



# TOWN OF PEACE RIVER, PEACE REGIONAL POOL – HOT TUB REPLACEMENT ADVANCED DEMOLITION

## MECHANICAL SPECIFICATION

Issued for Tender  
2023-08-29

Unit #3, 14220 112 Avenue NW  
Edmonton, AB  
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**1. TOWN OF PEACE RIVER, PEACE REGIONAL POOL – HOT TUB REPLACEMENT –  
ADVANCED DEMOLITION**

**1.1 Bids are invited by the Owners for the advanced demolition of a hot tub and mechanical room floor as indicated on Tender documents at The Peace Regional Pool – located at 7201 98 Street, Peace River, Alberta.**

**.1 NOTE: CONTRACTORS WALKTHROUGH IS MANDATORY. BID PACKAGE WILL BE AVAILABLE AT THE CONTRACTORS WALKTHROUGH.**

**1.2 Tendering Schedule**

.1 Contractor’s walkthrough building – 2:00 pm on Wednesday September 6, 2023

.2 Bids Close – 5:00 pm on Wednesday September 13, 2023

**1.3 The following documents must accompany the submission of Tenders:**

.1 Bids must be valid for a Tender evaluation and acceptance period of 30 days after the closing date for receipt of Tenders.

.2 If a contractor requires a return visit with a subtrade or to review some aspects of the complex, please contact the Owner’s representative.

**END OF SECTION**

| <b>Section No.</b> | <b>Section Title</b>                                  |
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**Mechanical**

| <b>Sheet Number</b> | <b>Title</b>                             |
|---------------------|--|
| M000                | Cover Sheet                              |
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| M101                | Area Demolished Before Design Phase      |
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**END OF SECTION**

**1. INVITATION TO BID**

- .1 Bidders are invited to submit a fixed price bid (the "Bid") for the Work described in the Bid Documents.

**2. THE WORK**

- .1 Work is as indicated on Tender documents, as described in Appendix 'A' to the Bid Form.

**3. BID DOCUMENTS**

- .1 The Bid Documents consist of the documents listed in Appendix "B" to the Bid Form.
- .2 The Bid Documents will be made available only for the purpose of obtaining formal bids for this project. Their use does not confer a license or grant to use the Bid Documents for other purposes.

**4. CONTRACT DOCUMENTS**

- .1 The Contract Documents consist of the documents listed in Appendix "C" to the Bid Form that will be completed by Consultant to reflect the information in the successful Bid (the "Contract Documents").

**5. BID CLOSING**

- .1 Bids will be submitted no later than 5:00 pm on Wednesday, September 13, 2023.
  - .1 Email to The Town of Peace River, Attention: Tanya Bell ([tenders@peacriver.ca](mailto:tenders@peacriver.ca)).
- .2 Bids submitted after above time may be returned to Bidder unopened.
- .3 Bids will be opened privately immediately after time for receipt of Bids.
- .4 Amendments to submitted offer will be permitted if received in writing prior to Bid closing and if endorsed by same party or parties who signed and sealed offer.

**6. BID PRICE**

- .1 The Bid Price shall include:
  - .1 all direct and indirect costs of labour, supervision, management, administration, overhead, materials, equipment, temporary works, plant, supplies, services, freight, handling, transportation, foreign, federal, provincial and municipal taxes and duties of whatsoever kind (except GST), and all other costs necessary for, and incidental to, the performance of the Work;
  - .2 all profit and mark-ups on the Work whether the same is provided and performed by the Bidder or by any of the Bidder's subcontractors and/or suppliers; and
  - .3 the cost of all permits required by any and all regulatory or legal requirements and by authorities having jurisdiction over the Work.
- .2 The Bid Price shall not include any GST payable by the Owner. The Bidder shall state in the space provided in the Bid Form, the amount of GST payable by the Owner in addition to the Bid Price.
- .3 The Bid Price shall be expressed in lawful money of Canada payable at Peace River, Alberta.

- .4 Unless otherwise agreed, the Bid Price will be firm and fixed for the duration of the Bidders obligations under any contract that results from this Bid.

## 7. INQUIRIES AND ADDENDA

- .1 All Inquiries regarding the Bid, the Bid Documents and all other matters, shall be made to the Consultant in writing at the following address:
- Johann M. Barnard**  
**Email:** [johannbarnard@amegroup.ca](mailto:johannbarnard@amegroup.ca)
- .2 The Consultant will determine if inquiries require any clarifications or revisions to the Bid Documents and, if required, will issue written addenda to the Bid Documents to all persons who are on record as having obtained the Bid Documents. Such addenda shall become part of the Bid Documents and must be taken into account in the Bid Price.
- .3 The Bidder is responsible for ensuring that it has received all addenda before submitting its Bid.
- .4 Should the Bidder find discrepancies, ambiguities, errors or omissions in the Bid Documents, the Bidder shall immediately identify the same to the Consultant in writing.
- .5 All inquiries, requests for clarifications identification of discrepancies, ambiguities, errors or omissions in the Bid Documents shall be made not later than 10 days before Bid Closing.

## 8. VERIFICATION OF BID DOCUMENTS

- .1 The Bidder is solely responsible for confirming that it has received a complete set of Bid Documents and shall verify that the Bid Documents are complete and notify the Consultant if any of the Bid Documents are found to be incomplete or in error.
- .2 If the Bidder finds any discrepancy or inaccuracy in the Bid Documents or any deviation between the Bid Documents and any existing conditions in and around the Project site, then the Bidder shall inform the Consultant in writing so that clarifications or revisions to the Bid Documents may be issued. If such discrepancies or inaccuracies are not identified then the Bidder shall be deemed to have accepted the risk of those discrepancies or inaccuracies in preparing its Bid Price and shall not be entitled to claim for additional time or compensation for the performance of the Work and shall perform the Work in accordance with the Consultant's further instruction with respect to those discrepancies or inaccuracies.

## 9. SITE EXAMINATION

- .1 Visit project site and surrounding area before submitting Bid.
- .2 Contact Robyn Schur at following address and phone number to arrange date and time to visit the place of Work:
- Robyn Schur**  
**Email:** [rschur@peacriver.ca](mailto:rschur@peacriver.ca)  
**Telephone:** (780) 624-3720 x1510
- .3 By submitting a Bid, the Bidder represents that the Bidder (a) has examined and is familiar with all conditions at the site that may affect the performance of the Work; (b) has made allowance for such conditions in the Bid; and (c) waives any and all rights to later claim for additional compensation or time as a result of existing conditions that would reasonably have been apparent or disclosed by an examination of the conditions at the Project site.

## 10. APPROVAL OF SUBSTITUTIONS

- .1 Where the words "or approved substitution" are specified for a particular product, the Owner may consider approved substitute products in place of the products identified in the Bid Documents.
- .2 Substitute products are defined as products that are functionally equivalent in material, size, thickness, colour, texture and overall quality to the specified products and are readily exchangeable for the specified product(s). Substitute products shall be submitted to the Consultant for review. Substitute products do not involve an increase in price.
- .3 Bidders, suppliers or manufacturers who consider that their product meets or exceeds the specified standards may make requests to the Consultant for approval of substitutes. The application shall make reference to the product(s) currently specified by quoting the specification section and clause number to which the application applies.
- .4 Requests for such substitution shall be made not later than 10 days prior to Bid Closing and shall include manufacturer's printed product data, warranty information, samples, colour range, specifications, a list of previous projects, references and whatever other information the Consultant may reasonably request to make a proper assessment of the request. If sufficient information is not provided with the request for substitution, such request will be rejected without consideration.
- .5 If an item is listed as an acceptable substitution, Bidders may use that item in place of the specified item.
- .6 Bidders electing to use acceptable substitutions in lieu of a specified products shall ensure that the Bid Price includes and reflects all costs associated for any adjustments, modifications or additions necessary to be made to other parts of the Work to accommodate the substitution.
- .7 The final decision of the acceptability of substituted products will be made by the Consultant and the Owner.

