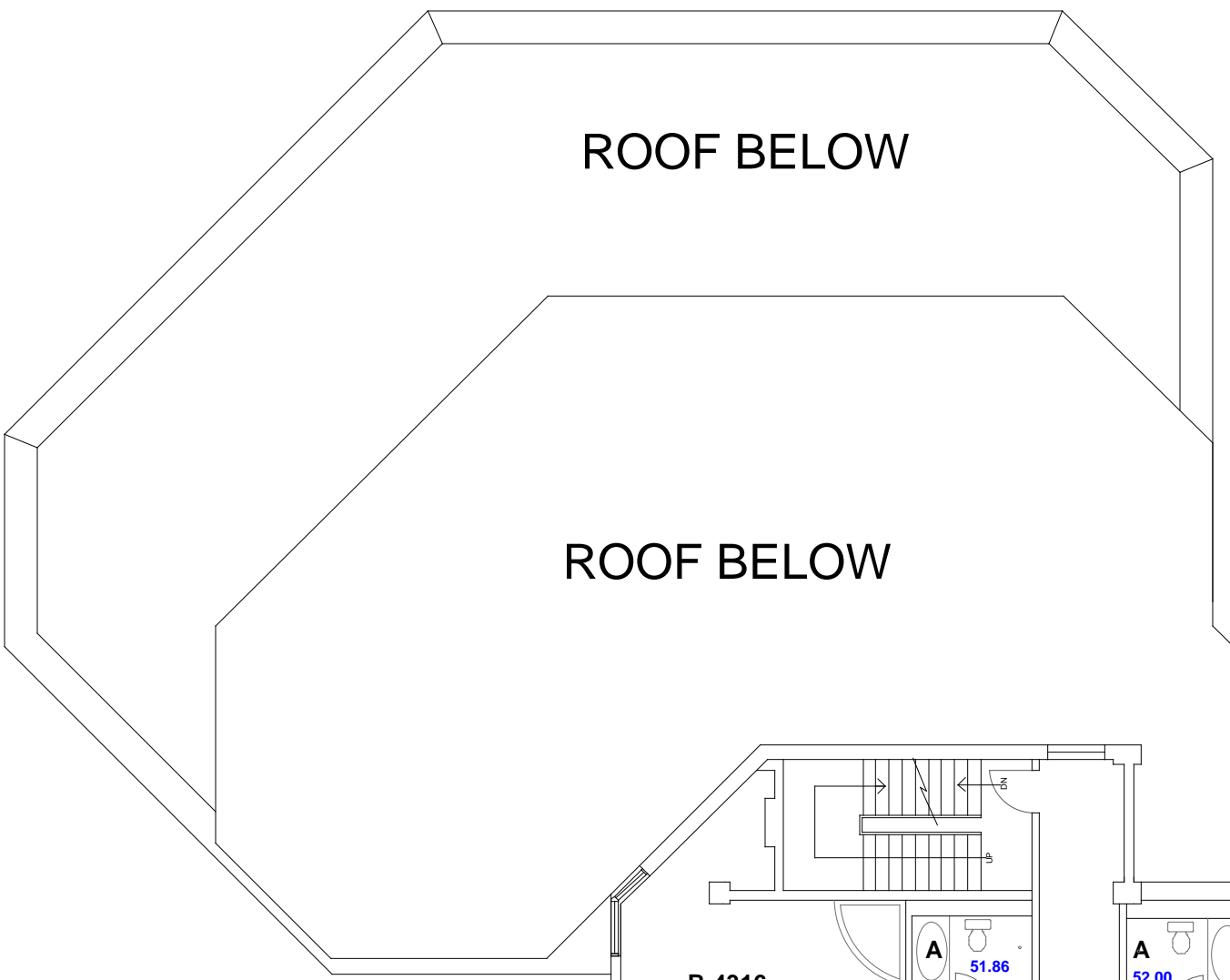
- B-1101: 298.05
- B-1101A: 128.25
- B-1102: 298.05
- B-1102A: 128.25
- B-1103: 192.67
- B-1103A: 192.67
- B-1103B: 192.67
- B-1104: 192.67
- B-1104A: 192.67
- B-1105: 767.35
- B-1106: 38.37
- B-1108: 115.31
- B-1109: 362.35
- B-1110: 115.89
- B-1111: 115.89
- B-1112: 314.60
- B-1113: 68.59
- B-1114: 115.89
- B-1115: 117.75
- B-1116: 39.45
- B-1117: 566.12
- B-1118: 380.51
- B-1118A: 180.81
- B-1119: 330.81
- B-1120: 3,923.43
- B-1121: 361.28
- B-1122: 173.50
- B-1122A: 173.50
- B-1123: 173.50
- B-1124: 173.50
- B-1125: 173.50
- B-1126: 173.50
- B-1127: 173.50
- B-1128: 173.50
- B-1129: 173.50
- B-1130: 173.50
- B-1131: 173.50
- B-1132: 173.50
- B-1133: 173.50
- B-1134: 173.50
- B-1135: 173.50
- B-1136: 173.50
- B-1137: 173.50
- B-1138: 173.50
- B-1139: 173.50
- B-1140: 173.50
- B-1141: 173.50
- B-1142: 173.50
- B-1143: 173.50
- B-1144: 173.50
- B-1145: 173.50
- B-1146: 173.50
