

Town of Lunenburg



**Chlorine Building
Demolition**

Tender No.: TOL2022004

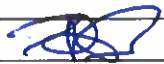


Issued for Tender

April 2022

CBCL No. 211045.00

Town of Lunenburg

Chlorine Building Demolition Tender No.: TOL2022004

Issued for Tender		Apr. 29/22	BH
Revision & Title	Reviewed By:	Date	Issued By:
			

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1. A complete Tender is comprised of the following:
 - a) The Tender Form in its entirety, with all pages and spaces for entry of information by Tenderers filled in as instructed.
 - b) Acknowledgment of addenda received by the Tenderer during the tendering period.
 - c) Tender Security (refer to clause 12 herein).
2. Sealed, hard copy tenders must be clearly marked "Chlorine Building Demolition Tender" and must be submitted to Katie MacMillan, Business Coordinator at 119 Cumberland Street, Lunenburg, NS B0J 2C0 before **2:00 p.m. local time on Thursday, May 26th, 2022** (the "Closing Time"). Tenders submitted by email, fax, or by any other method may be rejected unopened in the sole and absolute unfettered discretion of the Town of Lunenburg (the "Town"). The Town shall have the right in its absolute and unfettered discretion to determine whether a tender has been received prior to the Closing Time. An electronic submission in pdf file format on a USB is also required to be submitted with the hard copy tender. Tender prices must remain open and available for acceptance by the Town for 90 days after the Closing Time
3. Tender opening will occur at Town Hall following Tender Closing. Tender opening will be public.
4. Before tendering, Tenderers shall have examined the *Site* of the work and shall have satisfied themselves as to the working conditions, including labour conditions and labour rules, the nature and kind of work to be done, any special risks associated therewith and all other matters which may be necessary in order to form a proper conception under which the work will be required to be performed. Tenderers shall not be entitled to claim at any time after closing of tenders that there was any misunderstanding in regard to all such conditions.
5. When forming their estimates and preparing their tenders, Tenderers shall take full cognizance of the content of all the Contract Documents listed in Section 00 41 42 - Tender Form - Stipulated Price.
6. Any additional information or questions regarding the Tender or Contract documents must be in writing and addressed to Katie MacMillan, Business Coordinator, (902) 634-4416 (fax), purchasing@townoflunenburg.ca Questions with respect to the technical aspects of the Specifications etc. must be in writing and addressed to the *Consultant* at 1505 Barrington Street, Suite 901, PO Box 606, Halifax, NS, B3J 2R7, Attention: Brandon Hawes, P.Eng., at bhawes@cbcl.ca or Fax: 902-423-3938, not less than two (2) working days before Tender Closing. Tenderers will be advised simultaneously of any decisions on such matters as necessary by means of addenda (which will be serially numbered) and all addenda issued shall be incorporated into the Contract Documents.
7. Tenderer shall fill in the Completion Time and is notified that the completion date based on this may be taken into account in considering

the tenders.

8. The Agreement is included in the Contract Documents at the time of tendering and is provided for information only and shall not be completed at the time of tendering.
 9. The appending of any qualifying clauses to the tender or failure to comply with these instructions and with all other relevant provisions contained in the documents in the completing of any tender may render such tender liable to disqualification as determined by the *Owner*.
 10. Contract Price to exclude HST. Harmonized sales tax shall be indicated as a separate amount and included in the *Total Amount Payable*.
 11. Each tender shall be accompanied by Tender Security in the amount of ten percent (10%) of the *Total Amount Payable* in evidence of the bona fide nature of the tender.
 12. Tender Security shall be in favour of the *Owner* and shall be in the form of a Certified Cheque, irrevocable Letter of Credit or a Bid Bond which shall guarantee to the *Owner* that in the event of the successful Tenderer declining to enter into a formal agreement with the *Owner* as called for in the Contract Documents, or declining or neglecting to provide the Insurance or Contract Security required by the Contract Documents, then the *Owner* will be reimbursed the additional cost of accepting another tender or Tender Security amount, whichever is the lesser.
 - .1 The bonds shall be issued by a company whose guarantee bonds are acceptable to the Government of Canada. Use the latest edition of CCDC Form 220.
 13. The Tender Security of the unsuccessful Tenderers will be returned to them after the *Owner* enters into a formal agreement with the successful Tenderer or the expiration of validity of their tenders, whichever occurs first.
 14. On the written acceptance by the *Owner* of a tender, that tender becomes the Contract and the Tenderer who has submitted it becomes the Contractor. The Contractor will be required to enter into a formal agreement with the *Owner* following receipt of a written notice of acceptance from the *Owner*. The written notice of acceptance forms a Contract Agreement until the formal "Agreement" is executed.
 15. Within seven (7) days of written acceptance of a tender Contractor shall provide Contract Security in the amount and form as specified in Section 00 41 42 - Tender Form - Stipulated Price and Insurance as specified in CCDC 2-2020, GC 11.1.
-

16. Complete the Tender Form and have corrections initialled by the individual signing the tender.
17. The Owner will not defray any expenses whatsoever incurred by Tenderers in the preparation and submission of their tenders. The Owner reserves the right to waive any formality or technicality in any tender.
18. The Town reserves the right to reject any and all tenders. Neither the lowest nor any tender will necessarily be accepted. The Town reserves the right to accept a tender other than the lowest tender based on any criteria and/or accept a tender which may in any way be non-compliant which in its sole and absolute discretion the Town deems to be in its best interest. The Town reserves the right in its sole and absolute discretion to reject a tender on any basis whatsoever including if a tender is incomplete, conditional or obscure, or which contains additions not called for, or for irregularities of any kind. Not to limit the generality of the foregoing, if the Town has (in its sole and absolute discretion) any concerns about any internal budget or other issues that may arise in light of the amounts and/or other criteria set out in the tenders it receives, then the Town may cancel the tender process and may (in its sole and absolute discretion) negotiate directly with any tenderer or other person as the Town deems fit. By participating in this tender process, each tenderer is deemed to have waived any and all rights to make any type of claim whatsoever against the Town arising out of this tender process.
19. Tenders, which in the opinion of the Owner are considered to be informal or unbalanced, may be rejected.
20. Tenders may be amended or withdrawn without penalty, by letter, or facsimile, (902)634-4416, prior to Tender Closing. Amendments shall not disclose either original or revised total price.
 - .1 Head amendment or withdrawal as follows: "[Amendment]/[Withdrawal] of Tender for the "Town of Lunenburg, Chlorine Building Demolition, Tender No. TOL2022004". Sign and seal as required for tender and submit at fax number provided above. All Submissions must be received prior to Tender Closing.
 - .2 For response submitted by fax, responders may revise their bid by facsimile or letter, provided that the revision is received prior to Closing. Revisions by facsimile must be sent to the facsimile number as indicated above. The Owner will not be responsible for any failure attributable to the mechanical or electronic transmission or reception of the facsimile.
21. Tenderers are encouraged to attend a non-mandatory *site* meeting, held at the **Site at 10:00am on Thursday May 17th, 2022**. Questions may be asked and description of the Work may be discussed during this meeting, however no minutes of the meeting will be distributed. Modifications made by way of addenda, to tendering requirements or the Contract Documents, shall be binding.
22. The Contractor shall comply with the requirements of all relevant Federal and Provincial legislation and regulations. In particular, the

Contractor, prior to the execution of the contract, shall file with the Town a certification that they carry Workers Compensation benefits for their employees and shall also comply with all other relevant Federal and Provincial legislation and regulations with respect to their employees, including the Nova Scotia Occupational Health and Safety Act and its regulations. The Contractor must provide proof of current Construction Safety Nova Scotia Association Certificate of Recognition (COR) Certification, if applicable. The successful Bidder shall be solely responsible for safety and for compliance with the rules, regulations, and practices required by the applicable health and safety legislation and shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Work, including any and all orientation and regular meetings throughout.

23. The Contractor shall not be entitled to assign or transfer this contract or any rights or obligations thereunder. The Contractor cannot subcontract out any portion of the work under this contract except with the express written consent of the Town. This contract may be cancelled by the Town in its sole and absolute discretion, with or without prior notice to the Contractor.
24. Should there be any questions regarding the interpretation of the Tender or Contract documents, the Lunenburg Town Council shall decide on the correct interpretation.
25. Contractor must be of legal age to sign contracts in the Province of Nova Scotia.
26. Award is subject to Town council approval for all tenders over \$100,000.00 (plus HST).
27. Hazardous materials have been noted in the building. Appendix A - Hazardous Materials Analytical Table is included in this document. Report the finding of any hazardous materials not included in this report to the Consultant immediately.

TO: Town of Lunenburg

FROM: _____

The undersigned Tenderer, having carefully read and examined the undermentioned Contract Documents prepared by CBCL Limited for the completion of the Town of Lunenburg, Chlorine Building Demolition, Tender No. TOL2022004, which comprise all the tender documents in accordance with the following documents:

Description of *Work* and List of Drawings
Tender Form - Stipulated Price
CCDC 2-2020:
 Agreement Between *Owner* and Contractor
 Definitions
 General Conditions of the Stipulated Price Contract - CCDC 2-2020
Supplementary General Conditions
Specifications
Drawings
Addendum/Addenda

hereby accepts the same as part and parcel of the Contract herein referred to, and having carefully examined the locality and site of *Work* and having full knowledge of the *Work* required and of the materials to be furnished and used, does hereby Tender and offer to enter into a contract to perform and complete, the whole of the said *Work* and provide all necessary labour, plant, tools, materials and equipment and pay all applicable taxes, as set forth and in strict accordance with the Specifications, Drawings and other Contract Documents and to do all therein called for on the terms and conditions and under the provisions therein set forth as follows.

CONTRACT PRICE \$ _____

ADD HST (15% OF CONTRACT PRICE) \$ _____

TOTAL AMOUNT PAYABLE \$ _____

Tenderer's HST Registration No. _____

Please attach the following additional information:

- List of equipment available to do the work.
- Start and end time required to complete the work.
- Two relevant work references and contact phone numbers.
- Description of relevant safety training and work experience including certification.
- Proof of current WCB coverage.
- Certificate of Insurance for coverages as set forth in CCDC 2-2020, Part 11 and CCDC 41.
- Proof of current Construction Safety Nova Scotia Association

Certificate of Recognition (COR) Certification, or equivalent.

The Undersigned Tenderer:

- .1 Declares that this tender is valid for acceptance until _____, 202____ (being ninety (90) calendar days from the Tender Closing).
- .2 Declares that the Contract Price set forth in the Tender Form has been correctly computed for the purposes of this tender and that it includes and covers all duties, and handling charges; transportation; and all other charges. Harmonized sales tax is not to be included in the Contract Price.
- .3 Hands you herewith by way of Tender Security a Bid Bond or Certified Cheque or irrevocable Letter of Credit in the amount of ten percent (10%) of the *Total Amount Payable* on the understanding that in the event of this tender not being accepted by you, then this Tender Security will be returned to the undersigned Tenderer either at the time that the Contract is entered into with some other Tenderer, or at the expiration of validity of this tender, whichever is the sooner.
- .4 Undertakes in the event of your acceptance of this tender, to execute a formal agreement in the form hereto attached, within seven (7) calendar days of written acceptance and further agrees to provide the Contract Security in the amount specified herein, and Insurance as specified in GC 11.1
- .5 Undertakes, in the event of your acceptance of the Tender, to achieve Substantial Performance of the *Work* within the number of weeks of written notification of Award indicated above.
- .6 Upon request, provide evidence of ability and experience within seven (7) calendar days of request, including experience in similar *Work*, *Work* currently in progress, senior supervisory staff available for the *Work*, equipment available for the *Work*, and financial resources.
- .7 Agrees prior to commencement of the *Work*, to provide to the *Owner* a Performance Bond and a Labour and Materials Bond, each in the amount of 50% of the *Total Amount Payable* or an Irrevocable Letter of Credit in the amount of 20% of the *Total Amount Payable*. The Irrevocable Letter of Credit shall be issued by a certified financial institution and must be valid until the expiration of the warranty period. Include the cost of providing the Irrevocable Letter of Credit in Contract Price. Should it become apparent that the final cost of the project will exceed the *Total Amount Payable* by more than 10%, arrange to have bonds reissued, based on the projected final cost.
- .8 Agrees that in the event of failing or neglecting either to provide the Contract Security and Insurance and/or to execute the Agreement in the manner herein before undertaken, then the Tender Security shall be forfeited.
- .9 Agrees that unless and until a formal agreement is prepared and executed, this tender together with your written acceptance thereof

shall constitute a binding Contract between us.

- .10 Understands and agrees that the *Owner* is not bound to accept the lowest or any tender which they may receive.
 - .11 Agrees to provide, maintain and pay for the insurance coverages specified in the Contract Documents. One copy of all insurance policies of the Contractor and two copies of certificates of insurance, certifying to the issuance of all insurance policies, shall be furnished to the *Owner*. Each and every insurance policy shall name the Contractor, *Owner* and *Consultant* as being insured in the full amount of the insurance.
 - .12 Declares to have personal knowledge of the location of the proposed *Work* and is informed as to the actual conditions and requirements, including labour conditions and labour rules and shall not claim at any time after execution of the Agreement that there was any misunderstanding in regard to such conditions and requirements.
 - .13 Declares to have carefully examined the documents and Addenda No. _____ to _____ referred to in the first paragraph of this Tender Form, and the Tenderer hereby accepts and agrees to the same as forming a part of the Contract.
 - .14 Understands that in the event that the tendered Contract Price is not within the project budget, the *Owner* has the right to negotiate the Contract with the low bidder or reject all tenders received.
 - .15 Agrees that the Warranty Period defined in the Contract Documents shall be for a period of one (1) year from the date of Ready-for-Takeover of the *Work*.
 - .16 Understands that Substantial Performance of the *Work* will be established in accordance with General Conditions of the Contract and applicable lien legislation at the Place of *Work*.
 - .17 Understands that after the issuance of the certificate of Substantial Performance of the *Work* by the *Consultant*, provided that the Contractor has relieved the *Owner* from any and all claims, demands and lien claims for and in respect of the Contract.
 - .18 Understands that Ready-for-Takeover will only be given when the Contractor has completed all outstanding items and corrected all deficiencies. The Contractor can then submit an application for Final Payment and the *Consultant* will thereafter prepare the Final Certificate for payment in accordance with the General Conditions of the Contract.
 - .19 Understands that the payment of holdback will be in accordance with the General Conditions of the Contract and subject to the provisions of the lien legislation applicable to the Place of *Work*.
 - .20 Understands the occupational Health and Safety Legislation and any Workers or Workplace compensation legislation applicable to the Place
-

of the *Work* and declares that they are in good standing and have all necessary certification as required by such legislation.

- .21 Agrees that time shall be construed as being of the essence of the Contract.

DATED THIS _____ DAY OF _____ , 202____.

[Seal]

Name of Firm Tendering

Signature of Signing Officer

Witness

Name and Title (Printed)

Witness

Signature of Signing Officer

Name and Title (Printed)

Company Address

Telephone No.

Fax No.

Email

*NOTE: Tenders submitted by or on behalf of any Corporation must be signed and sealed in the name of such Corporation by a duly authorized officer or agent.

END

CCDC 2**Stipulated Price Contract****2 0 2 0****[Name of Project]**

Apply a CCDC 2 copyright seal here. The application of the seal demonstrates the intention of the party proposing the use of this document that it be an accurate and unamended form of CCDC 2 – 2020 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CANADIAN CONSTRUCTION DOCUMENTS COMMITTEE
CANADIAN CONSTRUCTION DOCUMENTS COMMITTEE
CANADIAN CONSTRUCTION DOCUMENTS COMMITTEE

CCDC 2 STIPULATED PRICE CONTRACT

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CCDC 2 is the product of a consensus-building process aimed at balancing the interests of all parties on the construction project. It reflects recommended industry practices. The CCDC and its constituent member organizations do not accept any responsibility or liability for loss or damage which may be suffered as a result of the use or interpretation of CCDC 2.

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AGREEMENT BETWEEN
OWNER AND CONTRACTOR
CCDC 2 – 2020

AGREEMENT BETWEEN OWNER AND CONTRACTOR

For use when a stipulated price is the basis of payment.

This Agreement made on _____ day of _____ in the year _____,
by and between the parties

hereinafter called the "Owner"

and

hereinafter called the "Contractor"

The Owner and the Contractor agree as follows:

ARTICLE A-1 THE WORK

The Contractor shall:

1.1 perform the *Work* required by the *Contract Documents* for (insert below the description or title of the *Work*)

located at (insert below the Place of the *Work*)

for which the Agreement has been signed by the parties, and for which (insert below the name of the Consultant)

is acting as and is hereinafter called the "Consultant" and

1.2 do and fulfill everything indicated by the *Contract Documents*, and

1.3 commence the *Work* by the _____ day of _____ in the year _____ and, subject to adjustment in *Contract*
Time as provided for in the *Contract Documents*, attain *Ready-for-Takeover*, by the _____ day of _____ in
the year _____.

ARTICLE A-2 AGREEMENTS AND AMENDMENTS

2.1 The *Contract* supersedes all prior negotiations, representations or agreements, either written or oral, relating in any manner to the *Work*, including the bid documents that are not expressly listed in Article A-3 of the Agreement – CONTRACT DOCUMENTS.