## 11. SUBMISSION OF BIDS

- .1 The Bidder is solely responsible for delivery of its Bid in the manner and time prescribed in these Instructions to Bidders.

## 12. ACCEPTANCE OF BID

- .1 The successful Bid will be accepted by the issuance of a "Notice of Award" issued by the Owner no later than 7 days following the Bid Closing.
- .2 Within 10 days of the issuance of a Notice of Award, the Owner will deliver to the Bidder the Contract Documents, completed to reflect the Bid, for execution by the Bidder.
- .3 Within 10 days of receiving the Contract Documents, the Contractor will duly execute the Contract Documents and shall deliver the executed Contract Documents to the Consultant together with:
  - .1 Certificate of good standing from the Worker's Compensation Board;
  - .2 Proof of insurance coverage of \$5,000,000.00;
  - .3 Written assurance of sufficient manpower to satisfactorily fulfill this Contract;
  - .4 Construction schedule; and
  - .5 Proof of all necessary permits, licences, certificates and other authorizations required by all municipal, provincial or federal authorities, for the Work and proof of payment of all applicable fees.

### 13. OWNER'S RESERVATION OF RIGHTS

- .1 It is a condition of any contract between the Bidder and the Owner that is, or may be, constituted by the Bidders submission of a Bid, that the Owner, irrespective of the circumstances:
  - .1 is not required to accept the lowest or any bid and may reject any and all bids including the low Bid;
  - .2 may accept any bid that the Owner, its sole and unfettered discretion, deems is most advantageous to the Owner, including any bid that does not comply with these Instructions to Bidders,
  - .3 may waive any and all irregularities in the Bid or in any other bid including material non-conformities with the Instructions to Bidders, the Bid Documents and any other non-conformities and may accept any non-conforming Bid whether or not such non-conforming bid is the lowest;
  - .4 may re-tender the Project in whole or in such part or parts that the Owner considers to be in its best interests, or, without notice to any of the Bidders, may enter into private and confidential negotiations with any other party, including any one or more of the Bidders who submitted Bids, directed toward entering into a contract for the whole or any part or component of the Work as originally tendered, or with any revisions to the terms and conditions of the contract or the scope of the Work provided that the Owner will not disclose the amount of any other bids with such Bidders; and
  - .5 may use its best commercial judgement in evaluating, accepting and rejecting any and all bids and may apply evaluation criteria that are most advantageous to the Owner whether or not the same have been disclosed to the Bidders, including, without limiting the foregoing:
    - .1 the Owner's recalculation of the Bid Price based on cost information provided by the Bidders (or any of them) or otherwise available to the Owner;
    - .2 the application of the additions and deductions to the Bid Price in Appendix 'E' hereto;
    - .3 the potential for increases in costs to the Owner as a result of errors or omissions in the Bid or errors or omissions in the Bid Documents;
    - .4 the Bidders' experience and reputation and the Owner's or Consultant's previous experience with, or knowledge of, the Bidders including but not limited to direct and indirect knowledge of the Bidder's history and reputation with respect to claims, changes organization, errors and omissions and schedule performance; and
    - .5 cost, or other commercial, technical and schedule considerations including the time within which Bidders propose to achieve Substantial Completion of the Work.
- .2 Under no circumstances, and notwithstanding any custom and usage in the industry, will any term that is in conflict with any of the provisions herein be implied into any contract that is, or may be, formed between the Bidder and the Owner by the Bidder's submission of the Bid.
- .3 All costs and expenses incurred by a Bidder, including those costs and expenses incurred in the preparation, submission or clarification of its Bid, shall be borne by the Bidder, and in no circumstances whatsoever shall the Owner be liable to pay such costs and expenses or to reimburse or compensate a Bidder for losses of any kind alleged to have been suffered as a result of the bid process.

- .4 By submitting the Bid, the Bidder confirms that he has read, accepted and agreed to be legally bound by, this Section and that it irrevocably waives any and all right to make a claim or claims against the Consultant and the Owner and their respective agents, employees, directors and associates for any loss, expense, inconvenience or damage caused by, or connected with, the actions and/or inactions of the Consultant and/or the Owner in receiving and evaluating the bids, and the award of the contract, or in connection with the exercise of the Owner's privilege as hereinbefore described including, without limiting the foregoing, for the cost of preparing and submitting the Bid and the loss of profit resulting from the award of the contract to others or the Owner's failure to award the contract at all.

#### **14. PROJECT SCHEDULE**

- .1 Bidders shall state in the space provided in the Bid Form the number of weeks that they will require to achieve Substantial Performance of the Work. The Owner requires that the Work of this Contract be completed as quickly as possible and consideration will be given to time of completion when reviewing the submitted Bids. The maximum time allowance for this project is six (6) weeks.

#### **15. SUPPLEMENTARY BID INFORMATION FORMS**

- .1 The attached Appendices are an integral part of the Bid Documents and shall be submitted with the Bid Form.
- .2 The Bidder shall fill in all blank spaces completely.
- .3 The following Appendices shall be submitted as part of the Bid:
  - .1 Appendix A - Description of Work
  - .2 Appendix B - List of Bid Documents
  - .3 Appendix C - List of Contract Documents

**END OF SECTION**

**BID FORM – STIPULATED PRICE AND UNIT PRICES**

**Project / Contract:** Town of Peace River, Peace Regional Pool – Hot Tub Replacement – Advanced Demolition

**From (Bidder):**

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Street Address or Postal Box Number

\_\_\_\_\_  
City/Town, Province and Postal Code

**To (Owner):**

The Town of Peace River  
c/o The AME Consulting Group Ltd.  
721 Johnson St., Victoria, BC V8W 1M8

**DEFINITIONS**

Unless specifically defined in the Instructions to Bidders, all terms that are capitalized in this Bid Form will have the meanings given to those terms in the Instructions to Bidders.

**OFFER AND BID PRICE**

We, the undersigned, having examined the Bid Documents for the above named project/contract, and all issued Addenda thereto and having visited the Project Site and otherwise complied with and accepted the terms and conditions of the Instructions to Bidders and Addenda, hereby offer to enter into a contract to perform the Work as described in Appendix 'A'; to this Bid Form in accordance with the Bid Documents (including the Appendices to this Bid Form) for:

(a) the fixed lump sum of:

\$ \_\_\_\_\_ in Canadian dollars (exclusive of GST),  
amount in figures

\_\_\_\_\_ Dollars

\_\_\_\_\_ Cents (the "Bid Price")

(b) plus GST payable on the on Bid Price which is estimated to be:

\$ \_\_\_\_\_  
amount in figures

\_\_\_\_\_ Dollars

\_\_\_\_\_ Cents

If the Owner accepts this Bid we agree:

- .1 within ten (10) days of delivery to us of the Contract Documents in accordance with Section 15.4 of the Instructions to Bidders to deliver to the Owner an executed set of Contract Documents and to proceed with performing the Work for the Bid Price all as contemplated in the Bid Documents; and

#### **ADDENDA**

We confirm that this Bid and the Bid Price include all matters and things identified in the following Addenda:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (collectively called the "Addenda")

#### **SCHEDULE**

We agree to achieve Substantial Performance of the Work by October 8<sup>th</sup>, 2023.