- B-1147: 173.50
- B-1148: 173.50
- B-1149: 173.50
- B-1150: 173.50
- B-1151: 173.50
- B-1152: 173.50
- B-1153: 173.50
- B-1154: 173.50
- B-1155: 173.50
- B-1156: 173.50
- B-1157: 173.50
- B-1158: 173.50
- B-1159: 173.50
- B-1160: 173.50
- B-1161: 173.50
- B-1162: 173.50
- B-1163: 173.50
- B-1164: 173.50
- B-1165: 173.50
- B-1166: 173.50
- B-1167: 173.50
- B-1168: 173.50
- B-1169: 173.50
- B-1170: 173.50
- B-1171: 173.50
- B-1172: 173.50
- B-1173: 173.50
- B-1174: 173.50
- B-1175: 173.50
- B-1176: 173.50
- B-1177: 173.50
- B-1178: 173.50
- B-1179: 173.50
- B-1180: 173.50
- B-1181: 173.50
- B-1182: 173.50
- B-1183: 173.50
- B-1184: 173.50
- B-1185: 173.50
- B-1186: 173.50
- B-1187: 173.50
- B-1188: 173.50
- B-1189: 173.50
- B-1190: 173.50
- B-1191: 173.50
- B-1192: 173.50
- B-1193: 173.50
- B-1194: 173.50
- B-1195: 173.50
- B-1196: 173.50
- B-1197: 173.50
- B-1198: 173.50
- B-1199: 173.50
- B-1200: 173.50