2.2 The *Contract* may be amended only as provided in the *Contract Documents*.

ARTICLE A-3 CONTRACT DOCUMENTS

3.1 The following are the *Contract Documents* referred to in Article A-1 of the Agreement – THE WORK:

- Agreement between *Owner* and *Contractor*
- Definitions
- General Conditions
-

* (Insert here, attaching additional pages if required, a list identifying all other Contract Documents e.g. supplementary conditions; Division 01 of the Specifications – GENERAL REQUIREMENTS; Project information that the Contractor may rely upon; technical Specifications, giving a list of contents with section numbers and titles, number of pages and date; material finishing schedules; Drawings, giving drawing number, title, date, revision date or mark; addenda, giving title, number, date; time schedule)

ARTICLE A-4 CONTRACT PRICE

4.1 The *Contract Price*, which excludes *Value Added Taxes*, is:

/100 dollars \$

4.2 *Value Added Taxes* (of _____ %) payable by the *Owner* to the *Contractor* are:

/100 dollars \$

4.3 Total amount payable by the *Owner* to the *Contractor* for the *Work* is:

/100 dollars \$

4.4 These amounts shall be subject to adjustments as provided in the *Contract Documents*.

4.5 All amounts are in Canadian funds.

ARTICLE A-5 PAYMENT

5.1 Subject to the provisions of the *Contract Documents* and *Payment Legislation*, and in accordance with legislation and statutory regulations respecting holdback percentages, the *Owner* shall:

- .1 make progress payments to the *Contractor* on account of the *Contract Price* when due in the amount certified by the *Consultant* unless otherwise prescribed by *Payment Legislation* together with such *Value Added Taxes* as may be applicable to such payments,
- .2 upon *Substantial Performance of the Work*, pay to the *Contractor* the unpaid balance of the holdback amount when due together with such *Value Added Taxes* as may be applicable to such payment, and
- .3 upon the issuance of the final certificate for payment, pay to the *Contractor* the unpaid balance of the *Contract Price* when due together with such *Value Added Taxes* as may be applicable to such payment.

5.2 Interest

- .1 Should either party fail to make payments as they become due under the terms of the *Contract* or in an award by adjudication, arbitration or court, interest at the following rates on such unpaid amounts shall also become due and payable until payment:
 - (1) 2% per annum above the prime rate for the first 60 days.
 - (2) 4% per annum above the prime rate after the first 60 days.

Such interest shall be compounded on a monthly basis. The prime rate shall be the rate of interest quoted by
(Insert name of chartered lending institution whose prime rate is to be used)

for prime business loans as it may change from time to time.

- .2 Interest shall apply at the rate and in the manner prescribed by paragraph 5.2.1 of this Article on the settlement amount of any claim in dispute that is resolved either pursuant to Part 8 of the General Conditions – DISPUTE RESOLUTION or otherwise, from the date the amount would have been due and payable under the *Contract*, had it not been in dispute, until the date it is paid.

ARTICLE A-6 RECEIPT OF AND ADDRESSES FOR NOTICES IN WRITING

6.1 *Notices in Writing* will be addressed to the recipient at the address set out below.

6.2 The delivery of a *Notice in Writing* will be by hand, by courier, by prepaid first class mail, or by other form of electronic communication during the transmission of which no indication of failure of receipt is communicated to the sender.

6.3 A *Notice in Writing* delivered by one party in accordance with this *Contract* will be deemed to have been received by the other party on the date of delivery if delivered by hand or courier, or if sent by mail it will be deemed to have been received five calendar days after the date on which it was mailed, provided that if either such day is not a *Working Day*, then the *Notice in Writing* will be deemed to have been received on the *Working Day* next following such day.

6.4 A *Notice in Writing* sent by any form of electronic communication will be deemed to have been received on the date of its transmission provided that if such day is not a *Working Day* or if it is received after the end of normal business hours on the date of its transmission at the place of receipt, then it will be deemed to have been received at the opening of business at the place of receipt on the first *Working Day* next following the transmission thereof.

6.5 An address for a party may be changed by *Notice in Writing* to the other party setting out the new address in accordance with this Article.

Owner

*name of Owner**

address

email address

Contractor

*name of Contractor**

address

email address

Consultant

*name of Consultant**

address

email address

** If it is intended that a specific individual must receive the notice, that individual's name shall be indicated.*

ARTICLE A-7 LANGUAGE OF THE CONTRACT

- 7.1 When the *Contract Documents* are prepared in both the English and French languages, it is agreed that in the event of any apparent discrepancy between the English and French versions, the English / French # language shall prevail.
Complete this statement by striking out inapplicable term.
- 7.2 This Agreement is drawn in English at the request of the parties hereto. La présente convention est rédigée en anglais à la demande des parties.

ARTICLE A-8 SUCCESSION

- 8.1 The *Contract* shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, legal representatives, successors, and assigns.

In witness whereof the parties hereto have executed this Agreement by the hands of their duly authorized representatives.

SIGNED AND DELIVERED
in the presence of:

WITNESS

OWNER

signature

name of Owner

name of person signing

signature

name and title of person signing

WITNESS

CONTRACTOR

signature

name of Contractor

name of person signing

signature

name and title of person signing

- N.B. Where legal jurisdiction, local practice or Owner or Contractor requirement calls for:
- (a) proof of authority to execute this document, attach such proof of authority in the form of a certified copy of a resolution naming the representative(s) authorized to sign the Agreement for and on behalf of the corporation or partnership; or
 - (b) the affixing of a corporate seal, this Agreement should be properly sealed.

DEFINITIONS

CCDC 2 – 2020

DEFINITIONS

The following Definitions shall apply to all *Contract Documents*.

Change Directive

A *Change Directive* is a written instruction prepared by the *Consultant* and signed by the *Owner* directing the *Contractor* to proceed with a change in the *Work* within the general scope of the *Contract Documents* prior to the *Owner* and the *Contractor* agreeing upon adjustments in the *Contract Price* and the *Contract Time*.

Change Order

A *Change Order* is a written amendment to the *Contract* prepared by the *Consultant* and signed by the *Owner* and the *Contractor* stating their agreement upon:

- a change in the *Work*;
- the method of adjustment or the amount of the adjustment in the *Contract Price*, if any; and
- the extent of the adjustment in the *Contract Time*, if any.

Construction Equipment

Construction Equipment means all machinery and equipment, either operated or not operated, that is required for preparing, fabricating, conveying, erecting, or otherwise performing the *Work* but is not incorporated into the *Work*.

Consultant

The *Consultant* is the person or entity engaged by the *Owner* and identified as such in the Agreement. The *Consultant* is the Architect, the Engineer or entity licensed to practise in the province or territory of the *Place of the Work*.

Contract

The *Contract* is the undertaking by the parties to perform their respective duties, responsibilities and obligations as prescribed in the *Contract Documents* and represents the entire agreement between the parties.

Contract Documents

The *Contract Documents* consist of those documents listed in Article A-3 of the Agreement – CONTRACT DOCUMENTS and amendments agreed upon between the parties.

Contract Price

The *Contract Price* is the amount stipulated in Article A-4 of the Agreement – CONTRACT PRICE.

Contract Time

The *Contract Time* is the time from commencement of the *Work* to the date of *Ready-for-Takeover* as stipulated in paragraph 1.3 of Article A-1 of the Agreement – THE WORK.

Contractor

The *Contractor* is the person or entity identified as such in the Agreement.

Drawings

The *Drawings* are the graphic and pictorial portions of the *Contract Documents*, wherever located and whenever issued, showing the design, location and dimensions of the *Work*, generally including plans, elevations, sections, details, and diagrams.

Notice in Writing

A *Notice in Writing*, where identified in the *Contract Documents*, is a written communication between the parties or between them and the *Consultant* that is transmitted in accordance with the provisions of Article A-6 of the Agreement – RECEIPT OF AND ADDRESSES FOR NOTICES IN WRITING.

Owner

The *Owner* is the person or entity identified as such in the Agreement.

Other Contractor

Other Contractor means a contractor, other than the *Contractor* or a *Subcontractor*, engaged by the *Owner* for the *Project*.

Payment Legislation

Payment Legislation means such legislation in effect at the *Place of the Work* which governs payment under construction contracts.

Place of the Work

The *Place of the Work* is the designated site or location of the *Work* identified in the *Contract Documents*.

Product

Product or Products means material, machinery, equipment, and fixtures forming part of the *Work*, but does not include *Construction Equipment*.

Project

The *Project* means the total construction contemplated of which the *Work* may be the whole or a part.

Ready-for-Takeover

Ready-for-Takeover shall have been attained when the conditions set out in paragraph 12.1.1 of GC 12.1 – READY-FOR-TAKEOVER have been met, as verified by the *Consultant* pursuant to paragraph 12.1.4.2 of GC 12.1 – READY-FOR-TAKEOVER.

Shop Drawings

Shop Drawings are drawings, diagrams, illustrations, schedules, performance charts, brochures, *Product* data, and other data which the *Contractor* provides to illustrate details of portions of the *Work*.

Specifications

The *Specifications* are that portion of the *Contract Documents*, wherever located and whenever issued, consisting of the written requirements and standards for *Products*, systems, workmanship, quality, and the services necessary for the performance of the *Work*.

Subcontractor

A *Subcontractor* is a person or entity having a direct contract with the *Contractor* to perform a part or parts of the *Work* at the *Place of the Work*.

Substantial Performance of the Work

Substantial Performance of the Work is as defined in the lien legislation applicable to the *Place of the Work*.

Supplemental Instruction

A *Supplemental Instruction* is an instruction, not involving adjustment in the *Contract Price* or *Contract Time*, in the form of *Specifications*, *Drawings*, schedules, samples, models, or written instructions, consistent with the intent of the *Contract Documents*. It is to be issued by the *Consultant* to supplement the *Contract Documents* as required for the performance of the *Work*.

Supplier

A *Supplier* is a person or entity having a direct contract with the *Contractor* to supply *Products*.

Temporary Work

Temporary Work means temporary supports, structures, facilities, services, and other temporary items, excluding *Construction Equipment*, required for the execution of the *Work* but not incorporated into the *Work*.

Value Added Taxes

Value Added Taxes means such sum as shall be levied upon the *Contract Price* by the Federal or any Provincial or Territorial Government and is computed as a percentage of the *Contract Price* and includes the Goods and Services Tax, the Quebec Sales Tax, the Harmonized Sales Tax, and any similar tax, the collection and payment of which have been imposed on the *Contractor* by tax legislation.

Work

The *Work* means the total construction and related services required by the *Contract Documents*.

Working Day

Working Day means a day other than a Saturday, Sunday, statutory holiday, or statutory vacation day that is observed by the construction industry in the area of the *Place of the Work*.

**GENERAL CONDITIONS OF THE
STIPULATED PRICE CONTRACT
CCDC 2 – 2020**

GENERAL CONDITIONS

PART 1 GENERAL PROVISIONS

GC 1.1 CONTRACT DOCUMENTS

- 1.1.1 The intent of the *Contract Documents* is to include the labour, *Products* and services necessary for the performance of the *Work* by the *Contractor* in accordance with these documents. It is not intended, however, that the *Contractor* shall supply products or perform work not consistent with, not covered by, or not properly inferable from the *Contract Documents*.
- 1.1.2 The *Contract Documents* are complementary, and what is required by one shall be as binding as if required by all. Performance by the *Contractor* shall be required only to the extent consistent with the *Contract Documents*.
- 1.1.3 The *Contractor* shall review the *Contract Documents* for the purpose of facilitating co-ordination and execution of the *Work* by the *Contractor*.
- 1.1.4 The *Contractor* is not responsible for errors, omissions or inconsistencies in the *Contract Documents*. If there are perceived errors, omissions or inconsistencies discovered by or made known to the *Contractor*, the *Contractor* shall promptly report to the *Consultant* and shall not proceed with the work affected until the *Contractor* has received corrected or additional information from the *Consultant*.
- 1.1.5 If there is a conflict within the *Contract Documents*:
- .1 the order of priority of documents, from highest to lowest, shall be
 - the Agreement between *Owner* and *Contractor*,
 - the Definitions,
 - Supplementary Conditions,
 - the General Conditions,
 - Division 01 of the *Specifications*,
 - technical *Specifications*,
 - material and finishing schedules,
 - the *Drawings*.
 - .2 *Drawings* of larger scale shall govern over those of smaller scale of the same date.
 - .3 dimensions shown on *Drawings* shall govern over dimensions scaled from *Drawings*.
 - .4 amended or later dated documents shall govern over earlier documents of the same type.
 - .5 noted materials and annotations shall govern over graphic indications.
- 1.1.6 Nothing contained in the *Contract Documents* shall create any contractual relationship between:
- .1 the *Owner* and a *Subcontractor*, a *Supplier*, or their agent, employee, or other person performing any portion of the *Work*.
 - .2 the *Consultant* and the *Contractor*, a *Subcontractor*, a *Supplier*, or their agent, employee, or other person performing any portion of the *Work*.
- 1.1.7 Words and abbreviations which have well known technical or trade meanings are used in the *Contract Documents* in accordance with such recognized meanings.
- 1.1.8 References in the *Contract Documents* to the singular shall be considered to include the plural as the context requires.
- 1.1.9 Neither the organization of the *Specifications* nor the arrangement of *Drawings* shall control the *Contractor* in dividing the work among *Subcontractors* and *Suppliers*.
- 1.1.10 *Specifications*, *Drawings*, models, and copies thereof furnished by the *Consultant* are and shall remain the *Consultant's* property, with the exception of the signed *Contract* sets, which shall belong to each party to the *Contract*. All *Specifications*, *Drawings* and models furnished by the *Consultant* are to be used only with respect to the *Work* and are not to be used on other work. These *Specifications*, *Drawings* and models are not to be copied or altered in any manner without the written authorization of the *Consultant*.
- 1.1.11 Physical models furnished by the *Contractor* at the *Owner's* expense are the property of the *Owner*.

GC 1.2 LAW OF THE CONTRACT

- 1.2.1 The law of the *Place of the Work* shall govern the interpretation of the *Contract*.

GC 1.3 RIGHTS AND REMEDIES

- 1.3.1 Except as expressly provided in the *Contract Documents*, the duties and obligations imposed by the *Contract Documents* and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights, and remedies otherwise imposed or available by law.

- 1.3.2 No action or failure to act by the *Owner*, the *Consultant* or the *Contractor* shall constitute a waiver of any right or duty afforded any of them under the *Contract*, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically agreed in writing.

GC 1.4 ASSIGNMENT

- 1.4.1 Neither party to the *Contract* shall assign the *Contract* or a portion thereof without the written consent of the other, which consent shall not be unreasonably withheld.

PART 2 ADMINISTRATION OF THE CONTRACT

GC 2.1 AUTHORITY OF THE CONSULTANT

- 2.1.1 The *Consultant* will have authority to act on behalf of the *Owner* only to the extent provided in the *Contract Documents*, unless otherwise modified by written agreement as provided in paragraph 2.1.2.
- 2.1.2 The duties, responsibilities and limitations of authority of the *Consultant* as set forth in the *Contract Documents* shall be modified or extended only with the written consent of the *Owner*, the *Consultant* and the *Contractor*.

GC 2.2 ROLE OF THE CONSULTANT

- 2.2.1 The *Consultant* will provide administration of the *Contract* as described in the *Contract Documents*.
- 2.2.2 The *Consultant* will visit the *Place of the Work* at intervals appropriate to the progress of construction to become familiar with the progress and quality of the work and to determine if the *Work* is proceeding in general conformity with the *Contract Documents*.
- 2.2.3 If the *Owner* and the *Consultant* agree, the *Consultant* will provide at the *Place of the Work*, one or more project representatives to assist in carrying out the *Consultant's* responsibilities. The duties, responsibilities and limitations of authority of such project representatives shall be as set forth in writing to the *Contractor*.
- 2.2.4 Based on the *Consultant's* observations and evaluation of the *Contractor's* applications for payment, the *Consultant* will determine the amounts owing to the *Contractor* under the *Contract* and will issue certificates for payment as provided in Article A-5 of the Agreement – PAYMENT, GC 5.3 – PAYMENT and GC 5.5 – FINAL PAYMENT.
- 2.2.5 The *Consultant* will not be responsible for and will not have control, charge or supervision of construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs required in connection with the *Work* in accordance with the applicable construction safety legislation, other regulations or general construction practice. The *Consultant* will not be responsible for the *Contractor's* failure to perform the *Work* in accordance with the *Contract Documents*.
- 2.2.6 Except with respect to GC 5.1 – FINANCING INFORMATION REQUIRED OF THE OWNER, the *Consultant* will be, in the first instance, the interpreter of the requirements of the *Contract Documents*.
- 2.2.7 Matters in question relating to the performance of the *Work* or the interpretation of the *Contract Documents* shall be initially referred in writing to the *Consultant* by the party raising the question for interpretations and findings and copied to the other party.
- 2.2.8 Interpretations and findings of the *Consultant* shall be consistent with the intent of the *Contract Documents*. In making such interpretations and findings the *Consultant* will not show partiality to either the *Owner* or the *Contractor*.
- 2.2.9 The *Consultant's* interpretations and findings will be given in writing to the parties within a reasonable time.
- 2.2.10 With respect to claims for a change in *Contract Price*, the *Consultant* will make findings as set out in GC 6.6 – CLAIMS FOR A CHANGE IN CONTRACT PRICE.
- 2.2.11 The *Consultant* will have authority to reject work which in the *Consultant's* opinion does not conform to the requirements of the *Contract Documents*. Whenever the *Consultant* considers it necessary or advisable, the *Consultant* will have authority to require inspection or testing of work, whether or not such work is fabricated, installed or completed. However, neither the authority of the *Consultant* to act nor any decision either to exercise or not to exercise such authority shall give rise to any duty or responsibility of the *Consultant* to the *Contractor*, *Subcontractors*, *Suppliers*, or their agents, employees, or other persons performing any of the *Work*.
- 2.2.12 During the progress of the *Work* the *Consultant* will furnish *Supplemental Instructions* to the *Contractor* with reasonable promptness or in accordance with a schedule for such instructions agreed to by the *Consultant* and the *Contractor*.
- 2.2.13 The *Consultant* will review and take appropriate action upon *Shop Drawings*, samples and other submittals by the *Contractor*, in accordance with the *Contract Documents*.

- 2.2.14 The *Consultant* will prepare *Change Orders* and *Change Directives* as provided in GC 6.2 – CHANGE ORDER and GC 6.3 – CHANGE DIRECTIVE.
- 2.2.15 The *Consultant* will conduct reviews of the *Work* to determine the date of *Substantial Performance of the Work* and verify that *Ready-for-Takeover* has been attained.
- 2.2.16 All certificates issued by the *Consultant* will be to the best of the *Consultant's* knowledge, information and belief. By issuing any certificate, the *Consultant* does not guarantee the *Work* is correct or complete.
- 2.2.17 The *Consultant* will receive and review written warranties and related documents required by the *Contract* and provided by the *Contractor* and will forward such warranties and documents to the *Owner* for the *Owner's* acceptance.
- 2.2.18 If the *Consultant's* engagement is terminated, the *Owner* shall immediately engage a *Consultant* against whom the *Contractor* makes no reasonable objection and whose duties and responsibilities under the *Contract Documents* will be that of the former *Consultant*.