#### **SUBMISSIONS**

This Bid is accompanied by:

- .1 N/A

#### **VALIDITY AND IRREVOCABILITY**

This Bid is valid and irrevocably open for acceptance from the Bid Closing until the expiration of the 30th day following the Bid Closing irrespective of the Owner's acceptance of any other Bid.

#### **JOINT AND SEVERAL LIABILITY**

Each person or entity executing this Bid Form is jointly and severally liable under and bound by this Bid and any contract arising from the submission of the Bid and arising from the acceptance of this Bid.

#### **DECLARATION**

In submitting this Bid, the undersigned declares and agrees that:

- .1 it is not relying upon any information, documents, warranties or representations provided by or on behalf of the Consultant and/or the Owner other than the information contained in the Bid Documents and Addenda.
- .2 it has not colluded with any other Bidder or any other competitor in preparing this Bid.

**BID FORM** – Stipulated Price and Separate Price: Signatures  
*Signed and submitted by:*

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Name and Title of Authorized Signing Officer

\_\_\_\_\_  
Signature of Authorized Signing Officer

\_\_\_\_\_  
Name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Name and Title of Authorized Signing Officer

\_\_\_\_\_  
Signature of Authorized Signing Officer

\_\_\_\_\_  
Name of Witness

\_\_\_\_\_  
Signature of Witness

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Note: Affix corporate seal as required by Bid Documents.

**END OF BID FORM**

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**APPENDIX A TO BID FORM**

PROJECT TITLE: Town of Peace River, Peace Regional Pool – Hot Tub Replacement – Advanced Demolition

BIDDER: \_\_\_\_\_

**Description of Work**

The 'Work' is the advanced demolition of a hot tub and mechanical room floor as described below and otherwise in the Bid Documents.

- Demolition of remaining hot tub structure and finishes in preparation for future construction of a new hot tub.
- Excavation of buried hot tub piping in the filtration room for future replacement.
- Where asbestos is present, the work should be done in accordance with Workers' Compensation Board – Alberta requirements by a qualified asbestos abatement contractor.
- All electrical and controls work related to temporary relocation of two sodium bisulphate acid feed barrels.
- Refer also to Section 01 11 00 – Summary of Work.

**END OF APPENDIX A**

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**APPENDIX B TO BID FORM**

PROJECT TITLE: Town of Peace River, Peace Regional Pool – Hot Tub Replacement – Advanced Demolition

BIDDER: \_\_\_\_\_

**List of Bid Documents**

Bid Documents:

Invitation to Bid  
Instructions to Bidders  
Bid Form and Appendices to Bid Form

Addenda:

Project requirements: Sections 01 11 00, 00 11 20, 01 14 00, 01 31 19, 01 41 00, 01 45 00, 01 56 00, 01 74 21, 01 77 00.

Drawings: M000, M001, M101, M102

Contract Documents

**END OF APPENDIX B**

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**APPENDIX C TO BID FORM**

PROJECT TITLE: Town of Peace River, Peace Regional Pool – Hot Tub Replacement – Advanced Demolition

BIDDER: \_\_\_\_\_

**List of Contract Documents**

Contract Documents:

Agreement between Owner and Contractor (CCDC 2 - 2008)  
Definitions (CCDC 2 - 2008)  
The General Conditions of the Stipulated Price Contract (CCDC 2 - 2008)  
Part 1.4 Supplementary General Conditions  
Part 1.2 Appendices to Bid Form

Project requirements: Sections 01 11 00, 00 11 20, 01 14 00, 01 31 19, 01 41 00, 01 45 00, 01 56 00, 01 74 21, 01 77 00.

Drawings: M000, M001, M101, M102.

**END OF APPENDIX C**

## **FORM OF AGREEMENT**

The Standard Construction Document CCDC2-2008, Agreement between Owner and Contractor, Article A-1 to Article A-8 inclusive, form a part of this Contract and are incorporated herein as full as if here set forth.

The following modify, delete or add to the Agreement. Where any part of the Agreement is modified, deleted or voided by these Articles, the unaltered provision of that part shall remain in effect.

### **Article A-1:**

Add Paragraph (1.4):

"(1.4) It is understood and agreed that time shall be of the essence of this Agreement, and that notwithstanding the time limit expressed, the Contractor shall carry out the Work with the utmost speed, having regard to conditions prevailing at the time, and that failure in this respect shall constitute a breach thereof."

**END OF SECTION**

The Definitions and General Conditions of the Standard Construction Document for Stipulated Sum Contract, CCDC2-2008, Article GC-1.1 through GC-12.3 inclusive, form a part of this Contract and are incorporated herein in full as if herein set forth.

## **SUPPLEMENTARY CONDITIONS**

"The following Supplementary conditions modify, delete or add to, Definitions, and General Conditions. Where any part of the Agreement, Definitions or the General Conditions is modified, deleted or voided by these Articles, the unaltered provision of that part shall remain in effect."

## **DEFINITIONS**

### **25. WORK**

Delete entirely and insert the following:

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labour, materials, transportation, tools, equipment and services required or to be provided by the Contractor to fulfil the Contractor's obligations. The Work may constitute the whole or a part of the Project."

Insert the following definitions:

27. **ADDENDA** are written or graphic instruments issued by the Consultant prior to the execution of the Contract which modify or interpret the Bid Documents by additions, deletions, clarifications or corrections.
28. **THE BASE** Bid is the sum stated in the Bid for which the Bidder offers to perform the Work described in the Bid Documents as the base, to which Work may be added or from which Work may be deleted for sums stated in Alternate Bids.
29. **AN ALTERNATE** Bid (or Alternate) is an amount stated in the Bid to be added or deducted from the amount of the Base Bid if the corresponding change in the Work, as described in the Bid Document, is accepted.
30. **A SEPARATED PRICE** is the cost of a portion of the Work as defined in the Contract Documents. The Separated Price is only for the Owner's information. All Separated Prices are to be included in the fixed lump sum.
31. **A UNIT PRICE** is an amount stated in the Bid as a price per unit of measurement for materials, equipment, or services as described in the Bid Documents or in the proposed Contract Documents. All Unit Prices shall include overhead and profit and all other relative charges of the Contractor and shall represent the actual cost to the Owner. The adjustment to the Contract Price will be based on the net quantity difference from the original quantity as measured in place.
32. **Builders Lien Act**  
Builders Lien Act means the Prompt Payment and Construction Lien Act, Revised Statutes of Alberta 2000, c.P-26.4, as amended, and all regulations thereto, and any successor legislation in the Province of Alberta in relation to builders liens.
33. **Certificate of Completion**  
A Certificate of Completion is a certificate of completion as defined in the Builders Lien Act.

### **GC3.5 CONSTRUCTION SCHEDULE**

- 3.5.1.1 In line 1, delete the words “prior to the first application for payment” and substitute “not later than *ten (10) business days* after receipt of **Notice of Award**”.