HARBOURL WING
FOUNDATION
BELOW



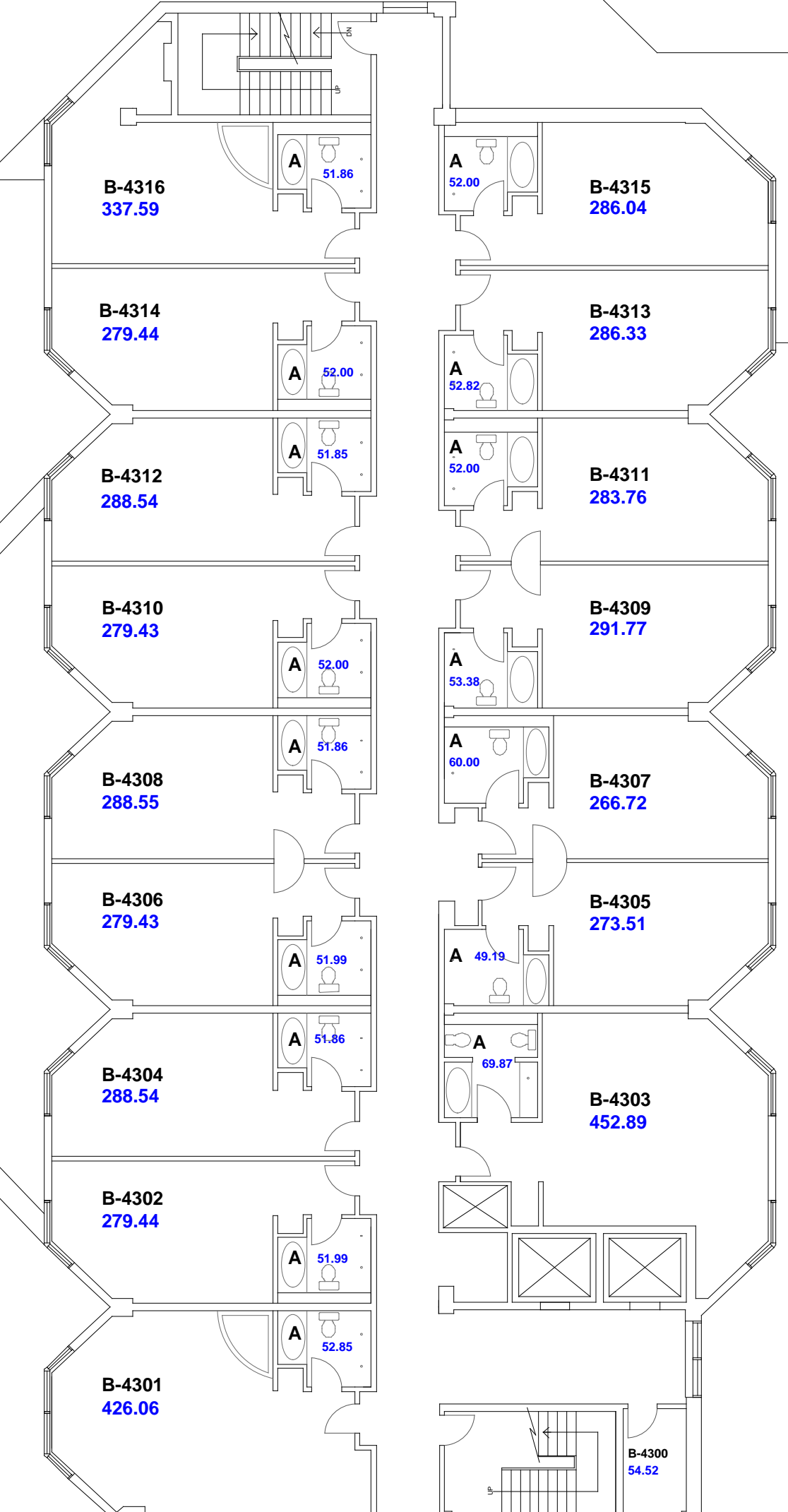




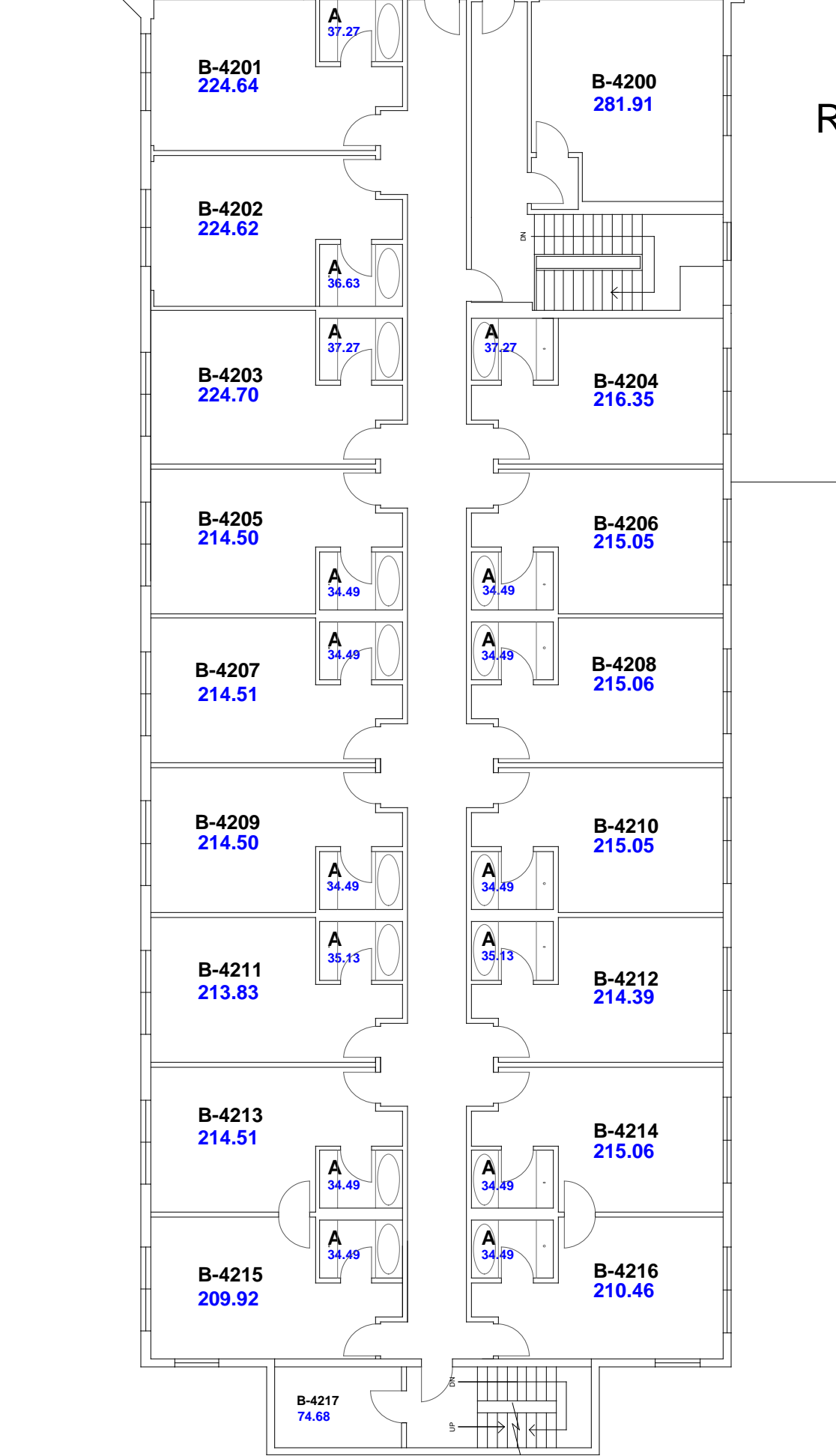


ROOF BELOW

ROOF BELOW