GC 2.3 REVIEW AND INSPECTION OF THE WORK

- 2.3.1 The *Owner* and the *Consultant* shall have access to the *Work* at all times. The *Contractor* shall provide sufficient, safe and proper facilities at all times for the review of the *Work* by the *Consultant* and the inspection of the *Work* by authorized agencies. If parts of the *Work* are in preparation at locations other than the *Place of the Work*, the *Owner* and the *Consultant* shall be given access to such work whenever it is in progress.
- 2.3.2 If work is designated for tests, inspections or approvals in the *Contract Documents*, by the *Consultant's* instructions, or by the laws or ordinances of the *Place of the Work*, the *Contractor* shall give the *Consultant* reasonable notification of when the work will be ready for review and inspection. The *Contractor* shall arrange for and shall give the *Consultant* reasonable notification of the date and time of inspections by other authorities.
- 2.3.3 The *Contractor* shall furnish promptly to the *Consultant* two copies of certificates and inspection reports relating to the *Work*.
- 2.3.4 If the *Contractor* covers, or permits to be covered, work that has been designated for special tests, inspections or approvals before such special tests, inspections or approvals are made, given or completed, the *Contractor* shall, if so directed, uncover such work, have the inspections or tests satisfactorily completed, and make good covering work at the *Contractor's* expense.
- 2.3.5 The *Consultant* may order any portion or portions of the *Work* to be examined to confirm that such work is in accordance with the requirements of the *Contract Documents*. If the work is not in accordance with the requirements of the *Contract Documents*, the *Contractor* shall correct the work and pay the cost of examination and correction. If the work is in accordance with the requirements of the *Contract Documents*, the *Owner* shall pay the cost of examination and restoration.
- 2.3.6 The *Contractor* shall pay the cost of making any test or inspection, including the cost of samples required for such test or inspection, if such test or inspection is designated in the *Contract Documents* to be performed by the *Contractor* or is required by the laws or ordinances applicable to the *Place of the Work*.
- 2.3.7 The *Contractor* shall pay the cost of samples required for any test or inspection to be performed by others if such test or inspection is designated in the *Contract Documents*.

GC 2.4 DEFECTIVE WORK

- 2.4.1 The *Contractor* shall promptly correct defective work that has been rejected by the *Consultant* as failing to conform to the *Contract Documents* whether or not the defective work was incorporated in the *Work* or the defect is the result of poor workmanship, use of defective products or damage through carelessness or other act or omission of the *Contractor*.
- 2.4.2 The *Contractor* shall make good promptly *Other Contractors'* work destroyed or damaged by such corrections at the *Contractor's* expense.
- 2.4.3 If in the opinion of the *Consultant* it is not expedient to correct defective work or work not performed as provided in the *Contract Documents*, the *Owner* may deduct from the amount otherwise due to the *Contractor* the difference in value between the work as performed and that called for by the *Contract Documents*. If the *Owner* and the *Contractor* do not agree on the difference in value, they shall refer the matter to the *Consultant* for a finding.

PART 3 EXECUTION OF THE WORK

GC 3.1 CONTROL OF THE WORK

- 3.1.1 The *Contractor* shall have total control of the *Work* and shall effectively direct and supervise the *Work* so as to ensure conformity with the *Contract Documents*.

- 3.1.2 The *Contractor* shall be solely responsible for construction means, methods, techniques, sequences, and procedures and for co-ordinating the various parts of the *Work* under the *Contract*.

GC 3.2 CONSTRUCTION BY THE OWNER OR OTHER CONTRACTORS

- 3.2.1 The *Owner* reserves the right to award separate contracts in connection with other parts of the *Project* to *Other Contractors* and to perform work with own forces.
- 3.2.2 When separate contracts are awarded for other parts of the *Project*, or when work is performed by the *Owner's* own forces, the *Owner* shall:
- .1 provide for the co-ordination of the activities and work of *Other Contractors* and the *Owner's* own forces with the *Work* of the *Contract*;
 - .2 enter into separate contracts with *Other Contractors* under conditions of contract which are compatible with the conditions of the *Contract*;
 - .3 ensure that insurance coverage is provided to the same requirements as are called for in GC 11.1 – INSURANCE and co-ordinate such insurance with the insurance coverage of the *Contractor* as it affects the *Work*; and
 - .4 take all reasonable precautions to avoid labour disputes or other disputes on the *Project* arising from the work of *Other Contractors* or the *Owner's* own forces.
- 3.2.3 When separate contracts are awarded for other parts of the *Project*, or when work is performed by the *Owner's* own forces, the *Contractor* shall:
- .1 afford the *Owner* and *Other Contractors* reasonable opportunity to store their products and execute their work;
 - .2 co-ordinate and schedule the *Work* with the work of *Other Contractors* or the *Owner's* own forces that are identified in the *Contract Documents*;
 - .3 participate with *Other Contractors* and the *Owner* in reviewing their construction schedules when directed to do so; and
 - .4 report promptly to the *Consultant* in writing any apparent deficiencies in the work of *Other Contractors* or of the *Owner's* own forces, where such work affects the proper execution of any portion of the *Work*, prior to proceeding with that portion of the *Work*.
- 3.2.4 Where a change in the *Work* is required as a result of the co-ordination and integration of the work of *Other Contractors* or *Owner's* own forces with the *Work*, the changes shall be authorized and valued as provided in GC 6.1 – OWNER'S RIGHT TO MAKE CHANGES, GC 6.2 – CHANGE ORDER and GC 6.3 – CHANGE DIRECTIVE.
- 3.2.5 Disputes and other matters in question between the *Contractor* and *Other Contractors* shall be dealt with as provided in Part 8 of the General Conditions – DISPUTE RESOLUTION provided the *Other Contractors* have reciprocal obligations. The *Contractor* shall be deemed to have consented to arbitration of any dispute with any *Other Contractor* whose contract with the *Owner* contains a similar agreement to arbitrate. In the absence of *Other Contractors* having reciprocal obligations, disputes and other matters in question initiated by the *Contractor* against *Other Contractors* will be considered disputes and other matters in question between the *Contractor* and the *Owner*.
- 3.2.6 Should the *Owner*, the *Consultant*, *Other Contractors*, or anyone employed by them directly or indirectly be responsible for ill-timed work necessitating cutting or remedial work to be performed, the cost of such cutting or remedial work shall be valued as provided in GC 6.1 – OWNER'S RIGHT TO MAKE CHANGES, GC 6.2 – CHANGE ORDER and GC 6.3 – CHANGE DIRECTIVE.

GC 3.3 TEMPORARY WORK

- 3.3.1 The *Contractor* shall have the sole responsibility for the design, erection, operation, maintenance, and removal of *Temporary Work* unless otherwise specified in the *Contract Documents*.
- 3.3.2 The *Contractor* shall engage and pay for registered professional engineering personnel skilled in the appropriate disciplines to perform those functions referred to in paragraph 3.3.1 where required by law or by the *Contract Documents* and in all cases where such *Temporary Work* is of such a nature that professional engineering skill is required to produce safe and satisfactory results.
- 3.3.3 Notwithstanding the provisions of GC 3.1 – CONTROL OF THE WORK, paragraphs 3.3.1 and 3.3.2 or provisions to the contrary elsewhere in the *Contract Documents* where such *Contract Documents* include designs for *Temporary Work* or specify a method of construction in whole or in part, such designs or methods of construction shall be considered to be part of the design of the *Work* and the *Contractor* shall not be held responsible for that part of the design or the specified method of construction. The *Contractor* shall, however, be responsible for the execution of such design or specified method of construction in the same manner as for the execution of the *Work*.

GC 3.4 CONSTRUCTION SCHEDULE

3.4.1 The *Contractor* shall:

- .1 prepare and submit to the *Owner* and the *Consultant* prior to the first application for payment, a construction schedule that indicates the timing of the major activities of the *Work* and provides sufficient detail of the critical events and their inter-relationship to demonstrate the *Work* will be performed in conformity with the *Contract Time*;
- .2 monitor the progress of the *Work* relative to the construction schedule and update the schedule on a monthly basis or as stipulated by the *Contract Documents*; and
- .3 advise the *Consultant* of any revisions required to the schedule as the result of extensions of the *Contract Time* as provided in Part 6 of the General Conditions – CHANGES IN THE WORK.

GC 3.5 SUPERVISION

- 3.5.1 The *Contractor* shall provide all necessary supervision and appoint a competent representative who shall be in attendance at the *Place of the Work* while the *Work* is being performed. The appointed representative shall not be changed except for valid reason.
- 3.5.2 The appointed representative shall represent the *Contractor* at the *Place of the Work*. Information and instructions provided by the *Consultant* to the *Contractor's* appointed representative shall be deemed to have been received by the *Contractor*, except with respect to Article A-6 of the Agreement – RECEIPT OF AND ADDRESSES FOR NOTICES IN WRITING.

GC 3.6 SUBCONTRACTORS AND SUPPLIERS

- 3.6.1 The *Contractor* shall preserve and protect the rights of the parties under the *Contract* with respect to work to be performed under subcontract, and shall:
- .1 enter into contracts or written agreements with *Subcontractors* and *Suppliers* to require them to perform their work as provided in the *Contract Documents*;
 - .2 incorporate the applicable terms and conditions of the *Contract Documents* into all contracts or written agreements with *Subcontractors* and *Suppliers*; and
 - .3 be as fully responsible to the *Owner* for acts and omissions of *Subcontractors*, *Suppliers* and any persons directly or indirectly employed by them as for acts and omissions of persons directly employed by the *Contractor*.
- 3.6.2 The *Contractor* shall indicate in writing, if requested by the *Owner*, those *Subcontractors* or *Suppliers* whose bids have been received by the *Contractor* which the *Contractor* would be prepared to accept for the performance of a portion of the *Work*. Should the *Owner* not object before signing the *Contract*, the *Contractor* shall employ those *Subcontractors* or *Suppliers* so identified by the *Contractor* in writing for the performance of that portion of the *Work* to which their bid applies.
- 3.6.3 The *Owner* may, for reasonable cause, at any time before the *Owner* has signed the *Contract*, object to the use of a proposed *Subcontractor* or *Supplier* and require the *Contractor* to employ one of the other subcontract bidders.
- 3.6.4 If the *Owner* requires the *Contractor* to change a proposed *Subcontractor* or *Supplier*, the *Contract Price* and *Contract Time* shall be adjusted by the difference occasioned by such required change.
- 3.6.5 The *Contractor* shall not be required to employ as a *Subcontractor* or *Supplier*, a person or firm to which the *Contractor* may reasonably object.
- 3.6.6 The *Owner*, through the *Consultant*, may provide to a *Subcontractor* or *Supplier* information as to the percentage of the *Subcontractor's* or *Supplier's* work which has been certified for payment.

GC 3.7 LABOUR AND PRODUCTS

- 3.7.1 The *Contractor* shall maintain good order and discipline among the *Contractor's* employees engaged on the *Work* and employ only workers that are skilled in the tasks assigned.
- 3.7.2 The *Contractor* shall provide and pay for labour, *Products*, tools, *Construction Equipment*, water, heat, light, power, transportation, and other facilities and services necessary for the performance of the *Work* in accordance with the *Contract*.
- 3.7.3 Unless otherwise specified in the *Contract Documents*, *Products* provided shall be new. *Products* which are not specified shall be of a quality consistent with those specified and their use acceptable to the *Consultant*.

GC 3.8 SHOP DRAWINGS

- 3.8.1 The *Contractor* shall provide *Shop Drawings* as required in the *Contract Documents*.
- 3.8.2 The *Contractor* shall provide *Shop Drawings* to the *Consultant* to review in accordance with an agreed schedule, or in the absence of an agreed schedule, in orderly sequence and sufficiently in advance so as to cause no delay in the *Work* or in the work of *Other Contractors* or the *Owner's* own forces.

- 3.8.3 The *Contractor* shall review all *Shop Drawings* before providing them to the *Consultant*. The *Contractor* represents by this review that:
- .1 the *Contractor* has determined and verified all applicable field measurements, field construction conditions, *Product* requirements, catalogue numbers and similar data, or will do so, and
 - .2 the *Contractor* has checked and co-ordinated each *Shop Drawing* with the requirements of the *Work* and of the *Contract Documents*.
- 3.8.4 The *Consultant's* review is for conformity to the design concept and for general arrangement only.
- 3.8.5 At the time of providing *Shop Drawings*, the *Contractor* shall expressly advise the *Consultant* in writing of any deviations in a *Shop Drawing* from the requirements of the *Contract Documents*. The *Consultant* shall indicate the acceptance or rejection of such deviation expressly in writing.
- 3.8.6 The *Consultant's* review shall not relieve the *Contractor* of responsibility for errors or omissions in the *Shop Drawings* or for meeting all requirements of the *Contract Documents*.
- 3.8.7 The *Consultant* will review and return *Shop Drawings* in accordance with the schedule agreed upon, or, in the absence of such schedule, with reasonable promptness so as to cause no delay in the performance of the *Work*.

PART 4 ALLOWANCES

GC 4.1 CASH ALLOWANCES

- 4.1.1 The *Contract Price* includes the cash allowances, if any, stated in the *Contract Documents*. The scope of the *Work* or costs included in such cash allowances shall be as described in the *Contract Documents*.
- 4.1.2 The *Contract Price*, and not the cash allowances, includes the *Contractor's* overhead and profit in connection with such cash allowances.
- 4.1.3 Expenditures under cash allowances shall be authorized by the *Owner* through the *Consultant*.
- 4.1.4 Where the actual cost of the *Work* under any cash allowance exceeds the amount of the allowance, any unexpended amounts from other cash allowances shall be reallocated, at the *Consultant's* direction, to cover the shortfall, and, in that case, there shall be no additional amount added to the *Contract Price* for overhead and profit. Only where the actual cost of the *Work* under all cash allowances exceeds the total amount of all cash allowances shall the *Contractor* be compensated for the excess incurred and substantiated, plus an amount for overhead and profit on the excess only, as set out in the *Contract Documents*.
- 4.1.5 The net amount of any unexpended cash allowances, after providing for any reallocations as contemplated in paragraph 4.1.4, shall be deducted from the *Contract Price* by *Change Order* without any adjustment for the *Contractor's* overhead and profit on such amount.
- 4.1.6 The value of the *Work* performed under a cash allowance is eligible to be included in progress payments.
- 4.1.7 The *Contractor* and the *Consultant* shall jointly prepare a schedule that shows when the items called for under cash allowances must be ordered to avoid delaying the progress of the *Work*.

GC 4.2 CONTINGENCY ALLOWANCE

- 4.2.1 The *Contract Price* includes the contingency allowance, if any, stated in the *Contract Documents*.
- 4.2.2 The contingency allowance includes the *Contractor's* overhead and profit in connection with such contingency allowance.
- 4.2.3 Expenditures under the contingency allowance shall be authorized and valued as provided in GC 6.1 – OWNER'S RIGHT TO MAKE CHANGES, GC 6.2 – CHANGE ORDER and GC 6.3 – CHANGE DIRECTIVE.
- 4.2.4 The *Contract Price* shall be adjusted by *Change Order* to provide for any difference between the expenditures authorized under paragraph 4.2.3 and the contingency allowance.

PART 5 PAYMENT

GC 5.1 FINANCING INFORMATION REQUIRED OF THE OWNER

- 5.1.1 The *Owner* shall, at the request of the *Contractor*, before signing the *Contract*, and promptly from time to time thereafter, furnish to the *Contractor* reasonable evidence that financial arrangements have been made to fulfill the *Owner's* obligations under the *Contract*.
- 5.1.2 The *Owner* shall give the *Contractor Notice in Writing* of any material change in the *Owner's* financial arrangements to fulfil the *Owner's* obligations under the *Contract* during the performance of the *Contract*.

GC 5.2 APPLICATIONS FOR PAYMENT

- 5.2.1 Applications for payment on account as provided in Article A-5 of the Agreement – PAYMENT shall be submitted monthly to the *Owner* and the *Consultant* simultaneously as the *Work* progresses.
- 5.2.2 Applications for payment shall be dated the last day of each payment period, which is the last day of the month or an alternative day of the month agreed in writing by the parties.
- 5.2.3 The amount claimed shall be for the value, proportionate to the amount of the *Contract*, of *Work* performed and *Products* delivered to the *Place of the Work* as of the last day of the payment period.
- 5.2.4 The *Contractor* shall submit to the *Consultant*, at least 15 calendar days before the first application for payment, a schedule of values for the parts of the *Work*, aggregating the total amount of the *Contract Price*, so as to facilitate evaluation of applications for payment.
- 5.2.5 The schedule of values shall be made out in such form as specified in the *Contract* and supported by such evidence as the *Consultant* may reasonably require.
- 5.2.6 Applications for payment shall be based on the schedule of values accepted by the *Consultant* and shall comply with the provisions of *Payment Legislation*.
- 5.2.7 Each application for payment shall include evidence of compliance with workers' compensation legislation at the *Place of the Work* and after the first payment, a declaration by the *Contractor* as to the distribution made of the amounts previously received using document CCDC 9A 'Statutory Declaration'.
- 5.2.8 Applications for payment for *Products* delivered to the *Place of the Work* but not yet incorporated into the *Work* shall be supported by such evidence as the *Consultant* may reasonably require to establish the value and delivery of the *Products*.

GC 5.3 PAYMENT

- 5.3.1 After receipt by the *Consultant* and the *Owner* of an application for payment submitted by the *Contractor* in accordance with GC 5.2 – APPLICATIONS FOR PAYMENT:
 - .1 The *Consultant* will issue to the *Owner* and copy to the *Contractor*, no later than 10 calendar days after the receipt of the application for payment, a certificate for payment in the amount applied for, or in such other amount as the *Consultant* determines to be properly due. If the *Consultant* certifies a different amount, or rejects the application or part thereof, the *Owner* shall promptly issue a written notice to the *Contractor* giving reasons for the revision or rejection, such written notice to be in compliance with *Payment Legislation*.
 - .2 The *Owner* shall make payment to the *Contractor* on account as provided in Article A-5 of the Agreement – PAYMENT on or before 28 calendar days after the receipt by the *Owner* and the *Consultant* of the application for payment, and in any event, in compliance with *Payment Legislation*.