#### **GC9.4 CONSTRUCTION SAFETY**

Add:

- “9.4.2 The Contractor shall be responsible for and ensure the safety of the workers, Subcontractors, suppliers, plant and equipment, all other persons who enter the Place of the Work and shall employ such safety measures as may be necessary to ensure the safety of all such persons.”  
The Contractor shall be the “Prime Contractor” responsible for safety at the Place of the Work for the purpose of Workers’ Compensation Board – Alberta requirements.

#### **GC3.8 LABOUR AND PRODUCTS**

Add:

- “3.8.4 A *Product*, construction method or system singly named is considered exclusive and its use is mandatory, unless an equal is approved in advance by the *Owner*. Where plurally named, each named *Product*, construction method or system is approved for use under the *Contract* and the choice of which named *Product* to use rests with the *Contractor*”.

#### **GC3.11 USE OF THE WORK**

Add:

- “3.11.3 The *Contractor* shall not use any service, plant or equipment installed as part of the *Work* without first receiving the written approval of the *Consultant*. On receipt of such approval, the *Contractor* shall be subject to any conditions set out as part of such approval and shall be responsible for all costs including damage and compensation for wear.”

#### **GC3.13 CLEANUP**

- 3.13.1 Add:

“The Contractor shall not use the existing garbage receptacles, if any, on the site.”

Add:

- “3.14.4 The Contractor shall be responsible for the safe and legal off-site disposal of all waste and surplus product in compliance with all municipal, provincial or federal acts and regulations, including Workers’ Compensation Board – Alberta legislation and regulations.”

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**GC5.1 FINANCING INFORMATION REQUIRED OF THE OWNER**

Delete in its entirety.

**GC5.2 APPLICATIONS FOR PROGRESS PAYMENT**

Add:

“5.2.8 Every application for payment shall identify the *Goods and Services Taxes* payable by the *Owner* to the *contractor* as a separate entry.”

**GC5.3 PROGRESS PAYMENT**

5.3.1.3 Delete “20” and substitute with “30”.

**GC 5.4 SUBSTANTIAL PERFORMANCE OF THE WORK**

5.4.1 Add:

“Prior to applying for a review to establish *Substantial Performance of the Work*, the *Contractor* shall submit the following to the *Consultant*:

- .1 All service contracts, manufacturer’s inspections, certifications, guarantees and warranties and assignments of guaranties and warranties as specified in the *Contract Documents*;
- .2 All maintenance manuals, operating instructions, maintenance and operating tools, replacement parts or materials as specified in the *Contract Documents*;
- .3 Certification from all permit issuing authorities indicating approval of all permitted installations;
- .4 Complete reports including a balancing report for the mechanical system and certification by all testing, cleaning or inspection authorities or associations as specified in the *contract Documents*;
- .5 An occupancy permit and all required approvals from all authorities having jurisdiction”

**GC5.7 FINAL PAYMENT**

5.7.4 In line 2, delete the number “5” and substitute the number “30”.

Add:

“5.7.5 No portion of any payment or holdback shall be payable by the *Owner* to the contractor until the Contractor has obtained the discharge from the property title of the Place of the Work of any builders lien filed against that property title by any Subcontractor, Supplier, employee of the Contractor or any other person claiming under the Contractor. The *Owner* shall be entitled to back charge against any payment or holdback payable to the Contractor the amount of any legal or other expense incurred by the *Owner* to obtain the discharge of any such builders lien if the Contractor fails to do so within a reasonable period of time from the *Owner*’s provision to the Contractor of written notice to obtain such discharge.”

**GC7.2 CONTRACTOR’S RIGHT TO STOP THE WORK OR TERMINATE THE CONTRACT**

7.2.3.1 Delete.

7.2.3 Add:

“.5 The foregoing defaults in contractual obligations shall not apply to the withholding of certificates of payment or payment, or both, following notice of the filing of any liens against the Project for as long as they remain outstanding.”

## **GC9.2 TOXIC AND HAZARDOUS SUBSTANCES**

9.2.1 Add:

“And the *Contractor* shall be deemed to have control and management of the *Place of the Work* with respect to any toxic or hazardous substances or materials which may be brought on to the *Place of the Work* by the *contractor* or its *Subcontractors*.”

9.2.2 Add:

“.3 The *Contractor* acknowledges that any Environmental Assessment Report with respect to the *Place of the Work* which has been provided by the *Owner* in accordance with the foregoing has been provided solely for the *Contractor’s* convenience. Prior to the *Contractor* commencing the *Work*, the *contractor* shall take all reasonable steps to determine whether any toxic or hazardous substances or materials are present at the *Place of the Work* as may be recommended in such Report or as may be prudent and shall provide the *consultant* and the *Owner* with a written list of any such substances or materials.”

9.2.5.4 Add:

“.5 And take all necessary steps in accordance with the instructions of the *Consultant* and all applicable legislation to treat, store or otherwise dispose of the substances or materials.

Add:

“9.3.10 The *Contractor* shall indemnify and hold harmless the *Owner*, the *consultant*, their agents and employees, from and against claims, demands, losses, costs, damages, actions, suits, or proceedings arising out of or resulting from exposure to, or the presence of, toxic or hazardous substances or materials which are brought on to the *Place of the Work* by the *Contractor* or its *Subcontractors*. This obligation shall not be construed to negate, abridge or reduce other rights or obligations of indemnity set out in GC 12.1 - INDEMNIFICATION or which otherwise exist respecting a person or party described in this paragraph.”

**GC10.2 LAWS, NOTICES, PERMITS AND FEES**

Add:

“10.2.6 The *Contractor* shall provide to the *Consultant* copies of all inspection reports from the various authorities having jurisdiction as they are received from time to time.”

**GC10.4 WORKERS' COMPENSATION**

Add:

“10.4.3 The *Contractor* agrees immediately to qualify, and shall require all *Subcontractors* to qualify, as employers under the Workers' Compensation Act.”

**END OF SECTION**

## **1. GENERAL**

### **1.1 Related Documents**

- .1 Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 01 Specification sections, apply to work of this section.
- .2 Section 01 56 00 Temporary Barriers and Enclosures.
- .3 Section 21 05 01 Common Work Results for Mechanical.

### **1.2 Work Covered by Contract Documents**

- .1 Advanced demolition of the remaining hot tub structure and finishes to prepare for future construction of a new replacement hot tub.
- .2 Advanced excavation of buried pipes for the hot tub's filtration system within the mechanical room for prepare for future replacement of damaged piping.
- .3 Repair all finishing of surfaces of all walls, tiles, mirrors, floors, ceilings in the complex damaged or disfigured by the advanced demolition described above.
- .4 Cleaning at the completion of each work day of the areas where construction has taken place.
- .5 Removal of waste material daily in contractor-supplied container. Building garbage container shall not to be used.
- .6 Fire stopping wall penetrations and existing penetrations that is used for piping replacement. Should a penetration be found without any fire stopping during the course of construction, the locations are to be brought to the attention of the consultant and the owner's representative. Notice of change to be issued to rectify the existing conditions. Refer to Section 21 05 01 Common Work Results for Mechanical for details.
- .7 Provide protective coverings to floors and walls where damage may occur. Provide protective wall and floor coverings within the suites and all common areas. Should damage occur the contractor is responsible to restore the damaged area to the owner's satisfaction.
- .8 Drilling of concrete floors and walls by way of GPR (Ground Penetration Radar) method to locate concealed electrical conduit, structural re-bar, post-tension cables. The contractor to obtain the approval of Owner's Designated Representative (O.D.R) for all coring and drilling. Refer to Section 21 05 01 Common Work Results for Mechanical for details.
- .9 Remove all abandoned, exposed piping in mechanical rooms, hallways, storage rooms, parkade, suites, etc.
- .10 Include the allowance for the production of record drawings, as outlined in Section 21 05 01 Common Work Results for Mechanical.
- .11 Repair of openings due to pipe repairs or where previously opened for inspections and not patched.
- .12 Work noted on bid documents (drawings and specifications).
- .13 Contractor Use of Site, Building and Suites:
  - .1 Coordinate with the Owner's representative for hours of access to the Site. Access to suites will only be provided by the Owner's representative in accordance with the schedule submitted.
  - .2 Maintain the building exits during construction including the required fire separations. Limited to blockage and provide temporary protection of openings made in fire separations at the end of each day.