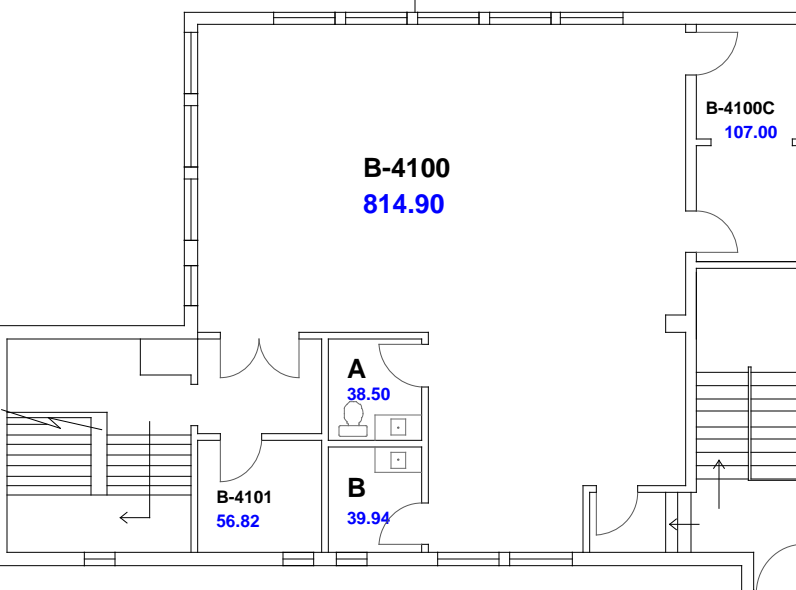


MAIN BUILDING
TOWER (MT)
LEVEL 4

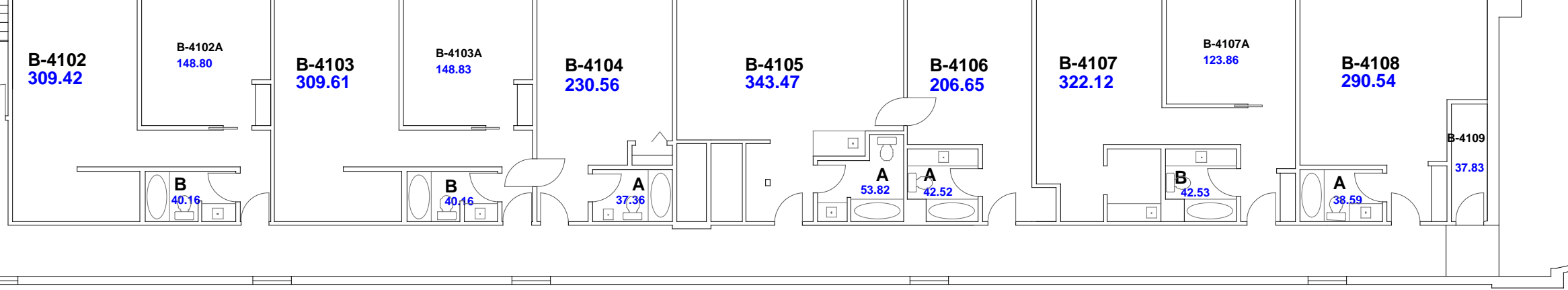


HARBOUR VIEW
WING (HV)
LEVEL 4

ROOF BELOW



ROOF BELOW