GC 5.4 SUBSTANTIAL PERFORMANCE OF THE WORK AND PAYMENT OF HOLDBACK

- 5.4.1 The *Consultant* will review the *Work* to certify or verify the validity of the application for *Substantial Performance of the Work* and will promptly, and in any event, no later than 20 calendar days after receipt of the *Contractor's* application:
 - .1 advise the *Contractor* in writing that the *Work* or the designated portion of the *Work* is not substantially performed and give reasons why, or
 - .2 state the date of *Substantial Performance of the Work* or a designated portion of the *Work* in a certificate and issue a copy of that certificate to each of the *Owner* and the *Contractor*.
- 5.4.2 Where the holdback amount required by the applicable lien legislation has not been placed in a separate lien holdback account, the *Owner* shall, no later than 10 calendar days prior to the expiry of the holdback period stipulated in the lien legislation applicable to the *Place of the Work*, place the holdback amount in a bank account in the joint names of the *Owner* and the *Contractor*.
- 5.4.3 Subject to the requirements of any *Payment Legislation*, all holdback amount prescribed by the applicable lien legislation for the *Work* shall become due and payable to the *Contractor* no later than 10 *Working Days* following the expiration of the holdback period stipulated in the lien legislation applicable to the *Place of the Work*.
- 5.4.4 The *Contractor* shall submit an application for payment of the lien holdback amount in accordance with GC 5.3 – PAYMENT.
- 5.4.5 Where legislation permits progressive release of the holdback for a portion of the *Work* and the *Consultant* has certified or verified that the part of the *Work* has been performed prior to *Substantial Performance of the Work*, the *Owner* hereby agrees to release, and shall release, such portion to the *Contractor* in accordance with such legislation.

- 5.4.6 Notwithstanding any progressive release of the holdback, the *Contractor* shall ensure that such parts of the *Work* are protected pending the issuance of a final certificate for payment and be responsible for the correction of defects or work not performed regardless of whether or not such was apparent when the holdback was released.

GC 5.5 FINAL PAYMENT

- 5.5.1 When the *Contractor* considers that the *Work* is completed, the *Contractor* shall submit an application for final payment.
- 5.5.2 The *Consultant* will, no later than 10 calendar days after the receipt of an application from the *Contractor* for final payment, review the *Work* to verify the validity of the application and when the *Consultant* finds the *Contractor's* application for final payment valid, the *Consultant* will promptly issue a final certificate for payment to the *Owner*, with a copy to the *Contractor*.
- 5.5.3 If the *Consultant* rejects the application or part thereof, the *Owner* will promptly issue a written notice to the *Contractor* giving reasons for the revision or rejection, such written notice to be in compliance with *Payment Legislation*.
- 5.5.4 Subject to the provision of paragraph 10.4.1 of GC 10.4 – WORKERS' COMPENSATION, and any legislation applicable to the *Place of the Work*, the *Owner* shall, no later than 5 calendar days after the issuance of a final certificate for payment, pay the *Contractor* as provided in Article A-5 of the Agreement – PAYMENT and in any event, in compliance with *Payment Legislation*.

GC 5.6 DEFERRED WORK

- 5.6.1 If because of climatic or other conditions reasonably beyond the control of the *Contractor*, or if the *Owner* and the *Contractor* agree that, there are items of work that must be deferred, payment in full for that portion of the *Work* which has been performed as certified by the *Consultant* shall not be withheld or delayed by the *Owner* on account thereof, but the *Owner* may withhold, until the remaining portion of the *Work* is finished, only such an amount that the *Consultant* determines is sufficient and reasonable to cover the cost of performing such deferred *Work*.

GC 5.7 NON-CONFORMING WORK

- 5.7.1 No payment by the *Owner* under the *Contract* nor partial or entire use or occupancy of the *Work* by the *Owner* shall constitute an acceptance of any portion of the *Work* or *Products* which are not in accordance with the requirements of the *Contract Documents*.

PART 6 CHANGES IN THE WORK

GC 6.1 OWNER'S RIGHT TO MAKE CHANGES

- 6.1.1 The *Owner*, through the *Consultant*, without invalidating the *Contract*, may make:
- .1 changes in the *Work* consisting of additions, deletions or other revisions to the *Work* by *Change Order* or *Change Directive*, and
 - .2 changes to the *Contract Time* for the *Work*, or any part thereof, by *Change Order*.
- 6.1.2 The *Contractor* shall not perform a change in the *Work* without a *Change Order* or a *Change Directive*.

GC 6.2 CHANGE ORDER

- 6.2.1 When a change in the *Work* is proposed or required, the *Consultant* will provide the *Contractor* with a written description of the proposed change in the *Work*. The *Contractor* shall promptly present to the *Consultant*, in a form that can be reasonably evaluated, a method of adjustment or an amount of adjustment for the *Contract Price*, if any, and the adjustment in the *Contract Time*, if any, for the proposed change in the *Work*.
- 6.2.2 When the *Owner* and the *Contractor* agree to the adjustments in the *Contract Price* and *Contract Time* or to the method to be used to determine the adjustments, such agreement shall be effective immediately and shall be recorded in a *Change Order*. The value of the work performed as the result of a *Change Order* shall be included in the applications for progress payment.

GC 6.3 CHANGE DIRECTIVE

- 6.3.1 If the *Owner* requires the *Contractor* to proceed with a change in the *Work* prior to the *Owner* and the *Contractor* agreeing upon the corresponding adjustment in *Contract Price* and *Contract Time*, the *Owner*, through the *Consultant*, shall issue a *Change Directive*.
- 6.3.2 A *Change Directive* shall only be used to direct a change in the *Work* which is within the general scope of the *Contract Documents*.
- 6.3.3 A *Change Directive* shall not be used to direct a change in the *Contract Time* only.

- 6.3.4 Upon receipt of a *Change Directive*, the *Contractor* shall proceed promptly with the change in the *Work*.
- 6.3.5 For the purpose of valuing *Change Directives*, changes in the *Work* that are not substitutions or otherwise related to each other shall not be grouped together in the same *Change Directive*.
- 6.3.6 The adjustment in the *Contract Price* for a change carried out by way of a *Change Directive* shall be determined on the basis of the cost of the *Contractor's* actual expenditures and savings attributable to the *Change Directive*, valued in accordance with paragraph 6.3.7 and as follows:
- .1 If the change results in a net increase in the *Contractor's* cost, the *Contract Price* shall be increased by the amount of the net increase in the *Contractor's* cost, plus the *Contractor's* percentage fee on such net increase.
 - .2 If the change results in a net decrease in the *Contractor's* cost, the *Contract Price* shall be decreased by the amount of the net decrease in the *Contractor's* cost, without adjustment for the *Contractor's* percentage fee.
 - .3 The *Contractor's* fee shall be as specified in the *Contract Documents* or as otherwise agreed by the parties.
- 6.3.7 The cost of performing the work attributable to the *Change Directive* shall be limited to the actual cost of the following in as much as it contributes directly to the implementation of the *Change Directive*:

Labour

- .1 rates that are listed in the schedule or as agreed by the *Owner* and the *Contractor* including wages, benefits, compensation, contributions, assessments, or taxes incurred for such items as employment insurance, provincial or territorial health insurance, workers' compensation, and Canada or Quebec Pension Plan for:
 - (1) trade labour in the direct employ of the *Contractor*;
 - (2) the *Contractor's* personnel when stationed at the field office;
 - (3) the *Contractor's* personnel engaged at shops or on the road, in expediting the production or transportation of materials or equipment; and
 - (4) the *Contractor's* office personnel engaged in a technical capacity, or other personnel identified in Article A-3 of the Agreement – CONTRACT DOCUMENTS for the time spent in the performance of the *Work*;

Products, Construction Equipment and Temporary Work

- .2 cost of all *Products* including cost of transportation thereof;
- .3 in the absence of agreed rates, cost less salvage value of *Construction Equipment*, *Temporary Work* and tools, exclusive of hand tools under \$1,000 owned by the *Contractor*;
- .4 rental cost of *Construction Equipment*, *Temporary Work* and tools, exclusive of hand tools under \$1,000;
- .5 cost of all equipment and services required for the *Contractor's* field office;

Subcontract

- .6 subcontract amounts of Subcontractor with pricing mechanism approved by the *Owner*;

Others

- .7 travel and subsistence expenses of the *Contractor's* personnel described in paragraph 6.3.7.1;
- .8 deposits lost provided that they are not caused by negligent acts or omissions of the *Contractor*;
- .9 cost of quality assurance such as independent inspection and testing services;
- .10 charges levied by authorities having jurisdiction at the *Place of the Work*;
- .11 royalties, patent license fees, and damages for infringement of patents and cost of defending suits therefor subject always to the *Contractor's* obligations to indemnify the *Owner* as provided in paragraph 10.3.1 of GC 10.3 – PATENT FEES;
- .12 premium for all contract securities and insurance for which the *Contractor* is required, by the *Contract Documents*, to provide, maintain and pay in relation to the performance of the *Work*;
- .13 losses and expenses sustained by the *Contractor* for matters which are the subject of insurance under the policies prescribed in GC 11.1 – INSURANCE when such losses and expenses are not recoverable because the amounts are in excess of collectible amounts or within the deductible amounts;
- .14 taxes and duties, other than *Value Added Taxes*, income, capital, or property taxes, relating to the *Work* for which the *Contractor* is liable;
- .15 charges for voice and data communications, courier services, expressage, transmittal and reproduction of documents, and petty cash items;
- .16 cost for removal and disposal of waste products and debris;
- .17 legal costs, incurred by the *Contractor*, in relation to the performance of the *Work* provided that they are not:
 - (1) relating to a dispute between the *Owner* and the *Contractor* unless such costs are part of a settlement or awarded by arbitration or court,
 - (2) the result of the negligent acts or omissions of the *Contractor*, or
 - (3) the result of a breach of this *Contract* by the *Contractor*;
- .18 cost of auditing when requested by the *Owner*; and
- .19 cost of *Project* specific information technology in accordance with the method determined by the parties.

- 6.3.8 Notwithstanding any other provisions contained in the General Conditions of the *Contract*, it is the intention of the parties that the cost of any item under any cost element referred to in paragraph 6.3.7 shall cover and include any and all costs or liabilities attributable to the *Change Directive* other than those which are the result of or occasioned by any failure on the part of the *Contractor* to exercise reasonable care and diligence in the *Contractor's* attention to the *Work*. Any cost due to failure on the part of the *Contractor* to exercise reasonable care and diligence in the *Contractor's* performance of the *Work* attributable to the *Change Directive* shall be borne by the *Contractor*.
- 6.3.9 The *Contractor* shall keep full and detailed accounts and records necessary for the documentation of the cost of performing the *Work* attributable to the *Change Directive* and shall provide the *Consultant* with copies thereof.
- 6.3.10 For the purpose of valuing *Change Directives*, the *Owner* shall be afforded reasonable access to all of the *Contractor's* pertinent documents related to the cost of performing the *Work* attributable to the *Change Directive*.
- 6.3.11 Pending determination of the final amount of a *Change Directive*, the undisputed value of the *Work* performed as the result of a *Change Directive* is eligible to be included in progress payments.
- 6.3.12 If the *Owner* and the *Contractor* do not agree on the proposed adjustment in the *Contract Time* attributable to the change in the *Work*, or the method of determining it, the adjustment shall be referred to the *Consultant* for a finding.
- 6.3.13 When the *Owner* and the *Contractor* reach agreement on the adjustment to the *Contract Price* and to the *Contract Time*, this agreement shall be recorded in a *Change Order*.

GC 6.4 CONCEALED OR UNKNOWN CONDITIONS

- 6.4.1 If the *Owner* or the *Contractor* discover conditions at the *Place of the Work* which are:
- .1 subsurface or otherwise concealed physical conditions which existed before the commencement of the *Work* and differ materially from those indicated in the *Contract Documents*; or
 - .2 physical conditions, other than conditions due to weather, that are of a nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the *Contract Documents*,
- then the observing party shall give *Notice in Writing* to the other party of such conditions before they are disturbed and in no event later than 5 *Working Days* after first observance of the conditions.
- 6.4.2 The *Consultant* will promptly investigate such conditions and make a finding. If the finding is that the conditions differ materially and this would cause an increase or decrease in the *Contractor's* cost or time to perform the *Work*, the *Owner*, through the *Consultant*, shall issue appropriate instructions for a change in the *Work* as provided in GC 6.2 – CHANGE ORDER or GC 6.3 – CHANGE DIRECTIVE.
- 6.4.3 If the *Consultant* finds that the conditions at the *Place of the Work* are not materially different or that no change in the *Contract Price* or the *Contract Time* is justified, the *Consultant* will promptly inform the *Owner* and the *Contractor* in writing.
- 6.4.4 If such concealed or unknown conditions relate to toxic and hazardous substances and materials, artifacts and fossils, or mould, the parties will be governed by the provisions of GC 9.2 – TOXIC AND HAZARDOUS SUBSTANCES, GC 9.3 – ARTIFACTS AND FOSSILS and GC 9.5 – MOULD.

GC 6.5 DELAYS

- 6.5.1 If the *Contractor* is delayed in the performance of the *Work* by the *Owner*, the *Consultant*, or anyone employed or engaged by them directly or indirectly, contrary to the provisions of the *Contract Documents*, then the *Contract Time* shall be extended for such reasonable time as the *Consultant* may recommend in consultation with the *Contractor*. The *Contractor* shall be reimbursed by the *Owner* for reasonable costs incurred by the *Contractor* as the result of such delay.
- 6.5.2 If the *Contractor* is delayed in the performance of the *Work* by a stop work order issued by a court or other public authority and providing that such order was not issued as the result of an act or fault of the *Contractor* or any person employed or engaged by the *Contractor* directly or indirectly, resulting in the failure of the *Contractor* to attain *Ready-for-Takeover* by the date stipulated in Article A-1 of the Agreement – THE WORK, then the *Contract Time* shall be extended for such reasonable time as the *Consultant* may recommend in consultation with the *Contractor*. The *Contractor* shall be reimbursed by the *Owner* for reasonable costs incurred by the *Contractor* as the result of such delay.
- 6.5.3 If the *Contractor* is delayed in the performance of the *Work* by:
- .1 labour disputes, strikes, lock-outs (including lock-outs decreed or recommended for its members by a recognized contractors' association, of which the *Contractor* is a member or to which the *Contractor* is otherwise bound),
 - .2 fire, unusual delay by common carriers or unavoidable casualties,
 - .3 abnormally adverse weather conditions, or

- .4 any cause beyond the *Contractor's* control other than one resulting from a default or breach of *Contract* by the *Contractor*, then the *Contract Time* shall be extended for such reasonable time as the *Consultant* may recommend in consultation with the *Contractor*. The extension of time shall not be less than the time lost as the result of the event causing the delay, unless the *Contractor* agrees to a shorter extension. The *Contractor* shall not be entitled to payment for costs incurred by such delays unless such delays result from actions by the *Owner*, the *Consultant* or anyone employed or engaged by them directly or indirectly.

- 6.5.4 No extension shall be made for delay unless *Notice in Writing* of the cause of delay is given to the *Consultant* not later than 10 *Working Days* after the commencement of the delay. In the case of a continuing cause of delay only one *Notice in Writing* shall be necessary.
- 6.5.5 If no schedule is made under paragraph 2.2.12 of GC 2.2 – ROLE OF THE CONSULTANT, then no request for extension shall be made because of failure of the *Consultant* to furnish instructions until 10 *Working Days* after demand for such instructions has been made.

GC 6.6 CLAIMS FOR A CHANGE IN CONTRACT PRICE

- 6.6.1 If the *Contractor* intends to make a claim for an increase to the *Contract Price*, or if the *Owner* intends to make a claim against the *Contractor* for a credit to the *Contract Price*, the party that intends to make the claim shall give timely *Notice in Writing* of intent to claim to the other party and to the *Consultant*.
- 6.6.2 Upon commencement of the event or series of events giving rise to a claim, the party intending to make the claim shall:
- .1 take all reasonable measures to mitigate any loss or expense which may be incurred as a result of such event or series of events, and
 - .2 keep such records as may be necessary to support the claim.
- 6.6.3 The party making the claim shall submit within a reasonable time to the *Consultant* a detailed account of the amount claimed and the grounds upon which the claim is based and the *Consultant* will make a finding upon such claim.
- 6.6.4 Where the event or series of events giving rise to the claim has a continuing effect, the detailed account submitted under paragraph 6.6.3 shall be considered to be an interim account and the party making the claim shall, at such intervals as the *Consultant* may reasonably require, submit further interim accounts giving the accumulated amount of the claim and any further grounds upon which it is based. The party making the claim shall submit a final account after the end of the effects resulting from the event or series of events.
- 6.6.5 The *Consultant's* findings, with respect to a claim made by either party, will be given by *Notice in Writing* to both parties within 30 *Working Days* after receipt of the claim by the *Consultant*, or within such other time period as may be agreed by the parties.
- 6.6.6 If such finding is not acceptable to either party, the claim shall be settled in accordance with Part 8 of the General Conditions – DISPUTE RESOLUTION.