- .14 Arrange for and obtain all inspections in relation to the Plumbing Permit and Building Permit if required.
- .15 Apply and provide Building Permit, Plumbing Permit, inspections and approvals required for the work. The Consultant will provide signed and sealed drawing for permit applications.
- .16 Leaks found are to be repaired promptly in accordance with the contract requirements.
- .17 Ensure that the public spaces, entrances, drive isles, elevators, stairs and exits are available for the use of the Owners at all times, unless notice has been given to the Owners, describing the areas to be closed, the date, time and duration of the closure. Include a statement to the Owner describing the nature of the work.
- .18 Washrooms: The contractor is to provide portable washrooms for use of his employees.  
**UNDER NO CIRCUMSTANCES ARE THE WASHROOMS WITHIN THE BUILDING TO BE USED.**
- .19 Notices:
  - .1 Prepare and distribute notice to each Owner stating the date and duration that access will be required to their suite.
  - .2 Submit sample notices for review of the wording and obtain approval prior to distribution to the Owners.
  - .3 Deliver notice to each Owner, at least 72 hours prior to the time required for access to the suite.
  - .4 Maintain a log noting the day and time that notice was given.
- .20 Provide protective wall and floor coverings within the suites and all common areas. Keep common public areas, such as hallways, stairs, elevator lobbies, free from accumulation of waste material, rubbish or construction debris.

### 1.3 Contract Method

- .1 Refer to Section 00 50 00 Form of Agreement.

### 1.4 Work by Others

- .1 Work of Project which will be executed after completion of Work of this Contract, and which is specifically excluded from this Contract:
  - .1 Installation of a new hot tub and associated piping within the area demolished as a part of this Contract.
  - .2 Replacement of buried pipes to/from the existing vacuum diatomaceous earth filter within the area excavated as part of this Contract.
  - .3 Relocation of the existing hydroair jet booster pump within the filtration room, and replacement of buried pipes connected to said pump and to/from the hot tub.
  - .4 Replacement of hot tub's existing saltwater disinfection system with a new liquid sodium hypochlorite disinfection system.
  - .5 Ventilation of two rooms ("122 CNL." and "125 Storage") for use as pool chemical storage rooms.

### 1.5 Work Sequence

- .1 Complete Work in stages to accommodate Owner's continued use of premises during construction.
- .2 Coordinate construction schedule and operations with Owner:
  - .1 Cut for water supplies and distribution mains.

- .2 Remove all abandoned exposed piping, equipment, and controls no longer used in the mechanical room.
  - .3 Maintain fire access/control.
- 1.6 Contractor Use of Premises**
- .1 Limit use of premises for Work, to allow:
    - .1 Owner occupancy.
    - .2 Work by other contractors.
    - .3 Public usage following the Owner's annual shutdown of the Pool.
  - .2 Co-ordinate use of premises under direction of Consultant.
  - .3 Obtain and pay for use of additional storage or work areas needed for operations under this Contract.
  - .4 Remove or alter existing work to prevent injury or damage to portions of existing work which remain.
  - .5 Repair or replace portions of existing work which have been altered during construction operations to match existing or adjoining work, as directed by Consultant.
  - .6 At completion of operations condition of existing work: equal to or better than that which existed before new work started.
- 1.7 Owner Occupancy**
- .1 Owner will occupy premises during entire construction period for execution of normal operations.
  - .2 Co-operate with Owner in scheduling operations to minimize conflict and to facilitate Owner usage.
- 1.8 Alterations, Additions or Repairs to Existing Building**
- .1 Execute work with least possible interference or disturbance to building operations, occupants, public and normal use of premises. Arrange with Consultant to facilitate execution of work.
- 1.9 Performance Requirements for Completed Work**
- .1 Compliance with governing regulations is intended and required for the work and for the Owner's occupancy and utilization. In addition to the requirement that every element of the work comply with applicable requirements of the contract documents, it is also required that the work as a whole comply.
  - .2 Refer to Division 21, 22 and 23 sections for the characteristics of electrical services to be connected to units of mechanical work. Provide all permits and drawings required for the proper connection to available services, including final connection of mechanical services and items to be relocated due to the installation of new equipment or piping. Comply with applicable provisions of the Canadian Electrical Code for electrical components.
- 1.10 Documents Required**
- .1 Maintain at job site, one copy each document as follows:
    - .1 Contract Drawings.
    - .2 Specifications.
    - .3 Addenda.

- .4 Contractor As-Built Drawings.
- .5 Change Orders, Change Directive, Site Instructions, and RFIs.
- .6 Other Modifications to Contract.
- .7 Manufacturer's installation and application instructions
- .8 Material Safety Data Sheets (MSDS)
- .9 Hazardous Material Report
- .10 Approved Development/Building Permit drawings
- .11 Health and Safety Plan and Other Safety Related Documents.
- .12 Other documents as specified.

**2. PRODUCTS**

**2.1 Not Used**

**3. EXECUTION**

**3.1 Not Used**

**END OF SECTION**

## **1. REQUIREMENTS INCLUDED**

- .1 Protection additional to requirements of Section 01 52 00 Construction Facilities.
- .2 Existing entrances and exiting.
- .3 Cutting, removal and fitting.
- .4 Nuisance and disturbance to Owner.
- .5 Matching existing work.
- .6 Patching, extending and making good to existing work.
- .7 Transitions.
- .8 Existing services.
- .9 Alterations to mechanical and electrical services.
- .10 Coring, drilling and saw cutting concrete.

## **2. PROTECTION**

- .1 Protect unaffected finishes, equipment and adjacent work from damage caused by cutting, moving, removal and patching operations. Protect surfaces which will remain as part of finished work.
- .2 Seal heating and ventilating grilles in rooms where dust will develop during alteration. Take precautions to prevent dust from entering building duct system.
- .3 Notify the Province immediately of damage to fireproofing coatings.
- .4 Protect fireproofing coating to structural members. If damaged due to work of this Contract, restore damaged areas to original condition using materials to match existing colour, texture and required fire protection rating.
- .5 Protect personnel, building occupants and public from airborne dust and contaminants when cleaning spray fireproofing or contaminant-generating materials from structure.
- .6 Protect area below welding work from sparks and molten metal, using wet double canvas blankets.
- .7 Refer to Section 01 52 00 Construction Facilities regarding continuous use of premises by Owner during work.

## **3. ENTRANCES AND EXITS**

- .1 Keep existing entrances and exits free from obstruction throughout alteration work.
- .2 Maintain existing fire exits. Provide alternative and additional exits where required by authorities having jurisdiction.