CITY VIEW WING (CV)
LEVEL- 4

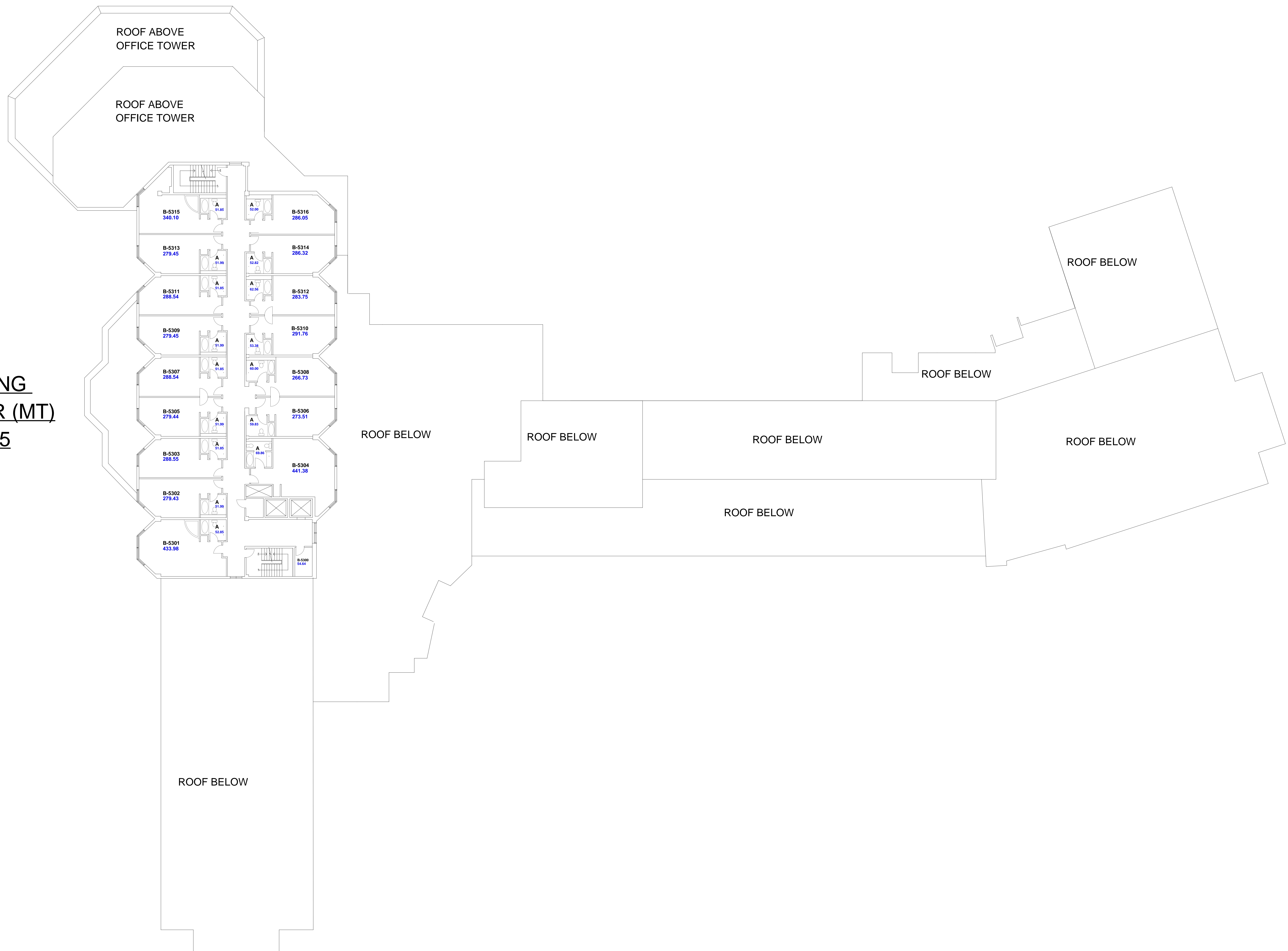
ROOF BELOW



ROOF BELOW



MAIN
BUILDING
TOWER (MT)
LEVEL 5



MAIN BUILDING
TOWER (MT)
LEVEL 6