PART 7 DEFAULT NOTICE

GC 7.1 OWNER'S RIGHT TO PERFORM THE WORK, TERMINATE THE CONTRACTOR'S RIGHT TO CONTINUE WITH THE WORK OR TERMINATE THE CONTRACT

- 7.1.1 If the *Contractor* is adjudged bankrupt, or makes a general assignment for the benefit of creditors because of the *Contractor's* insolvency, or if a receiver is appointed because of the *Contractor's* insolvency, the *Owner* may, without prejudice to any other right or remedy the *Owner* may have, terminate the *Contractor's* right to continue with the *Work*, by giving the *Contractor* or receiver or trustee in bankruptcy *Notice in Writing* to that effect.
- 7.1.2 If the *Contractor* neglects to perform the *Work* properly or otherwise fails to comply with the requirements of the *Contract* to a substantial degree and if the *Consultant* has given a written statement to the *Owner* and *Contractor* which provides the detail of such neglect to perform the *Work* properly or such failure to comply with the requirements of the *Contract* to a substantial degree, the *Owner* may, without prejudice to any other right or remedy the *Owner* may have, give the *Contractor Notice in Writing*, containing particulars of the default including references to applicable provisions of the *Contract*, that the *Contractor* is in default of the *Contractor's* contractual obligations and instruct the *Contractor* to correct the default in the 5 *Working Days* immediately following the receipt of such *Notice in Writing*.
- 7.1.3 If the default cannot be corrected in the 5 *Working Days* specified or in such other time period as may be subsequently agreed in writing by the parties, the *Contractor* shall be in compliance with the *Owner's* instructions if the *Contractor*:
- .1 commences the correction of the default within the specified time,
 - .2 provides the *Owner* with an acceptable schedule for such correction, and
 - .3 corrects the default in accordance with the *Contract* terms and with such schedule.

- 7.1.4 If the *Contractor* fails to correct the default in the time specified or in such other time period as may be subsequently agreed in writing by the parties, without prejudice to any other right or remedy the *Owner* may have, the *Owner* may by giving *Notice in Writing*:
- .1 correct such default and deduct the cost thereof from any payment then or thereafter due the *Contractor* for the *Work* provided the *Consultant* has certified such cost to the *Owner* and the *Contractor*, or
 - .2 terminate the *Contractor*'s right to continue with the *Work* in whole or in part or terminate the *Contract*.
- 7.1.5 If the *Owner* terminates the *Contractor*'s right to continue with the *Work* as provided in paragraphs 7.1.1 and 7.1.4, the *Owner* shall be entitled to:
- .1 take possession of the *Work* and *Products* at the *Place of the Work*; subject to the rights of third parties, utilize the *Construction Equipment* at the *Place of the Work*; finish the *Work* by whatever method the *Owner* may consider expedient, but without undue delay or expense,
 - .2 withhold further payment to the *Contractor* until a final certificate for payment is issued,
 - .3 charge the *Contractor* the amount by which the full cost of finishing the *Work* as certified by the *Consultant*, including compensation to the *Consultant* for the *Consultant*'s additional services and a reasonable allowance as determined by the *Consultant* to cover the cost of corrections to work performed by the *Contractor* that may be required under GC 12.3 – WARRANTY, exceeds the unpaid balance of the *Contract Price*; however, if such cost of finishing the *Work* is less than the unpaid balance of the *Contract Price*, the *Owner* shall pay the *Contractor* the difference, and
 - .4 on expiry of the warranty period, charge the *Contractor* the amount by which the cost of corrections to the *Contractor*'s work under GC 12.3 – WARRANTY exceeds the allowance provided for such corrections, or if the cost of such corrections is less than the allowance, pay the *Contractor* the difference.
- 7.1.6 The *Contractor*'s obligation under the *Contract* as to quality, correction and warranty of the work performed by the *Contractor* up to the time of termination shall continue in force after such termination of the *Contract*.

GC 7.2 CONTRACTOR'S RIGHT TO SUSPEND THE WORK OR TERMINATE THE CONTRACT

- 7.2.1 If the *Owner* is adjudged bankrupt, or makes a general assignment for the benefit of creditors because of the *Owner*'s insolvency, or if a receiver is appointed because of the *Owner*'s insolvency, the *Contractor* may, without prejudice to any other right or remedy the *Contractor* may have, terminate the *Contract* by giving the *Owner* or receiver or trustee in bankruptcy *Notice in Writing* to that effect.
- 7.2.2 If the *Work* is suspended or otherwise delayed for a period of 20 *Working Days* or more under an order of a court or other public authority and providing that such order was not issued as the result of an act or fault of the *Contractor* or of anyone directly or indirectly employed or engaged by the *Contractor*, the *Contractor* may, without prejudice to any other right or remedy the *Contractor* may have, terminate the *Contract* by giving the *Owner* *Notice in Writing* to that effect.
- 7.2.3 The *Contractor* may give *Notice in Writing* to the *Owner*, with a copy to the *Consultant*, that the *Owner* is in default of the *Owner*'s contractual obligations if:
- .1 the *Owner* fails to furnish, when so requested by the *Contractor*, reasonable evidence that financial arrangements have been made to fulfill the *Owner*'s obligations under the *Contract*,
 - .2 the *Consultant* fails to issue a certificate as provided in Part 5 of the General Conditions – PAYMENT,
 - .3 the *Owner* fails to pay the *Contractor* when due the amounts certified by the *Consultant* or awarded by adjudication, arbitration or court, or
 - .4 the *Owner* fails to comply with the requirements of the *Contract* to a substantial degree and the *Consultant*, except for GC 5.1 – FINANCING INFORMATION REQUIRED OF THE OWNER, gives a written statement to the *Owner* and the *Contractor* that provides detail of such failure to comply with the requirements of the *Contract* to a substantial degree.
- 7.2.4 The *Contractor*'s *Notice in Writing* to the *Owner* provided under paragraph 7.2.3 shall advise that if the default is not corrected within 5 *Working Days* following the receipt of the *Notice in Writing*, the *Contractor* may, without prejudice to any other right or remedy the *Contractor* may have, suspend the *Work* or terminate the *Contract*.
- 7.2.5 If the *Contractor* terminates the *Contract* by giving a *Notice in Writing* to the *Owner* under the conditions set out above, the *Contractor* shall be entitled to be paid for all work performed including reasonable profit, for loss sustained upon *Products* and *Construction Equipment*, and such other damages as the *Contractor* may have sustained as a result of the termination of the *Contract*.

PART 8 DISPUTE RESOLUTION

GC 8.1 AUTHORITY OF THE CONSULTANT

- 8.1.1 Differences between the parties to the *Contract* as to the interpretation, application or administration of the *Contract* or any failure to agree where agreement between the parties is called for, herein collectively called disputes, which are not resolved

in the first instance by findings of the *Consultant* as provided in GC 2.2 – ROLE OF THE CONSULTANT, shall be settled in accordance with the requirements of Part 8 of the General Conditions – DISPUTE RESOLUTION.

- 8.1.2 If a dispute arises under the *Contract* in respect of a matter in which the *Consultant* has no authority under the *Contract* to make a finding, the procedures set out in paragraph 8.1.3 and paragraphs 8.3.3 to 8.3.8 of GC 8.3 – NEGOTIATION, MEDIATION AND ARBITRATION, and in GC 8.4 – RETENTION OF RIGHTS apply to that dispute with the necessary changes to detail as may be required.
- 8.1.3 If a dispute is not resolved promptly, the *Consultant* will give such instructions as in the *Consultant's* opinion are necessary for the proper performance of the *Work* and to prevent delays pending settlement of the dispute. The parties shall act immediately according to such instructions, it being understood that by so doing neither party will jeopardize any claim the party may have. If it is subsequently determined that such instructions were in error or at variance with the *Contract Documents*, the *Owner* shall pay the *Contractor* costs incurred by the *Contractor* in carrying out such instructions which the *Contractor* was required to do beyond what the *Contract Documents* correctly understood and interpreted would have required, including costs resulting from interruption of the *Work*.

GC 8.2 ADJUDICATION

- 8.2.1 Nothing in this *Contract* shall be deemed to affect the rights of the parties to resolve any dispute by adjudication as may be prescribed by applicable legislation.

GC 8.3 NEGOTIATION, MEDIATION AND ARBITRATION

- 8.3.1 In accordance with the rules for mediation as provided in CCDC 40 'Rules for Mediation and Arbitration of Construction Industry Disputes' in effect at the time of bid closing, the parties shall appoint a Project Mediator
- .1 within 20 *Working Days* after the *Contract* was awarded, or
 - .2 if the parties neglected to make an appointment within the 20 *Working Days*, within 10 *Working Days* after either party by *Notice in Writing* requests that the Project Mediator be appointed.
- 8.3.2 A party shall be conclusively deemed to have accepted a finding of the *Consultant* under GC 2.2 – ROLE OF THE CONSULTANT and to have expressly waived and released the other party from any claims in respect of the particular matter dealt with in that finding unless, within 15 *Working Days* after receipt of that finding, the party sends a *Notice in Writing* of dispute to the other party and to the *Consultant*, which contains the particulars of the matter in dispute and the relevant provisions of the *Contract Documents*. The responding party shall send a *Notice in Writing* of reply to the dispute within 10 *Working Days* after receipt of such *Notice in Writing* setting out particulars of this response and any relevant provisions of the *Contract Documents*.
- 8.3.3 The parties shall make all reasonable efforts to resolve their dispute by amicable negotiations and agree to provide, without prejudice, frank, candid, and timely disclosure of relevant facts, information and documents to facilitate these negotiations.
- 8.3.4 After a period of 10 *Working Days* following receipt of a responding party's *Notice in Writing* of reply under paragraph 8.3.2, the parties shall request the Project Mediator to assist the parties to reach agreement on any unresolved dispute. The mediated negotiations shall be conducted in accordance with the rules for mediation as provided in CCDC 40 in effect at the time of bid closing.
- 8.3.5 If the dispute has not been resolved at the mediation or within such further period as is agreed by the parties, the Project Mediator will terminate the mediated negotiations by giving *Notice in Writing* to the *Owner*, the *Contractor* and the *Consultant*.
- 8.3.6 By giving a *Notice in Writing* to the other party and the *Consultant*, not later than 10 *Working Days* after the date of termination of the mediated negotiations under paragraph 8.3.5, either party may refer the dispute to be finally resolved by arbitration under the rules of arbitration as provided in CCDC 40 in effect at the time of bid closing. The arbitration shall be conducted in the jurisdiction of the *Place of the Work*.
- 8.3.7 On expiration of the 10 *Working Days*, the arbitration agreement under paragraph 8.3.6 is not binding on the parties and, if a *Notice in Writing* is not given under paragraph 8.3.6 within the required time, the parties may refer the unresolved dispute to the courts or to any other form of dispute resolution, including arbitration, which they have agreed to use.
- 8.3.8 If neither party, by *Notice in Writing*, given within 10 *Working Days* of the date of *Notice in Writing* requesting arbitration in paragraph 8.3.6, requires that a dispute be arbitrated immediately, all disputes referred to arbitration as provided in paragraph 8.3.6 shall be:
- .1 held in abeyance until:
 - (1) *Ready-for-Takeover*,
 - (2) the *Contract* has been terminated, or
 - (3) the *Contractor* has abandoned the *Work*,whichever is earlier; and

- .2 consolidated into a single arbitration under the rules governing the arbitration under paragraph 8.3.6.

GC 8.4 RETENTION OF RIGHTS

- 8.4.1 It is agreed that no act by either party shall be construed as a renunciation or waiver of any rights or recourses, provided the party has given the *Notice in Writing* required under Part 8 of the General Conditions – DISPUTE RESOLUTION and has carried out the instructions as provided in paragraph 8.1.3 of GC 8.1 – AUTHORITY OF THE CONSULTANT.
- 8.4.2 Nothing in Part 8 of the General Conditions – DISPUTE RESOLUTION shall be construed in any way to limit a party from asserting any statutory right to a lien under applicable lien legislation of the jurisdiction of the *Place of the Work* and the assertion of such right by initiating judicial proceedings is not to be construed as a waiver of any right that party may have under paragraph 8.3.6 of GC 8.3 – NEGOTIATION, MEDIATION AND ARBITRATION to proceed by way of arbitration to adjudicate the merits of the claim upon which such a lien is based.

PART 9 PROTECTION OF PERSONS AND PROPERTY

GC 9.1 PROTECTION OF WORK AND PROPERTY

- 9.1.1 The *Contractor* shall protect the *Work*, the *Owner's* property and property adjacent to the *Place of the Work* from damage which may arise as the result of the *Contractor's* operations under the *Contract*, and shall be responsible for such damage, except damage which occurs as the result of:
- .1 errors or omissions in the *Contract Documents*; or
 - .2 acts or omissions by the *Owner*, the *Consultant*, *Other Contractors*, or their agents and employees.
- 9.1.2 Before commencing any work, the *Contractor* shall determine the location of all underground utilities and structures indicated in the *Contract Documents* or that are reasonably apparent in an inspection of the *Place of the Work*.
- 9.1.3 Should the *Contractor* in the performance of the *Contract* damage the *Work*, the *Owner's* property or property adjacent to the *Place of the Work*, the *Contractor* shall be responsible for making good such damage at the *Contractor's* expense.
- 9.1.4 Should damage occur to the *Work* or the *Owner's* property for which the *Contractor* is not responsible, as provided in paragraph 9.1.1, the *Contractor* shall make good such damage to the *Work* and, if the *Owner* so directs, to the *Owner's* property. The *Contract Price* and *Contract Time* shall be adjusted as provided in GC 6.1 – OWNER'S RIGHT TO MAKE CHANGES, GC 6.2 – CHANGE ORDER and GC 6.3 – CHANGE DIRECTIVE.

GC 9.2 TOXIC AND HAZARDOUS SUBSTANCES

- 9.2.1 For the purposes of applicable legislation related to toxic and hazardous substances, the *Owner* shall be deemed to have control and management of the *Place of the Work* with respect to existing conditions.
- 9.2.2 Prior to the *Contractor* commencing the *Work*, the *Owner* shall,
- .1 take all reasonable steps to determine whether any toxic or hazardous substances are present at the *Place of the Work*, and
 - .2 provide the *Consultant* and the *Contractor* with a written list of any such substances that are known to exist and their locations.
- 9.2.3 The *Owner* shall take all reasonable steps to ensure that no person's exposure to any toxic or hazardous substance exceeds the time weighted levels prescribed by applicable legislation at the *Place of the Work* and that no property is damaged or destroyed as a result of exposure to, or the presence of, toxic or hazardous substances which were at the *Place of the Work* prior to the *Contractor* commencing the *Work*.
- 9.2.4 Unless the *Contract* expressly provides otherwise, the *Owner* shall be responsible for taking all necessary steps, in accordance with applicable legislation in force at the *Place of the Work*, to dispose of, store or otherwise render harmless any toxic or hazardous substance which was present at the *Place of the Work* prior to the *Contractor* commencing the *Work*.
- 9.2.5 If the *Contractor*
- .1 encounters toxic or hazardous substances at the *Place of the Work*, or
 - .2 has reasonable grounds to believe that toxic or hazardous substances are present at the *Place of the Work*, which were not brought to the *Place of the Work* by the *Contractor* or anyone for whom the *Contractor* is responsible and which were not disclosed by the *Owner* or which were disclosed but have not been dealt with as required under paragraph 9.2.4, the *Contractor* shall
 - .3 take all reasonable steps, including stopping the *Work*, to ensure that no person's exposure to any toxic or hazardous substance exceeds any applicable time weighted levels prescribed by applicable legislation at the *Place of the Work*, and
 - .4 immediately report the circumstances to the *Consultant* and the *Owner* in writing.

- 9.2.6 If the *Owner* and the *Contractor* do not agree on the existence, significance of, or whether the toxic or hazardous substances were brought onto the *Place of the Work* by the *Contractor* or anyone for whom the *Contractor* is responsible, the *Owner* shall retain and pay for an independent qualified expert to investigate and determine such matters. The expert's report shall be delivered to the *Owner* and the *Contractor*.
- 9.2.7 If the *Owner* and the *Contractor* agree or if the expert referred to in paragraph 9.2.6 determines that the toxic or hazardous substances were not brought onto the place of the *Work* by the *Contractor* or anyone for whom the *Contractor* is responsible, the *Owner* shall promptly at the *Owner's* own expense:
- .1 take all steps as required under paragraph 9.2.4;
 - .2 reimburse the *Contractor* for the costs of all steps taken pursuant to paragraph 9.2.5;
 - .3 extend the *Contract Time* for such reasonable time as the *Consultant* may recommend in consultation with the *Contractor* and the expert referred to in 9.2.6 and reimburse the *Contractor* for reasonable costs incurred as a result of the delay; and
 - .4 indemnify the *Contractor* as required by GC 13.1 – INDEMNIFICATION.
- 9.2.8 If the *Owner* and the *Contractor* agree or if the expert referred to in paragraph 9.2.6 determines that the toxic or hazardous substances were brought onto the place of the *Work* by the *Contractor* or anyone for whom the *Contractor* is responsible, the *Contractor* shall promptly at the *Contractor's* own expense:
- .1 take all necessary steps, in accordance with applicable legislation in force at the *Place of the Work*, to safely remove and dispose the toxic or hazardous substances;
 - .2 make good any damage to the *Work*, the *Owner's* property or property adjacent to the place of the *Work* as provided in paragraph 9.1.3 of GC 9.1 – PROTECTION OF WORK AND PROPERTY;
 - .3 reimburse the *Owner* for reasonable costs incurred under paragraph 9.2.6; and
 - .4 indemnify the *Owner* as required by GC 13.1 – INDEMNIFICATION.
- 9.2.9 If either party does not accept the expert's findings under paragraph 9.2.6, the disagreement shall be settled in accordance with Part 8 of the General Conditions – DISPUTE RESOLUTION. If such disagreement is not resolved promptly, the parties shall act immediately in accordance with the expert's determination and take the steps required by paragraph 9.2.7 or 9.2.8 it being understood that by so doing, neither party will jeopardize any claim that party may have to be reimbursed as provided by GC 9.2 – TOXIC AND HAZARDOUS SUBSTANCES.

GC 9.3 ARTIFACTS AND FOSSILS

- 9.3.1 Fossils, coins, articles of value or antiquity, structures and other remains or things of scientific or historic interest discovered at the *Place of Work* shall, as between the *Owner* and the *Contractor*, be deemed to be the absolute property of the *Owner*.
- 9.3.2 The *Contractor* shall take all reasonable precautions to prevent removal or damage to discoveries as identified in paragraph 9.3.1, and shall advise the *Consultant* upon discovery of such items.
- 9.3.3 The *Consultant* will investigate the impact on the *Work* of the discoveries identified in paragraph 9.3.1. If conditions are found that would cause an increase or decrease in the *Contractor's* cost or time to perform the *Work*, the *Owner*, through the *Consultant*, shall issue appropriate instructions for a change in the *Work* as provided in GC 6.2 – CHANGE ORDER or GC 6.3 – CHANGE DIRECTIVE.