## **4. CUTTING, REMOVAL AND FITTING**

- .1 Make cuts with clean, true, smooth edges. Provide patches inconspicuous in final assembly.
- .2 Use electric percussion tools to cut clay tile, plaster and concrete blocks.
- .3 Carefully remove material being cut. Do not cut services discovered.
- .4 Where required, carefully remove modular, manufactured type finishes, including lay-in ceiling tile in component ceiling systems.

- .5 Fit alteration work airtight to pipes, sleeves, ducts, conduits and other required penetrations through building elements.

## **5. NUISANCE**

- .1 Perform cutting, drilling and hammering operations with least amount of noise and disturbance to Owners.
- .2 Locate high level noise machinery away from portions of building occupied and used by Owners.
- .3 Keep extremely noisy construction operations to a minimum or arrange at time with Owner when nuisance will be minimized.

## **6. MATCHING EXISTING WORK**

- .1 New work and all alteration work to match in every respect similar items in existing building.
- .2 Quality of existing products, available for assessment during pre-bid site visit, shall serve as basis for requirements for appearance and performance of materials used in the Work.
- .3 Use new materials, fixtures and equipment to match existing items. Where perfect matches cannot be made as to quality, texture, colour or pattern, remove existing materials and replace with new materials of comparable quality selected by the Consultant.
- .4 Execute work carefully wherever existing work is being reused. Make repairs to such reused items after reinstallation to properly restore them. Where proper restoration is impractical, such items will be rejected and replaced. After removal of reusable items, patch and repair original location carefully.
- .5 Wherever existing work is being altered to make way for new work, perform such cutting and patching neatly and make finished installations equal to quality and appearance.
- .6 Where new work is a continuation or an extension of existing work, take care to meld the two with complete regard to appearance. Where possible, make joints in concealed or "less obvious" places.
- .7 Wherever a part of a wall is altered, paint entire wall at completion of work. Wherever two or more walls are affected, paint entire room.

## **7. PATCHING, EXTENDING AND MAKING GOOD TO EXISTING WORK**

- .1 Include cost of making good all work disturbed by removal of existing work, fixtures, fittings, or by installation of new or removal of old mechanical and electrical services.
- .2 Patch, extend and make good existing work using skilled workers able to match existing quality. Quality of work shall meet technical requirements for similar components throughout Specifications.
- .3 Where a portion of existing finished surface is damaged, lifted, stained, or otherwise imperfect, patch or replace with matching materials. Match existing finishes unless specified otherwise.
- .4 If patched or imperfect surface was painted or coated, repaint or recoat entire surface area.
- .5 Replace damaged lay-in type ceiling tile and other components with new.
- .6 Patch surfaces and materials exposed by partition removal, with finishes to match adjacent.
- .7 Restore existing work damaged during construction to a condition matching existing finishes.

## **8. TRANSITIONS**

- .1 Make transitions as smooth as possible where new work abuts or finishes flush with existing work.
- .2 Match existing adjacent work in texture and appearance, providing transition invisible to the eye from distance of 2 meters.
- .3 When smooth transition is not practicable, e.g., from a smooth finish to masonry, tile or plaster, terminate existing surface along a straight line at a natural point of division and provide trim to the Consultant's approval.
- .4 Where two or more spaces become one space and planes are nominally continuous, re-work floors and walls and ceilings to provide planes meeting without breaks, steps or bulkheads.
- .5 Where change of plane exceed 75 mm, obtain instructions from the Consultant for method of executing transition.

## **9. EXISTING SERVICES**

- .1 Establish location and extent of services in area of work and notify the Consultant of findings before starting Work.
- .2 Inform the Consultant immediately of unknown services that are encountered. Confirm findings in writing.

## **10. ALTERATIONS TO MECHANICAL AND ELECTRICAL SERVICES**

- .1 Refer to mechanical and electrical drawings and Divisions 20-23 and 26 of the Specifications for extent of mechanical and electrical alterations.
- .2 Perform alterations with minimum disturbance to existing work.
- .3 Access service runs in ceiling spaces through light fixture openings and ceiling access panels where possible. Subject to the Consultant's approval, provide bulkheads to conceal services where ceiling spaces are not accessible.
- .4 Except in mechanical and electrical rooms, use chases and cut-outs in walls and floors, underfloor ducts and ceiling spaces to conceal the following:
  - .1 ducts
  - .2 pipes
  - .3 raceways
  - .4 conduit runs
  - .5 junction boxes
- .5 Patch and make good existing work, where damaged due to alterations to and installation of services.

## **11. CORING, DRILLING AND SAW-CUTTING CONCRETE**

- .1 Complete an x-ray inspection of affected concrete area before coring. Employ the services of an experienced x-ray inspector. Confirm with the Consultant before coring or drilling, location of reinforcing steel, raceways, or buried piping that may be present.
- .2 Perform coring and drilling after normal working hours, unless specified otherwise. Confirm coring and drilling times with the Owner.

- .3 Wet or dry core drilling and saw-cutting are acceptable. Reduce amount of cooling water used to minimum required and collect water used in suitable containers, or use a suitable vacuum system that will collect water.
- .4 Do not core structural beams or cut conduits or reinforcing steel without written permission from the Consultant.

**END OF SECTION**

## **1. GENERAL**

### **1.1 Related Requirements**

- .1 This section of the Specification forms part of the Contract Documents and is to be read, interpreted, and coordinated with all other parts.

### **1.2 Access and Egress**

- .1 Design, construct and maintain temporary "access to" and "egress from" work areas, including stairs, runways, ramps or ladders, independent of finished surfaces and in accordance with relevant municipal, provincial and other regulations.

### **1.3 Use of Site and Facilities**

- .1 Execute work with least possible interference or disturbance to normal use of premises. Make arrangements with Consultant to facilitate work as stated.
- .2 Maintain existing services to building and provide for personnel and vehicle access.
- .3 Where security is reduced by work provide temporary means to maintain security.
- .4 Closures: protect work temporarily until permanent enclosures are completed.

### **1.4 Special Requirements**

- .1 Coordinate allowed hours of noise-generating work with Owner.
- .2 Ensure Contractor's personnel employed on site become familiar with and obey regulations including safety, fire, traffic and security regulations.
- .3 Keep within limits of work and avenues of ingress and egress.
- .4 Coordinate times at which ingress and egress of Contractor vehicles at site are limited to.
- .5 Deliver materials outside of peak traffic hours (17:00 to 07:00 and 13:00 to 15:00) unless otherwise approved by Consultant.

### **1.5 Security**

- .1 Where security has been reduced by Work of Contract, provide temporary means to maintain security.

### **1.6 Building Smoking Environment**

- .1 Comply with smoking restrictions. Smoking is not permitted.

## **2. PRODUCTS**

### **2.1 Not Used**

## **3. EXECUTION**

### **3.1 Not Used**

**END OF SECTION**

**1. REQUIREMENTS INCLUDED**

- .1 Scheduled preconstruction meetings and progress meetings.

**2. ADMINISTRATIVE**

- .1 Schedule and administer project meetings throughout the progress of the work at the call of the Consultant and when required to maintain progress of work.
- .2 Prepare agenda for meetings.
- .3 Distribute written notice of each meeting two days in advance of meeting date to the Consultant and required participants.
- .4 Provide physical space and make arrangements for meetings. Preside at meetings. Record the minutes of meeting. Include significant proceedings and decisions. Identify 'Action By' parties.
- .5 Reproduce and distribute copies of minutes within three (3) days after each meeting and transmit to meeting participants, affected parties not in attendance and the Consultant.
- .6 Representative of Contractor, Subcontractor and suppliers attending meetings will be qualified and authorized to act on behalf of party each represents.

**3. PRECONSTRUCTION MEETING**

- .1 Within 15 days after award of contract, request a meeting of parties in contract to discuss and resolve administrative procedures and responsibilities.
- .2 Representatives of the Owner, Consultant, Contractor, major subcontractors, field inspectors and supervisors, will be in attendance.
- .3 Establish time and location of meeting and notify parties concerned a minimum of five (5) days before meeting.
- .4 Incorporate mutually agreed variations to Contract Documents into Agreement, prior to signing.
- .5 Agenda to include the following:
  - .1 Appointment of official representative of participants in work.
  - .2 Schedule of work, progress scheduling,
  - .3 Schedule of submission of shop drawings, samples, colour chips. Submit submittals in accordance with Section 01 33 00 - Submittal Procedures.
  - .4 Contemplated change notices, change orders, procedures, approvals required, mark-up percentages permitted, time extensions, overtime, administrative requirements (GC).
  - .5 Record drawings Section 21 05 00 Common Work Results for Mechanical.
  - .6 Maintenance manuals Section 21 05 00 Common Work Results for Mechanical.
  - .7 Take-over procedures, acceptance, warranties Section 01 77 00 Closeout Procedures.
  - .8 Monthly progress claims, administrative procedures, photographs, holdbacks (GC).
  - .9 Insurances, transcript of policies (GC).

**END OF SECTION**

## **1. GENERAL**

### **1.1 Related Requirements**

- .1 This section of the Specification forms part of the Contract Documents and is to be read, interpreted, and coordinated with all other parts.

### **1.2 References and Codes**

- .1 Perform Work in accordance with the National Building Code of Canada (NBC) – 2019 Alberta Edition including amendments up to tender closing date and other codes of provincial or local application provided that in case of conflict or discrepancy, more stringent requirements apply.
- .2 Meet or exceed requirements of contract documents, specified standards, codes, and referenced documents.

### **1.3 Permits & Inspections**

- .1 Contractor shall apply and obtain a building permit and include cost of associated fee within the tender price.
- .2 The Contractor shall obtain all permits and pay all fees relating to the Work to all authorities having jurisdiction unless otherwise directed by the Consultant.
- .3 Trade Permits must be obtained by the applicable Trade Contractor before any work is started.
- .4 Trade Permits required by statute must be obtained from the applicable Provincial authority. When requested, copies of these permits must be submitted to the Chief Inspector.

### **1.4 Hazardous Material Discovery**

- .1 Asbestos: demolition of spray or trowel-applied asbestos is hazardous to health. Stop work immediately when material resembling spray or trowel-applied asbestos is encountered during demolition work. Notify Consultant.
- .2 PCB: Polychlorinated Biphenyl: stop work immediately when material resembling Polychlorinated Biphenyl is encountered during demolition work. Notify Consultant.
- .3 Mould: stop work immediately when material resembling mould is encountered during demolition work. Notify Consultant.

### **1.5 Building Smoking Environment**

- .1 Comply with smoking restrictions and municipal by-laws.

## **2. PRODUCTS**

### **2.1 Not Used**

## **3. EXECUTION**

### **3.1 Not Used**

**END OF SECTION**

## **1. GENERAL**

### **1.1 Related Requirements**

- .1 This section of the Specification forms part of the Contract Documents and is to be read, interpreted, and coordinated with all other parts.

### **1.2 References**

- .1 Canadian Construction Documents Committee (CCDC)
  - .1 CCDC 2-[08], Stipulated Price Contract.

### **1.3 Inspection**

- .1 [Refer to CCDC 2, GC 2.3].

### **1.4 Independent Inspection Agencies**

- .1 The Consultant (unless otherwise instructed) will make recommendation to the Owner on the required Inspection Services, beyond those provided as part of the Consultant's basic services, to assure construction quality and Code compliance. The recommendation will indicate which inspection services will be included in the Construction Contract and which will be performed under a direct contract between the Owner and the Testing Agency.
- .2 Provide equipment required for executing inspection and testing by appointed agencies.
- .3 Employment of inspection/testing agencies does not relax responsibility to perform Work in accordance with Contract Documents.
- .4 If defects are revealed during inspection and/or testing, appointed agency will request additional inspection and/or testing to ascertain full degree of defect. Correct defect and irregularities as advised by Consultant at no cost to Owner. Pay costs for retesting and reinspection.

### **1.5 Access to Work**

- .1 Allow inspection/testing agencies access to Work, off site manufacturing and fabrication plants.
- .2 Co-operate to provide reasonable facilities for such access.

### **1.6 Procedures**

- .1 Notify appropriate agency and Consultant in advance of requirement for tests, in order that attendance arrangements can be made.
- .2 Submit samples and/or materials required for testing, as specifically requested in specifications. Submit with reasonable promptness and in orderly sequence to not cause delays in Work.
- .3 Provide labour and facilities to obtain and handle samples and materials on site. Provide sufficient space to store and cure test samples.

### **1.7 Rejected Work**

- .1 Refer to CCDC, GC 2.4.

- .2 Remove defective Work, whether result of poor workmanship, use of defective products or damage and whether incorporated in Work or not, which has been rejected by Consultant as failing to conform to Contract Documents. Replace or re-execute in accordance with Contract Documents.
- .3 The Consultant and Owner shall have the right to reject any item of work that does not conform to the Contract Documents and accepted standard of performance, quietness of operation, finish, and appearance.
- .4 Make good other Contractor's work damaged by such removals or replacements promptly.
- .5 If in opinion of Consultant it is not expedient to correct defective Work or Work not performed in accordance with Contract Documents, Owner will deduct from Contract Price difference in value between Work performed and that called for by Contract Documents, amount of which will be determined by Consultant.

### **1.8 Reports**

- .1 Submit 4 copies of inspection and test reports to Consultant and the Owner.
- .2 Provide copies to subcontractor of work being inspected or tested or to the manufacturer or fabricator of material being inspected or tested.

### **1.9 Tests and Mix Designs**

- .1 Furnish test results and mix designs as requested.
- .2 Cost of tests and mix designs beyond those called for in Contract Documents or beyond those required by law of Place of Work will be appraised by Consultant and may be authorized as recoverable.

### **1.10 Mill Tests**

- .1 Submit mill test certificates as requested.

## **2. PRODUCTS**

### **2.1 Not Used**

## **3. EXECUTION**

### **3.1 Not Used**

**END OF SECTION**

## **1. GENERAL**

### **1.1 Related Requirements**

- .1 This section of the Specification forms part of the Contract Documents and is to be read, interpreted, and coordinated with all other parts.

### **1.2 References**

- .1 Canadian General Standards Board (CGSB)
  - .1 CGSB 1.59-[97], Alkyd Exterior Gloss Enamel.
  - .2 CAN/CGSB 1.189-[00], Exterior Alkyd Primer for Wood.
- .2 Canadian Standards Association (CSA International)
  - .1 CSA-O121-[17], Douglas Fir Plywood.
- .3 Public Works Government Services Canada (PWGSC) Standard Acquisition Clauses and Conditions (SACC)-ID: R0202D, Title: General Conditions 'C', In Effect as Of: May 14, 2004.