GC 9.4 CONSTRUCTION SAFETY

- 9.4.1 The *Contractor* shall be responsible for establishing, initiating, maintaining, and supervising all health and safety precautions and programs in connection with the performance of the *Work* in accordance with the applicable health and safety legislation.
- 9.4.2 The *Owner* and the *Contractor* shall comply with all health and safety precautions and programs established at the *Place of the Work*.
- 9.4.3 The *Owner* and the *Contractor* shall comply with the rules, regulations and practices required by the applicable health and safety legislation.
- 9.4.4 The *Owner* shall cause the *Consultant*, *Other Contractors* and the *Owner's* own forces to comply with all health and safety precautions and programs established by the *Contractor* at the *Place of the Work*.
- 9.4.5 Nothing in this *Contract* shall affect the determination of liability under the applicable health and safety legislation.

GC 9.5 MOULD

- 9.5.1 If the *Contractor* or the *Owner* observes or reasonably suspects the presence of mould at the *Place of the Work*, the remediation of which is not expressly part of the *Work*,
- .1 the observing party shall promptly report the circumstances to the other party in writing,
 - .2 the *Contractor* shall promptly take all reasonable steps, including stopping the *Work* if necessary, to ensure that no person suffers injury, sickness or death and that no property is damaged as a result of exposure to or the presence of the mould, and

- .3 if the *Owner* and the *Contractor* do not agree on the existence, significance or cause of the mould or as to what steps need be taken to deal with it, the *Owner* shall retain and pay for an independent qualified expert to investigate and determine such matters. The expert's report shall be delivered to the *Owner* and the *Contractor*.
- 9.5.2 If the *Owner* and the *Contractor* agree, or if the expert referred to in paragraph 9.5.1.3 determines that the presence of mould was caused by the *Contractor*'s operations under the *Contract*, the *Contractor* shall promptly, at the *Contractor*'s own expense:
 - .1 take all reasonable and necessary steps to safely remediate or dispose of the mould,
 - .2 make good any damage to the *Work*, the *Owner*'s property or property adjacent to the *Place of the Work* as provided in paragraph 9.1.3 of GC 9.1 – PROTECTION OF WORK AND PROPERTY,
 - .3 reimburse the *Owner* for reasonable costs incurred under paragraph 9.5.1.3, and
 - .4 indemnify the *Owner* as required by GC 13.1 – INDEMNIFICATION.
- 9.5.3 If the *Owner* and the *Contractor* agree, or if the expert referred to in paragraph 9.5.1.3 determines that the presence of mould was not caused by the *Contractor*'s operations under the *Contract*, the *Owner* shall promptly, at the *Owner*'s own expense:
 - .1 take all reasonable and necessary steps to safely remediate or dispose of the mould,
 - .2 reimburse the *Contractor* for the cost of taking the steps under paragraph 9.5.1.2 and making good any damage to the *Work* as provided in paragraph 9.1.4 of GC 9.1 – PROTECTION OF WORK AND PROPERTY,
 - .3 extend the *Contract Time* for such reasonable time as the *Consultant* may recommend in consultation with the *Contractor* and the expert referred to in paragraph 9.5.1.3 and reimburse the *Contractor* for reasonable costs incurred as a result of the delay, and
 - .4 indemnify the *Contractor* as required by GC 13.1 – INDEMNIFICATION.
- 9.5.4 If either party does not accept the expert's finding under paragraph 9.5.1.3, the disagreement shall be settled in accordance with Part 8 of the General Conditions – DISPUTE RESOLUTION. If such disagreement is not resolved promptly, the parties shall act immediately in accordance with the expert's determination and take the steps required by paragraphs 9.5.2 or 9.5.3, it being understood that by so doing neither party will jeopardize any claim the party may have to be reimbursed as provided by GC 9.5 – MOULD.

PART 10 GOVERNING REGULATIONS

GC 10.1 TAXES AND DUTIES

- 10.1.1 The *Contract Price* shall include all taxes and customs duties in effect at the time of the bid closing except for *Value Added Taxes* payable by the *Owner* to the *Contractor* as stipulated in Article A-4 of the Agreement – CONTRACT PRICE.
- 10.1.2 Any increase or decrease in costs to the *Contractor* due to changes in taxes and duties after the time of the bid closing shall increase or decrease the *Contract Price* accordingly.

GC 10.2 LAWS, NOTICES, PERMITS, AND FEES

- 10.2.1 The laws of the *Place of the Work* shall govern the *Work*.
- 10.2.2 The *Owner* shall obtain and pay for development approvals, building permit, permanent easements, rights of servitude, and all other necessary approvals and permits, except for the permits and fees referred to in paragraph 10.2.3 or for which the *Contract Documents* specify as the responsibility of the *Contractor*.
- 10.2.3 The *Contractor* shall be responsible for the procurement of permits, licences, inspections, and certificates, which are necessary for the performance of the *Work* and customarily obtained by contractors in the jurisdiction of the *Place of the Work* after the issuance of the building permit. The *Contract Price* includes the cost of these permits, licences, inspections, and certificates, and their procurement.
- 10.2.4 The *Contractor* shall give the required notices and comply with the laws, ordinances, rules, regulations, or codes which are or become in force during the performance of the *Work* and which relate to the *Work*, to the preservation of the public health, and to construction safety.
- 10.2.5 The *Contractor* shall not be responsible for verifying that the *Contract Documents* are in compliance with the applicable laws, ordinances, rules, regulations, or codes relating to the *Work*. If the *Contract Documents* are at variance therewith, or if, subsequent to the time of bid closing, changes are made to the applicable laws, ordinances, rules, regulations, or codes which require modification to the *Contract Documents*, the *Contractor* shall advise the *Consultant* in writing requesting direction immediately upon such variance or change becoming known. The *Consultant* will issue the changes required to the *Contract Documents* as provided in GC 6.1 – OWNER'S RIGHT TO MAKE CHANGES, GC 6.2 – CHANGE ORDER and GC 6.3 – CHANGE DIRECTIVE.

- 10.2.6 If the *Contractor* fails to advise the *Consultant* in writing; fails to obtain direction as required in paragraph 10.2.5; and performs work knowing it to be contrary to any laws, ordinances, rules, regulations, or codes; the *Contractor* shall be responsible for and shall correct the violations thereof; and shall bear the costs, expenses and damages attributable to the failure to comply with the provisions of such laws, ordinances, rules, regulations, or codes.
- 10.2.7 If, subsequent to the time of bid closing, changes are made to applicable laws, ordinances, rules, regulations, or codes of authorities having jurisdiction which affect the cost of the *Work*, either party may submit a claim in accordance with the requirements of GC 6.6 – CLAIMS FOR A CHANGE IN CONTRACT PRICE.

GC 10.3 PATENT FEES

- 10.3.1 The *Contractor* shall pay the royalties and patent licence fees required for the performance of the *Contract*. The *Contractor* shall hold the *Owner* harmless from and against claims, demands, losses, costs, damages, actions, suits, or proceedings arising out of the *Contractor*'s performance of the *Contract* which are attributable to an infringement or an alleged infringement of a patent of invention by the *Contractor* or anyone for whose acts the *Contractor* may be liable.
- 10.3.2 The *Owner* shall hold the *Contractor* harmless against claims, demands, losses, costs, damages, actions, suits, or proceedings arising out of the *Contractor*'s performance of the *Contract* which are attributable to an infringement or an alleged infringement of a patent of invention in executing anything for the purpose of the *Contract*, the physical model, plan or design of which was supplied to the *Contractor* as part of the *Contract*.

GC 10.4 WORKERS' COMPENSATION

- 10.4.1 Prior to commencing the *Work*, and again with the *Contractor*'s applications for payment, the *Contractor* shall provide evidence of compliance with workers' compensation legislation at the *Place of the Work*.

PART 11 INSURANCE

GC 11.1 INSURANCE

- 11.1.1 Without restricting the generality of GC 13.1 – INDEMNIFICATION, the *Contractor* shall provide, maintain and pay for the following insurance coverages, the requirements of which are specified in CCDC 41 'CCDC Insurance Requirements' in effect at the time of bid closing except as hereinafter provided:
- .1 General liability insurance in the name of the *Contractor* and include, or in the case of a single, blanket policy, be endorsed to name, the *Owner* and the *Consultant* as insureds but only with respect to liability, other than legal liability arising out of their sole negligence, arising out of the operations of the *Contractor* with regard to the *Work*. General liability insurance shall be maintained from the date of commencement of the *Work* until one year from the date of *Ready-for-Takeover*. Liability coverage shall be provided for completed operations hazards from the date of *Ready-for-Takeover* on an ongoing basis for a period of 6 years following *Ready-for-Takeover*.
 - .2 Automobile Liability Insurance from the date of commencement of the *Work* until one year after the date of *Ready-for-Takeover*.
 - .3 Unmanned aerial vehicle aircraft, manned aircraft or watercraft Liability Insurance when owned or non-owned manned or unmanned aircraft or watercraft are used directly or indirectly in the performance of the *Work*.
 - .4 "Broad form" property insurance in the joint names of the *Contractor*, the *Owner* and the *Consultant*. The policy shall include as insureds all *Subcontractors*. The "Broad form" property insurance shall be provided from the date of commencement of the *Work* until the earliest of:
 - (1) 10 calendar days after the date of *Ready-for-Takeover*;
 - (2) on the commencement of use or occupancy of any part or section of the *Work* unless such use or occupancy is for construction purposes, habitational, office, banking, convenience store under 465 square metres in area, or parking purposes, or for the installation, testing and commissioning of equipment forming part of the *Work*; and
 - (3) when left unattended for more than 30 consecutive calendar days or when construction activity has ceased for more than 30 consecutive calendar days.
 - .5 Boiler and machinery insurance in the joint names of the *Contractor*, the *Owner* and the *Consultant*. The policy shall include as insureds all *Subcontractors*. The coverage shall be maintained continuously from commencement of use or operation of the boiler and machinery objects insured by the policy and until 10 calendar days after the date of *Ready-for-Takeover*.
 - .6 The "Broad form" property and boiler and machinery policies shall provide that, in the case of a loss or damage, payment shall be made to the *Owner* and the *Contractor* as their respective interests may appear. In the event of loss or damage:
 - (1) the *Contractor* shall act on behalf of the *Owner* for the purpose of adjusting the amount of such loss or damage payment with the insurers. When the extent of the loss or damage is determined, the *Contractor* shall proceed to restore the *Work*. Loss or damage shall not affect the rights and obligations of either party under the *Contract* except

that the *Contractor* shall be entitled to such reasonable extension of *Contract Time* relative to the extent of the loss or damage as the *Consultant* may recommend in consultation with the *Contractor*;

- (2) the *Contractor* shall be entitled to receive from the *Owner*, in addition to the amount due under the *Contract*, the amount which the *Owner's* interest in restoration of the *Work* has been appraised, such amount to be paid as the restoration of the *Work* proceeds in accordance with the progress payment provisions. In addition the *Contractor* shall be entitled to receive from the payments made by the insurer the amount of the *Contractor's* interest in the restoration of the *Work*; and
- (3) to the *Work* arising from the work of the *Owner*, the *Owner's* own forces or *Other Contractors*, the *Owner* shall, in accordance with the *Owner's* obligations under the provisions relating to construction by the *Owner* or *Other Contractors*, pay the *Contractor* the cost of restoring the *Work* as the restoration of the *Work* proceeds and as in accordance with the progress payment provisions.

.7 Contractors' Equipment Insurance from the date of commencement of the *Work* until one year after the date of *Ready-for-Takeover*.

.8 Contractors' Pollution Liability Insurance from the date of commencement of the *Work* until one year after the date of *Ready-for-Takeover*.

11.1.2 Prior to commencement of the *Work* and upon the placement, renewal, amendment, or extension of all or any part of the insurance, the *Contractor* shall promptly provide the *Owner* with confirmation of coverage and, if required, a certified true copy of the policies certified by an authorized representative of the insurer together with copies of any amending endorsements applicable to the *Work*.

11.1.3 The parties shall pay their share of the deductible amounts in direct proportion to their responsibility in regards to any loss for which the above policies are required to pay, except where such amounts may be excluded by the terms of the *Contract*.

11.1.4 If the *Contractor* fails to provide or maintain insurance as required by the *Contract Documents*, then the *Owner* shall have the right to provide and maintain such insurance and give evidence to the *Contractor* and the *Consultant*. The *Contractor* shall pay the cost thereof to the *Owner* on demand or the *Owner* may deduct the cost from the amount which is due or may become due to the *Contractor*.

11.1.5 All required insurance policies shall be with insurers licensed to underwrite insurance in the jurisdiction of the *Place of the Work*.

11.1.6 If a revised version of CCDC 41 is published, which specifies reduced insurance requirements, the parties shall address such reduction, prior to the *Contractor's* insurance policy becoming due for renewal, and record any agreement in a *Change Order*.

11.1.7 If a revised version of CCDC 41 is published, which specifies increased insurance requirements, the *Owner* may request the increased coverage from the *Contractor* by way of a *Change Order*.

11.1.8 A *Change Directive* shall not be used to direct a change in the insurance requirements in response to the revision of CCDC 41.

PART 12 OWNER TAKEOVER

GC 12.1 READY-FOR-TAKEOVER

12.1.1 The prerequisites to attaining *Ready-for-Takeover* of the *Work* are limited to the following:

- .1 The *Consultant* has certified or verified the *Substantial Performance of the Work*.
- .2 Evidence of compliance with the requirements for occupancy or occupancy permit as prescribed by the authorities having jurisdiction.
- .3 Final cleaning and waste removal at the time of applying for *Ready-for-Takeover*, as required by the *Contract Documents*.
- .4 The delivery to the *Owner* of such operations and maintenance documents reasonably necessary for immediate operation and maintenance, as required by the *Contract Documents*.
- .5 Make available a copy of the as-built drawings completed to date on site.
- .6 Startup, testing required for immediate occupancy, as required by the *Contract Documents*.
- .7 Ability to secure access to the *Work* has been provided to the *Owner*, if required by the *Contract Documents*.
- .8 Demonstration and training, as required by the *Contract Documents*, is scheduled by the *Contractor* acting reasonably.

12.1.2 If any prerequisites set forth in paragraphs 12.1.1.3 to 12.1.1.6 must be deferred because of conditions reasonably beyond the control of the *Contractor*, or by agreement between the *Owner* and the *Contractor* to do so, *Ready-for-Takeover* shall not be delayed.

12.1.3 When the *Contractor* considers that the *Work* is *Ready-for-Takeover*, the *Contractor* shall deliver to the *Consultant* and to the *Owner* a comprehensive list of items to be completed or corrected, together with a written application for *Ready-for-Takeover* for review. Failure to include an item on the list does not alter the responsibility of the *Contractor* to complete the *Contract*.

12.1.4 The *Consultant* will review the *Work* to verify the validity of the application and will promptly, and in any event, no later than 10 calendar days after receipt of the *Contractor's* list and application:

- .1 advise the *Contractor* in writing that the *Work* is not *Ready-for-Takeover* and give reasons why, or
 - .2 confirm the date of *Ready-for-Takeover* in writing to each of the *Owner* and the *Contractor*.
- 12.1.5 Immediately following the confirmation of the date of *Ready-for-Takeover*, the *Contractor*, in consultation with the *Consultant*, shall establish a reasonable date for finishing the *Work*.
- 12.1.6 The provision of GC 12.1 – READY-FOR-TAKEOVER shall be subject to GC 12.2 – EARLY OCCUPANCY BY THE OWNER.

GC 12.2 EARLY OCCUPANCY BY THE OWNER

- 12.2.1 The *Owner* may take occupancy of a part or the entirety of the *Work* before *Ready-for-Takeover* has been attained only as agreed by the *Contractor* which agreement shall not be unreasonably withheld.
- 12.2.2 The *Owner* shall not occupy a part or the entirety of the *Work* without prior approval by authorities having jurisdiction.
- 12.2.3 If the *Owner* takes occupancy of a part of the *Work* before *Ready-for-Takeover* has been attained:
- .1 The part of the *Work* which is occupied shall be deemed to have been taken over by the *Owner* as from the date on which it is occupied.
 - .2 The *Contractor* shall cease to be liable for the care of such part as from this date, when responsibility shall pass to the *Owner*.
 - .3 The warranty period specified in paragraph 12.3.1 of GC 12.3 – WARRANTY for that part of the *Work* shall start from the date on which it is occupied.
- 12.2.4 If the *Owner* takes occupancy of the entirety of the *Work* before all the prerequisites are met as described in paragraph 12.1.1 of GC 12.1 – READY-FOR-TAKEOVER, the *Work* shall, subject to the requirements of the applicable lien legislation, be deemed to achieve *Ready-for-Takeover*. This shall not relieve the *Contractor*'s responsibility to complete the *Work* in a timely manner.

GC 12.3 WARRANTY

- 12.3.1 Except for extended warranties as described in paragraph 12.3.6, the warranty period under the *Contract* is one year from the date when *Ready-for-Takeover* has been attained.
- 12.3.2 The *Contractor* shall be responsible for the proper performance of the *Work* to the extent that the design and *Contract Documents* permit such performance.
- 12.3.3 The *Owner*, through the *Consultant*, shall promptly give the *Contractor* *Notice in Writing* of observed defects and deficiencies which occur during the one year warranty period.
- 12.3.4 Subject to paragraph 12.3.2, the *Contractor* shall correct promptly, at the *Contractor*'s expense, defects or deficiencies in the *Work* which appear prior to and during the one year warranty period.
- 12.3.5 The *Contractor* shall correct or pay for damage resulting from corrections made under the requirements of paragraph 12.3.4.
- 12.3.6 Any extended warranties required beyond the one year warranty period as described in paragraph 12.3.1, shall be as specified in the *Contract Documents*. Extended warranties shall be issued by the warrantor to the benefit of the *Owner*. The *Contractor*'s responsibility with respect to extended warranties shall be limited to obtaining any such extended warranties from the warrantor. The obligations under such extended warranties are solely the responsibilities of the warrantor.