### **1.3 Installation and Removal**

- .1 Provide temporary controls in order to execute Work expeditiously.
- .2 Remove from site all such work after use.

### **1.4 Hoarding**

- .1 Erect temporary site enclosures using [38 x 89] mm construction grade lumber framing at [600] mm centres and [1200 x 2400 x 13] mm exterior grade fir plywood to CSA O121.
- .2 Apply plywood panels vertically flush and butt-jointed.
- .3 Paint public side of site enclosure in selected colours with one coat primer to CAN/CGSB 1.189 and one coat exterior paint to CGSB 1.59. Maintain public side of enclosure in clean condition.
- .4 Provide barriers around trees and plants designated to remain. Protect from damage by equipment and construction procedures.

### **1.5 Guard Rails and Barricades**

- .1 Provide secure, rigid guard rails and barricades around deep excavations, open shafts, open stair wells, and open edges of floors and roofs.
- .2 Provide as required by governing authorities.

### **1.6 Dust Tight Screens**

- .1 Provide dust tight screens or partitions to localize dust generating activities, and for protection of workers, finished areas of Work and public.
- .2 Maintain and relocate protection until such work is complete.

### **1.7 Access To Site**

- .1 Provide and maintain access roads, sidewalk crossings, ramps and construction runways as may be required for access to Work.

**1.8 Public Traffic Flow**

- .1 Provide and maintain competent signal flag operators, traffic signals, barricades and flares, lights, or lanterns as required to perform Work and protect public.

**1.9 Fire Routes**

- .1 Maintain access to property including overhead clearances for use by emergency response vehicles.

**1.10 Protection for Off-Site and Public Property**

- .1 Protect surrounding private and public property from damage during performance of Work.
- .2 Be responsible for damage incurred.

**1.11 Protection of Building Finishes**

- .1 Provide protection for finished and partially finished building finishes and equipment during performance of Work.
- .2 Provide necessary screens, covers, and hoardings.
- .3 Confirm with Consultant locations and installation schedule days prior to installation.
- .4 Be responsible for damage incurred due to lack of or improper protection.

**1.12 Waste Management and Disposal**

- .1 Separate waste materials for reuse and recycling in accordance with Section 01 74 21 - Construction/Demolition Waste Management and Disposal.

**2. PRODUCTS**

**2.1 Not Used**

**3. EXECUTION**

**3.1 Not Used**

**END OF SECTION**

## **1. GENERAL**

### **1.1 Waste Management Goals**

- .1 Prior to start of Work conduct meeting with Consultant to review and discuss the Owner's Waste Management Plan and Goals.
- .2 The Owner's Waste Management Goal 75 percent of total Project Waste to be diverted from landfill sites. Provide Consultant documentation certifying that waste management, recycling, reuse of recyclable and reusable materials have been extensively practiced.
- .3 Accomplish maximum control of solid construction waste.
- .4 Preserve environment and prevent pollution and environment damage.

### **1.2 Related Requirements**

- .1 This section of the Specification forms part of the Contract Documents and is to be read, interpreted, and coordinated with all other parts.

### **1.3 Disposal of Wastes**

- .1 Do not bury rubbish or waste materials.
- .2 Do not dispose of waste into waterways, storm, or sanitary sewers.
- .3 Keep records of construction waste including:
  - .1 Number and size of bins.
  - .2 Waste type of each bin.
  - .3 Total tonnage generated.
  - .4 Tonnage reused or recycled.
  - .5 Reused or recycled waste destination.
- .4 Remove materials from deconstruction as deconstruction/disassembly Work progresses.
- .5 Prepare project summary to verify destination and quantities on a material-by-material basis as identified in pre-demolition material audit.
- .6 Waste is to be disposed of at the Peace River regional municipal solid waste and industrial landfill.

### **1.4 Use of Site and Facilities**

- .1 Execute work with least possible interference or disturbance to normal use of premises.
- .2 Maintain security measures established by existing facility.

### **1.5 Scheduling**

- .1 Co-ordinate Work with other activities at site to ensure timely and orderly progress of Work.

**2. PRODUCTS**

**2.1 Not Used**

**3. EXECUTION**

**3.1 Cleaning**

- .1 Remove tools and waste materials on completion of Work, and leave work area in clean and orderly condition.
- .2 Clean-up work area as work progresses.
- .3 Source separate materials to be reused/recycled into specified sort areas.

**END OF SECTION**

## **1. GENERAL**

### **1.1 Requirements Included**

- .1 Final cleaning.
- .2 Systems demonstration.
- .3 Document submission.
- .4 Project commissioning.
- .5 Inspection and takeover procedures.

### **1.2 Related Requirements**

- .1 Submission of record drawings: Section 21 05 00 Common Work Results for Mechanical.
- .2 Cleaning: Section 01 74 11.
- .3 Fiscal provisions, legal submittals and other administration requirements: General Conditions of the Contract.

### **1.3 Final Cleaning**

- .1 Clean mechanical fixtures.
- .2 Remove waste products and debris other than that caused by the Owner, other contractors or their employees, and leave the Work clean and suitable for occupancy by Owner.
- .3 Remove surplus products, tools, construction machinery and equipment. Remove waste products and debris other than that caused by the Owner or other contractors.
- .4 Use professional cleaning company to execute final cleaning.
- .5 Clean and polish glass, mirrors, hardware, wall tile, stainless steel, chrome, porcelain enamel, baked enamel, and plastic laminate. Replace broken, scratched or disfigured glass.
- .6 Remove stains, spots, marks and dirt from decorative work, electrical and mechanical fixtures, fitments, walls, floors and ceilings, carpet cleaning.
- .7 Vacuum clean and dust building interiors, behind grilles, louvres and screens.
- .8 Inspect finishes, fitments and equipment and ensure specified workmanship and operation.
- .9 Broom clean and wash exterior walks, steps and surfaces.
- .10 Remove dirt and other disfiguration from exterior surfaces.
- .11 Sweep and wash clean site paved areas.
- .12 Clean equipment and fixtures to a sanitary condition, clean or replace filters of mechanical equipment.

### **1.4 Systems Demonstration**

- .1 Prior to final inspection, demonstrate operation of each system to Owner.
- .2 Instruct personnel in operation, adjustment, and maintenance of equipment and systems, using provided operation and maintenance data as the basis for instruction.

### **1.5 Project Commissioning**

- .1 Expedite and complete deficiencies and defects identified by the Consultant.

- .2 Review maintenance manual contents, operating, maintenance instructions, record 'as-built' drawings, materials for completeness.
- .3 Maintenance manual to include system description, valve tag schedule, etc. as specified in Section 21 05 00 Common Work Results for Mechanical.

#### **1.6 Inspection/Take-Over Procedures**

- .1 Prior to application for Certificate of Substantial Performance, carefully inspect work and ensure it is complete, that major and minor construction deficiencies are complete and corrected and the building is clean and in condition for occupancy. Notify the Consultant, in writing, of satisfactory completion of work and request an inspection.
- .2 During the Consultant's inspection, a list of deficiencies and defects will be tabulated. Correct same.
- .3 When the Consultant considers deficiencies and defects have been corrected and it appears requirements of the Contract have been performed, make application for Certificate of Substantial Performance. Refer to General Conditions Article GC 14 for specifics to application.

#### **2. PRODUCTS**

##### **2.1 Not Used**

#### **3. EXECUTION**

##### **3.1 Not Used**

**END OF SECTION**