PART 13 INDEMNIFICATION AND WAIVER

GC 13.1 INDEMNIFICATION

- 13.1.1 Without restricting the parties' obligation to indemnify respecting toxic and hazardous substances, patent fees and defect in title claims all as described in paragraphs 13.1.4 and 13.1.5, the *Owner* and the *Contractor* shall each indemnify and hold harmless the other from and against all claims, demands, losses, costs, damages, actions, suits, or proceedings whether in respect to losses suffered by them or in respect to claims by third parties that arise out of, or are attributable in any respect to their involvement as parties to this *Contract*, provided such claims are:
- .1 caused by:
 - (1) the negligent acts or omissions of the party from whom indemnification is sought or anyone for whose negligent acts or omissions that party is liable, or
 - (2) a failure of the party to the *Contract* from whom indemnification is sought to fulfill its terms or conditions; and
 - .2 made by *Notice in Writing* within a period of 6 years from the *Ready-for-Takeover* date or within such shorter period as may be prescribed by any limitation statute of the Province or Territory of the *Place of the Work*.
- The parties expressly waive the right to indemnity for claims other than those provided for in this *Contract*.

- 13.1.2 The obligation of either party to indemnify as set forth in paragraph 13.1.1 shall be limited as follows:
- .1 In respect to losses suffered by the *Owner* and the *Contractor* for which insurance is to be provided by either party pursuant to GC 11.1 – INSURANCE, the minimum liability insurance limit for one occurrence, of the applicable insurance policy, as referred to in CCDC 41 in effect at the time of bid closing.
 - .2 In respect to losses suffered by the *Owner* and the *Contractor* for which insurance is not required to be provided by either party in accordance with GC 11.1 – INSURANCE, the greater of the *Contract Price* as recorded in Article A-4 – CONTRACT PRICE or \$2,000,000, but in no event shall the sum be greater than \$20,000,000.
 - .3 In respect to indemnification by a party against the other with respect to losses suffered by them, such obligation shall be restricted to direct loss and damage, and neither party shall have any liability to the other for indirect, consequential, punitive or exemplary damages.
 - .4 In respect to indemnification respecting claims by third parties, the obligation to indemnify is without limit.
- 13.1.3 The obligation of either party to indemnify the other as set forth in paragraphs 13.1.1 and 13.1.2 shall be inclusive of interest and all legal costs.
- 13.1.4 The *Owner* and the *Contractor* shall indemnify and hold harmless the other from and against all claims, demands, losses, costs, damages, actions, suits, or proceedings arising out of their obligations described in GC 9.2 – TOXIC AND HAZARDOUS SUBSTANCES.
- 13.1.5 The *Owner* shall indemnify and hold harmless the *Contractor* from and against all claims, demands, losses, costs, damages, actions, suits, or proceedings:
- .1 as described in paragraph 10.3.2 of GC 10.3 – PATENT FEES, and
 - .2 arising out of the *Contractor*'s performance of the *Contract* which are attributable to a lack of or defect in title or an alleged lack of or defect in title to the *Place of the Work*.
- 13.1.6 In respect to any claim for indemnity or to be held harmless by the *Owner* or the *Contractor*:
- .1 *Notice in Writing* of such claim shall be given within a reasonable time after the facts upon which such claim is based become known; and
 - .2 should any party be required as a result of its obligation to indemnify another to pay or satisfy a final order, judgment or award made against the party entitled by this contract to be indemnified, then the indemnifying party upon assuming all liability for any costs that might result shall have the right to appeal in the name of the party against whom such final order or judgment has been made until such rights of appeal have been exhausted.

GC 13.2 WAIVER OF CLAIMS

- 13.2.1 Subject to any lien legislation applicable to the *Place of the Work*, the *Contractor* waives and releases the *Owner* from all claims which the *Contractor* has or reasonably ought to have knowledge of that could be advanced by the *Contractor* against the *Owner* under the *Contract*, including, without limitation, those arising from negligence or breach of contract in respect to which the cause of action is based upon acts or omissions which occurred prior to or on the *Ready-for-Takeover* date, except as follows:
- .1 claims arising prior to or on the *Ready-for-Takeover* date for which *Notice in Writing* of claim has been received by the *Owner* from the *Contractor* no later than 5 calendar days before the expiry of the lien period provided by the lien legislation applicable at the *Place of the Work* or 20 calendar days following the *Ready-for-Takeover* date, whichever is later;
 - .2 indemnification for claims advanced against the *Contractor* by third parties for which a right of indemnification may be asserted by the *Contractor* against the *Owner* pursuant to the provisions of this *Contract*;
 - .3 claims respecting toxic and hazardous substances, patent fees and defect in title matters for which a right of indemnity could be asserted by the *Contractor* pursuant to the provisions of paragraphs 13.1.4 or 13.1.5 of GC 13.1 – INDEMNIFICATION; and
 - .4 claims resulting from acts or omissions which occur after the *Ready-for-Takeover* date.
- 13.2.2 The *Contractor* waives and releases the *Owner* from all claims resulting from acts or omissions which occurred after the *Ready-for-Takeover* date except for:
- .1 indemnification respecting third party claims, and claims respecting toxic and hazardous substances, patent fees and defect in title matters, all as referred in paragraphs 13.2.1.2 and 13.2.1.3; and
 - .2 claims for which *Notice in Writing* of claim has been received by the *Owner* from the *Contractor* within 395 calendar days following the *Ready-for-Takeover* date.
- 13.2.3 Subject to any lien legislation applicable to the *Place of the Work*, the *Owner* waives and releases the *Contractor* from all claims which the *Owner* has or reasonably ought to have knowledge of that could be advanced by the *Owner* against the *Contractor* under the *Contract*, including, without limitation, those arising from negligence or breach of contract in respect to which the cause of action is based upon acts or omissions which occurred prior to or on the *Ready-for-Takeover* date, except as follows:
- .1 claims arising prior to or on the *Ready-for-Takeover* date for which *Notice in Writing* of claim has been received by the *Contractor* from the *Owner* no later than 20 calendar days following the *Ready-for-Takeover* date;

- .2 indemnification for claims advanced against the *Owner* by third parties for which a right of indemnification may be asserted by the *Owner* against the *Contractor* pursuant to the provisions of this *Contract*;
 - .3 claims respecting toxic and hazardous substances for which a right of indemnity could be asserted by the *Owner* against the *Contractor* pursuant to the provisions of paragraph 13.1.4 of GC 13.1 – INDEMNIFICATION;
 - .4 damages arising from the *Contractor*'s actions which result in substantial defects or deficiencies in the *Work*. "Substantial defects or deficiencies" mean those defects or deficiencies in the *Work* which affect the *Work* to such an extent or in such a manner that a significant part or the whole of the *Work* is unfit for the purpose intended by the *Contract Documents*;
 - .5 claims arising pursuant to GC 12.3 – WARRANTY; and
 - .6 claims arising from acts or omissions which occur after the *Ready-for-Takeover* date.
- 13.2.4 Respecting claims arising upon substantial defects and deficiencies in the *Work*, as referenced in paragraph 13.2.3.4, and notwithstanding paragraph 13.2.3.5, the *Owner* waives and releases the *Contractor* from all claims except claims for which *Notice in Writing* of claim has been received by the *Contractor* from the *Owner* within a period of six years from the *Ready-for-Takeover* date, provided that any limitation statute of the Province or Territory of the *Place of the Work* permit such agreement. If the applicable limitation statute does not permit such agreement, the time within which any such claim may be brought shall be such shorter period as may be prescribed by any limitation statute of the Province or Territory of the *Place of the Work*.
- 13.2.5 The *Owner* waives and releases the *Contractor* from all claims arising from acts or omissions which occur after the *Ready-for-Takeover* date, except for:
- .1 indemnification for claims advanced against the *Owner* by third parties, as referenced in paragraph 13.2.3.2;
 - .2 claims respecting toxic and hazardous substances for which a right of indemnity could be asserted by the *Owner* against the *Contractor*, as referenced in paragraph 13.2.3.3;
 - .3 claims arising under GC 12.3 – WARRANTY; and
 - .4 claims for which *Notice in Writing* has been received by the *Contractor* from the *Owner* within 395 calendar days following the *Ready-for-Takeover* date.
- 13.2.6 "Notice in Writing of claim" as provided for in GC 13.2 – WAIVER OF CLAIMS to preserve a claim or right of action which would otherwise, by the provisions of GC 13.2 – WAIVER OF CLAIMS, be deemed to be waived, must include the following:
- .1 a clear and unequivocal statement of an intention to claim;
 - .2 a statement as to the nature of the claim and the grounds upon which the claim is based; and
 - .3 a statement of the estimated quantum of the claim.
- 13.2.7 A claim for lien asserted under the lien legislation prevailing at the *Place of the Work* shall qualify as notice of claim for the purposes of this *Contract*.
- 13.2.8 The party giving the *Notice in Writing* of claim as provided for in GC 13.2 – WAIVER OF CLAIMS shall submit within a reasonable time a detailed account of the amount claimed.
- 13.2.9 Where the event or series of events giving rise to a claim made under paragraphs 13.2.1 or 13.2.3 has a continuing effect, the detailed account submitted under paragraph 13.2.8 shall be considered to be an interim account and the party making the claim shall submit further interim accounts, at reasonable intervals, giving the accumulated amount of the claim and any further grounds upon which such claim is based. The party making the claim shall submit a final account after the end of the effects resulting from the event or series of events.
- 13.2.10 Nothing in GC 13.2 – WAIVER OF CLAIMS shall be deemed to affect the rights of the parties under any lien legislation or limitations legislation prevailing at the *Place of the Work*.

CCDC 41
CCDC INSURANCE REQUIREMENTS

PUBLICATION DATE: December 14, 2020

1. General liability insurance shall be with limits of not less than \$10,000,000 per occurrence, an aggregate limit of not less than \$10,000,000 within any policy year with respect to completed operations, and a deductible not exceeding \$10,000. The insurance coverage shall not be less than the insurance provided by IBC Form 2100 (including an extension for a standard provincial and territorial form of non-owned automobile liability policy) and IBC Form 2320. To achieve the desired limit, umbrella or excess liability insurance may be used. Subject to satisfactory proof of financial capability by the *Contractor*, the *Owner* may agree to increase the deductible amounts.
2. Automobile liability insurance in respect of vehicles that are required by law to be insured under a contract by a Motor Vehicle Liability Policy, shall have limits of not less than \$10,000,000 inclusive per occurrence for bodily injury, death and damage to property, covering all vehicles owned or leased by the *Contractor*. Where the policy has been issued pursuant to a government-operated automobile insurance system, the *Contractor* shall provide the *Owner* with confirmation of automobile insurance coverage for all automobiles registered in the name of the *Contractor*.
3. Manned Aircraft and watercraft liability insurance with respect to owned or non-owned aircraft and watercraft (if used directly or indirectly in the performance of the *Work*), including use of additional premises, shall have limits of not less than \$10,000,000 inclusive per occurrence for bodily injury, death and damage to property including loss of use thereof and limits of not less than \$10,000,000 for aircraft passenger hazard. Such insurance shall be in a form acceptable to the *Owner*.
4. Unmanned aerial vehicle liability insurance with respect to owned or non-owned aircraft (if used directly or indirectly in the performance of the *Work*), shall have limits of not less than \$5,000,000 per occurrence or accident for bodily injury, death and damage to property or such amounts as required by any applicable law or regulation.
5. "Broad form" property insurance shall have limits of not less than the sum of 1.1 times *Contract Price* and the full value, as stated in the *Contract*, of *Products* and design services that are specified to be provided by the *Owner* for incorporation into the *Work*, with a deductible not exceeding \$10,000. The insurance coverage shall not be less than the insurance provided by IBC Forms 4042 and 4047 or their equivalent replacement. Subject to satisfactory proof of financial capability by the *Contractor*, the *Owner* may agree to increase the deductible amounts.
6. Boiler and machinery insurance shall have limits of not less than the replacement value of the permanent or temporary boilers and pressure vessels, and other insurable objects forming part of the *Work*. The insurance coverage shall not be less than the insurance provided by a comprehensive boiler and machinery policy including hot testing and commissioning.
7. Contractors' equipment insurance coverage written on an "all risks" basis covering *Construction Equipment* used by the *Contractor* for the performance of the *Work*, shall be in a form acceptable to the *Owner* and shall not allow subrogation claims by the insurer against the *Owner*. Subject to satisfactory proof of financial capability by the *Contractor* for self-insurance, the *Owner* may agree to waive the equipment insurance requirement.
8. Contractors' Pollution liability insurance shall have limits of not less than \$5,000,000 per occurrence for bodily injury, death and damage to property.

Association of
Canadian
Engineering
Companies

Canadian
Construction
Association

Construction
Specifications Canada

The Royal Architectural
Institute of Canada

These Supplementary Conditions amend the Stipulated Price Contract - CCDC 2 - 2020. Where a portion of the Contract is modified or deleted by these Supplementary General Conditions, the unaltered portions of the Contract shall remain in effect.

AGREEMENT BETWEEN OWNER AND CONTRACTOR

Page 4, after Article A-8 insert the following new Articles A-9 and A-10:

"ARTICLE A-9 SEVERABILITY

9.1 Each and every paragraph, section, clause, sub-clause or other component of the *Contract* is severable one from the other. Should it be found by a court of competent jurisdiction that any one or more paragraphs or parts thereof are null and void, the validity of the remaining paragraphs or parts thereof shall not be affected.

ARTICLE A-10 TIME OF THE ESSENCE

10.1 Time shall be deemed to be of the essence of the *Contract*."

DEFINITIONS

Page 6, Add the following new Definitions:

Approved or Approval

Approved or Approval means acceptance by the *Consultant* in accordance with the *Consultant's* responsibilities described in Clause GC 2.2 ROLE OF THE *CONSULTANT*.

Period of Delay

The period of time from *Ready-for-Takeover* date specified in Article A-1, subclause 1.3, and the actual *Ready-for-Takeover* date; if any.

Site

The *Site* means the geographical location of the *Work* identified in the *Contract Documents*

Total Amount Payable

Total Amount Payable means the sum of the Contract Price as stipulated in Article A-4, subclause 4.3 subject to adjustments made in accordance with the provisions of the Contract Documents plus the amount of *Value Added Taxes*.

GENERAL CONDITIONS OF THE STIPULATED PRICE CONTRACT

PART 2 - ADMINISTRATION OF THE CONTRACT

Page 9, delete clause 2.3.3 and replace with the following:

- 2.3.3 The *Contractor* shall furnish promptly to the *Consultant* one (1) electronic file, in pdf file format, of certificates and
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inspection reports related to the *Work*. The *Contractor* will provide hard copies, in the quantity required, only upon request of the *Consultant* or *Owner*.

PART 3 - EXECUTION OF THE WORK

GC 3.4 CONSTRUCTION SCHEDULE

Page 12, in Clause 3.4.1.1, delete "prior to the first application for payment" and replace with "not later than two (2) weeks after receipt of the notice of award".

Page 12, add new clause 3.4.2 as follows:

"3.4.2 If, at any time, it should appear to the *Owner* or the *Consultant* that the actual progress of the *Work* is behind schedule or is likely to become behind schedule, or if the *Contractor* has given notice of such to the *Owner* or the *Consultant* pursuant to clause 3.4.1.3, the *Contractor* shall take appropriate steps to cause the actual progress of the *Work* to conform to the schedule or minimize the resulting delay and shall produce and present to the *Owner* and the *Consultant* a recovery plan demonstrating how the *Contractor* will achieve the recovery of the schedule. If the *Contractor* intends to apply for a change in the *Contract Price* in relation to a schedule recovery plan, then the *Contractor* shall proceed in accordance with General Condition 6.6 - CLAIMS FOR A CHANGE IN CONTRACT PRICE."

GC 3.5 SUPERVISION

Page 12, add new clause 3.5.3 as follows:

"3.5.3 The *Owner* may, at any time during the course of the *Work*, request the replacement of the appointed representative(s), where the grounds for the request involve conduct which jeopardizes the safety and security of the *Site* or the *Owner's* operations. Immediately upon receipt of the request, the *Contractor* shall make arrangements to appoint a replacement acceptable to the *Owner* and *Consultant*."

GC 3.8 SHOP DRAWINGS

Page 12, delete Clause 3.8.2 and replace with the following:

"3.8.2 Prepare and submit to the *Consultant* for review, a schedule of the dates for provision, review and return of Shop Drawings. Provide this submission a minimum of two (2) working days prior to the project start-up meeting."

PART 4 - ALLOWANCES

GC 4.1 CASH ALLOWANCES

Page 13, delete Clause 4.1.7 and replace with the following:

"4.1.7 The *Contractor* shall prepare a schedule, acceptable to the *Consultant* that shows when the *Consultant* and *Owner* must authorize ordering of items called for under cash allowances to avoid delaying the progress of the *Work*."

Page 13, add the following new Clause:

"4.1.8 The *Owner* reserves the right to call, or to have the *Contractor* call, for competitive bids for portions of the *Work*, to be paid for from cash allowances."

PART 5 - PAYMENT

GC 5.4 SUBSTANTIAL PERFORMANCE OF THE WORK AND PAYMENT OF HOLDBACK

Page 14, after Clause 5.4.1.2, add the following:

"5.4.1.3 Submit a certificate by lien search to the *Owner* by a solicitor licensed to practice law in the Province of the *Place of Work*, certifying that no lien associated with the *Work* exists against the *Owner's* property or *Work*;

5.4.1.4 Submit a clearance letter from the Workers' Compensation Board or provincially equivalent regulatory body; and

5.4.1.5 All such documents shall be dated not earlier than the expiry of the lien period as stipulated by the lien legislation in the *Place of Work*."

Page 14, delete Clause 5.4.3 in its entirety.

Page 14, after Clause 5.4.4, add the following:

"5.4.4.1 If, within sixty (60) calendar days after the issue of the certificate of *Substantial Performance of Work*, the *Contractor* has not corrected all the documented deficiencies, the *Owner* shall retain sufficient monies, as determined by the *Consultant*, to cover the cost of completing said deficiencies. These monies shall be held in addition to holdback monies retained in accordance with the provisions of the Contract and subject to the terms of the lien legislation in the *Place of Work*."

Page 15, Clause 5.5.4, in line 2, change "5 calendar days" to "20 calendar days".

PART 6 - CHANGES IN THE WORK

Page 15, add new clause 6.1.1.3 as follows:

6.1.1.3 Changes that do not affect the Contract Price and time by

Supplemental Instruction.

GC 6.2 CHANGE ORDER

Page 15, after Clause 6.2.2, add the following:

- "6.2.3 The mark-up on agreed upon changes are as follows:
- .1 *Work* performed by the *Contractor's* own forces will be the cost of the *Work* plus ten (10%) percent overhead and profit.
 - .2 *Work* performed by the subcontractor's force will be the cost of *Work* plus 15% overhead and profit. Where the *Work* can be done by the *Contractor's* forces, as solely determined by the *Consultant*, but is done by the *Subcontractor's* forces, the mark-up for overhead and profit will be limited to ten (10%) percent.
- 6.2.4 Before the approval of any change order over \$1,000 in value the *Consultant* is entitled to receive, upon request, at a minimum, the following breakdown of cost associated with such change order:
- .1 Labour rates, excluding operators.
 - .2 Equipment rates including operators.
 - .3 Supervisory staff rates.
 - .4 Subcontractor and material or equipment invoices where applicable.
 - .5 Overhead costs including worker's compensation, *site* trailer cost as applicable, insurance, bonding, small tool expenses, CPP, and EI contributions.
- 6.2.5 No compensation for extra *Work* or material shall be allowed unless the *Consultant* issues a *Notice in Writing* authorizing such *Work* or material to be ordered in the form of a Change Order, Change Directive or Supplemental Instruction.
- 6.2.6 No compensation will be allowed for the cost of repairs to equipment or in respect of construction equipment of any kind idle on the *Site* except as directed by the *Consultant* in writing or for damage to anything used in performing any such extra *Work* or making any such alteration.
- 6.2.7 The price applicable to any *Work* deleted from the Contract, shall be deducted from the *Contract Price* and shall be mutually agreed upon by the *Contractor* and the *Consultant*. The price shall be comparable to prices quoted on *Work* of similar nature.

GC 6.4 - CONCEALED OR UNKNOWN CONDITIONS

Page 16, add a new clause 6.4.5 as follows:

- "6.4.5 If the *Contractor* was given access to the *Place of Work* and/or professional reports relating thereto (including, without limitation, environmental, geotechnical, and structural reports) prior to the submission of the bid on which the Contract was awarded, then the *Contractor* confirms that they have investigated the *Place of Work* and, in doing so, applied to that investigation the degree of care and skill required. In those circumstances, notwithstanding the provisions of clause 6.4.1, the *Contractor* is not entitled to an adjustment to the *Contract Price* or to an extension of the *Contract Time* for conditions which could
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reasonably have been ascertained by the *Contractor* by such investigation, or which could have been reasonably inferred from the material provided with the *Contract Documents*. In those circumstances, should a claim arise, the *Contractor* will have the burden of establishing that it could not have discovered the materially different conditions from an investigation because of restrictions placed on its access or inferred the existence of the conditions from the material provided with the *Contract Documents*."

GC 6.5 DELAYS

Page 18, after Clause 6.5.5, add the following new Clauses:

"6.5.6 Should the *Contractor* fail to attain *Ready-for-Takeover* for the *Work* by the date indicated in Article A-1, Clause 1.3 in the AGREEMENT BETWEEN OWNER AND CONTRACTOR, the period of time from this agreed date to the actual date when the *Consultant* confirms the *Work* is *Ready-for-Takeover*, shall be termed the *Period of Delay*.

6.5.7 In the event there is a *Period of Delay*, the *Contractor* shall be liable for and shall pay to the *Owner* the cost of continuance of supervision during the *Period of Delay*, and all additional fees, disbursements and costs incurred by the *Owner* as a result of the *Period of Delay*, such charges hereby termed as *Delay Charges*. The *Owner* may deduct the amount of such *Delay Charges* from further progress payments."

GC 6.6 CLAIMS FOR A CHANGE IN CONTRACT PRICE

Page 18, add the following new as Clause 6.6.6 and renumber the last and subsequent clause:

"6.6.6 The *Owner* may make claims arising out of the costs incurred for additional services provided by the *Consultant* resulting from the *Contractor's* failure to reasonably perform the *Work* in accordance with the terms and conditions of the *Contract*, including the *Contractor's* issuance of unnecessary Requests for Information (RFI's). The *Consultant* will notify the *Owner* and *Contractor* where it has been determined that additional services will be required or have been provided in order not to cause a delay. The *Owner* shall make claims based on the *Consultant's* invoices."

PART 9 - PROTECTION OF PERSONS AND PROPERTY

GC 9.4 - CONSTRUCTION SAFETY

Page 22, after GC 9.4.1, add the following:

"9.4.2 The *Contractor* shall indemnify and save harmless the *Owner*, its agents, officers, directors, employees, *Consultants*, successors, appointees and assigns from and against the consequences of any and all safety infractions committed by the *Contractor* under the applicable occupational health and safety legislation in the *Place of Work*, including the payment of legal fees and

disbursements on a solicitor and client basis. Such indemnity shall apply to the extent to which the *Owner* is not covered by insurance, provided that the indemnity contained in this clause shall be limited to costs and damages resulting directly from such infractions and shall not extend to any consequential, indirect or special damages."

PART 10 - GOVERNING REGULATIONS

GC 10.1 TAXES AND DUTIES

Page 23, after Clause 10.1.2, add new Clause 10.1.3 as follows:

"10.1.3 Indicate on each application for payment as a separate amount, the appropriate value added tax the *Owner* is legally obliged to pay. This amount will be paid to the *Contractor* in addition to the amount certified for payment under the *Contract*."

PART 12 - OWNER - TAKEOVER

Page 24, add new clause 12.1.1.9 and 12.1.1.10 as follows:

.9 Any other documentation identified as a closeout or *Ready-for-Takeover* document as specified in Section 01 78 00.

PART 13 - INDEMNIFICATION AND WAIVER

GC 13.1 INDEMNIFICATION

Page 26, Clause 13.1.1, in line 2, after "hold harmless the other" replace with "hold harmless the other and the *Consultant*."

Page 30, Clause 13.3.4, add the following to end of paragraph:

"All Work of repair or replacement carried out during the Warranty Period shall be maintained for a period of one (1) year from the date of the *Consultant's* acceptance of the Work of repair or replacement notwithstanding that the Warranty Period expires before the expiration of the said year. This clause shall not apply to normal operation maintenance, which shall be carried out by the *Owner*."

PART 1 - GENERAL

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|---|----|---|
| <u>1.1 Work Of The Project</u> | .1 | The project is located at 428 Hwy 324, Lunenburg, Nova Scotia. |
| | .2 | The project generally involves the demolition and off Site disposal of the Chlorine Building. The Work includes but is not necessarily limited to the demolition and off Site disposal of a chlorination building including interior piping, fixtures, pumps, wiring, panels, switches/outlets, disconnect, fixtures, fans, and complete building structure. Yard piping is to remain. Electrical services to the building has already been disconnected. |
| | .3 | The work also includes the mitigation, removal and off Site disposal of hazardous materials including but not necessarily limited to lead and mercury containing paint. |
| <u>1.2 Division Of Work</u> | .1 | Division of the <i>Work</i> among <i>Subcontractors</i> and <i>Suppliers</i> is solely <i>Contractor's</i> responsibility. <i>Consultant</i> and <i>Owner</i> assume no responsibility to act as an arbiter to establish subcontract limits between Sections or Divisions of the <i>Work</i> . |
| <u>1.3 Specifications Language And Style</u> | .1 | These specifications are written in the imperative mood and in streamlined form. The imperative language is directed to Contractor, unless stated otherwise. |
| | .2 | Fulfill and perform all indicated requirements whether stated imperatively or otherwise. |
| | .3 | When used in the context of a <i>Product</i> , read the word "provide" to mean "supply and install to result in a complete installation ready for its intended use". |
| <u>1.4 Contract Documents For Construction Purposes</u> | .1 | <i>Owner</i> will supply <i>Contractor</i> with a complete set of <i>Contract Documents</i> in electronic form before commencement of the <i>Work</i> . <i>Contractor</i> may print hard copies for construction purposes as required. |

1.5 Documents At
The Site

- .1 Keep the following documents at *Place of the Work*, stored securely and in good order and available to *Owner* and *Consultant*:
 - .1 Current *Contract Documents*, including *Drawings*, *Specifications* and addenda.
 - .2 *Change Orders*, *Change Directives*, and *Supplementary Instructions*.
 - .3 Reviewed *Shop Drawings*, *Product* data and samples.
 - .4 Field test reports and records.
 - .5 Construction progress schedule.
 - .6 Meeting minutes.
 - .7 Manufacturer's certifications.
 - .8 Permits, inspection certificates, and other documents required by authorities having jurisdiction.
 - .9 Current as-built drawings.
 - .10 Safety Data Sheets (SDS) for all controlled Products.
 - .11 Any other documents as stipulated as *site* documents at the construction start-up meeting.

1.6 Contractor's
Use Of Premises

- .1 Except as otherwise specified, Contractor has unrestricted use of *Place of the Work* from time of Contract award until *Ready-for-Takeover*.
- .2 Confine Construction Equipment, Temporary Work, storage of Products, waste products and debris, and all other construction operations to limits required by laws, ordinances, permits, and Contract Documents, whichever is most restrictive. Do not unreasonably encumber *Place of the Work*.

1.7 References And
Codes

- .1 Perform *Work* in accordance with the latest edition of the National Building Code (NBC), National Fire Code (NFC), National Plumbing Code (NPC), Canadian Electrical Code, and/or any other code of provincial or local regulations provided that in any case of conflict or discrepancy the more stringent requirement governs.
- .2 Reference has been made to certain Domestic, National and International Standards throughout the various sections of the Specification contained herein. These Standards will be considered an integral part thereof and shall be read in conjunction with the Drawings and

Specifications as if they were reproduced herein.
Be completely familiar with their contents and
requirements.

<u>1.8 Assistance To The <i>Consultant</i> And The <i>Consultant's</i> Representative</u>	.1	During the continuance of the Contract, provide necessary labour and tools to assist the <i>Consultant's</i> authorized representative in measuring, checking, testing, and examining the <i>Work</i> and for the setting out and measurement of the <i>Works</i> , the cost of all such being deemed to be covered by and included in the Contract Price.
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PART 2 - PRODUCTS

<u>2.1 NOT USED</u>	.1	Not applicable.
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PART 3 - EXECUTION

<u>3.1 NOT USED</u>	.1	Not applicable.
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PART 1 - GENERAL

1.1 RESTRICTIONS
ON USE OF PREMISES

- .1 This subsection identifies restrictions that may impact the scheduling or execution of the Work. This does not purport to identify all potential disruptions, but rather it is meant to assist the Contractor to understand the project.
- .2 Be fully aware that the Owner will occupy premises intermittently during the construction period for execution of normal operations. Co-operate with Owner in scheduling work to minimize conflict and to facilitate Owner's operation and maintenance activities.
- .3 The normal work hours of this Contract are:
 - .1 7:30am to 4:30pm, Monday to Friday inclusive.
 - .2 Work performed outside these hours require approval by the Owner. Request approval in writing at least 48 hours in advance.

1.2 OWNER OCCUPANCY

- .1 Cooperate with Owner in scheduling operations to minimize disruptions and to facilitate Owner usage.

1.3 RESTRICTED
HOURS OF WORK IN
OCCUPIED
FACILITIES

- .1 As soon as it is practicable, in any case not later than two (2) week(s) after the start of the Contract, submit to the Consultant for review and approval, a program and construction schedule showing the order of procedure, significant Contract dates, and proposed method to carry out and complete the Work within time period required by Contract Documents.
- .2 Provide information regarding the execution of the Work and of the equipment temporary works, and labour which the Contractor intends to supply, use or construct as the case may be.
- .3 Construction schedule to be standard "bar" type, showing commencement, duration and completion of activities of all trades and suppliers involved.
- .4 The construction schedule is subject to review by Consultant. Revise and resubmit as directed.

- .5 Construction schedule to identify activities and work of other contractors for full execution and coordination of the Work.
- .6 Update schedules periodically and submit updated construction schedule two (2) days prior to routine construction meetings held with *Owner* and *Consultant*. Where work has fallen behind the original schedule times, indicate methods proposed to correct such loss of time, to maintain the stated Completion Time.
- 1.4 NOISE AND VIBRATION
- .1 Operate construction equipment such that there is a minimum amount of noise and vibration. Should excessive noise and vibration be caused, at own expense, rectify the same to the *approval* of the *Consultant*.
- 1.5 MAINTAINING LIFE SAFETY SYSTEMS IN OCCUPIED FACILITIES
- .1 Maintain operational life safety systems and public access to exits in occupied areas during all stages of the *Work*.
- .2 Determine nature and exact locations of existing fire and smoke sensors prior to the commencement of the *Work*. Avoid direct or indirect jarring while working in adjacent areas and exercise caution to avoid triggering these devices.
- .3 Be responsible for costs incurred by *Owner* on account of false fire alarms activated as a result of the execution of the *Work* without adequate precautions.
- 1.6 WEATHER CONDITIONS
- .1 Do not perform work when the weather is unsuitable.
- PART 2 - PRODUCTS
- 2.1 NOT USED
- .1 Not applicable.
- PART 3 - EXECUTION
- 3.1 NOT USED
- .1 Not applicable.

PART 1 - GENERAL

1.1 SCHEDULE OF
LABOUR RATES

- .1 Prior to the first application for payment, submit for the *Consultant's* review a schedule of labour rates for all trades and classifications of trades, such as journeymen, apprentices, and foremen that will be employed in the *Work*. Provide a breakdown of payroll burden component of labour rates.
- .2 Labour rates shall reflect the salaries, wages, and benefits paid to personnel in the direct employ of the Contractor, Subcontractors, and sub-Subcontractors, stated as hourly rates, that will be used when:
 - .1 preparing price quotations for Change Orders, and
 - .2 determining the cost of *Work* attributable to Change Directives.
- .3 Labour rates stated in the schedule of labour rates shall be consistent with rates that will actually be paid, and payroll burden costs that will actually be incurred, in the normal performance of the *Work*, during regular working hours. Labour rates shall not include any additional overhead and profit component.
 - .1 Where collective agreements apply, the labour rates shall not exceed those established by collective agreement.
 - .2 Obtain the *Owner's* written acceptance of the schedule of labour rates before submitting the first Change Order quotation.
 - .3 Accepted schedule of labour rates will be used solely for evaluating Change Order quotations and cost of performing *Work* attributable to Change Directives.
- .4 The Contractor may request amendments to the accepted schedule of labour rates if changes in the labour rates that will actually be paid, or payroll burden cost that will actually be incurred, in the normal performance of the *Work* can be demonstrated. Obtain the *Owner's* written acceptance of such changes.

1.2 SCHEDULE OF
EQUIPMENT RATES

- .1 Equipment rates shall reflect the rates that will be used when:
 - .1 Preparing price quotations for Change Orders, and
 - .2 determining the cost of *Work* attributable to Change Directives.
- .2 Equipment rates stated in the schedule shall be consistent with local equipment rental market rates and shall not include any additional overhead and profit component.
- .3 Obtain the *Owner's* written acceptance of the schedule of equipment rates before submitting the first Change Order quotation.
- .4 Accepted schedule of equipment rates will be used solely for evaluating *Change Order* quotations and cost of performing *Work* attributable to *Change Directives*.
- .5 The *Contractor* may request amendments to the accepted schedule of equipment rates if changes in local equipment rental market rates can be demonstrated. Obtain the *Owner's* written acceptance of such changes.

1.3 METHOD OF
CONTRACT PRICE
ADJUSTMENT -
CHANGE ORDERS

- .1 Unless otherwise agreed, the adjustment of the Contract Price on account of a proposed change in the *Work* shall be based on a quotation for a fixed price increase or decrease to the Contract Price regardless of the Contractor's actual expenditures and savings.

1.4 CHANGE ORDER
PROCEDURES

- .1 Upon issuance by the *Consultant* to the Contractor of a proposed change in the *Work*, and unless otherwise requested in the proposed change or unless otherwise agreed:
 - .1 Submit to the *Consultant* a fixed price quotation for the proposed change in the *Work* within seven (7) days after receipt of the proposed change in the *Work*.
 - .2 If requested in the proposed change, provide a detailed breakdown of the price quotation including the following to the extent applicable, with appropriate supporting documentation:
 - .1 Estimated labour costs, including
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hours and applicable hourly rates based on the accepted schedule of labour rates.

- .2 Estimated Product costs, including Supplier quotations, estimated quantities and unit prices.
- .3 Estimated Construction Equipment costs.
- .4 Enumeration of all other estimated costs included in the price quotation.
- .5 Estimated credit amounts for labour and Products not required on account of the proposed change.
- .6 Fees, not exceeding the applicable percentages for overhead and profit as specified in Section 00 73 00.
- .7 Where applicable, Subcontractor quotations, also including a detailed breakdown of all of the above.

- .3 Include in the quotation the increase or decrease to the Contract Time, if any, for the proposed change, stated in number of days.
- .4 Include in the quotation the number of days for which the quotation is valid.
- .5 The quotation will be evaluated by the *Consultant* and the *Owner* and, if accepted by the *Owner*, be documented in the form of a signed Change Order.

1.5 FEES FOR
OVERHEAD AND PROFIT
- CHANGE ORDERS AND
CHANGE DIRECTIVES

- .1 Where the Contractor's price quotation for a Change Order results in a net increase to the Contract Price, the Contractor's entitlement to a fee for overhead and profit in the quotation shall be as set forth in Section 00 73 00 - Supplementary General Conditions.
- .2 Where a Subcontractor's price quotation for a Change Order result in a net increase to the Subcontractor's contract price, the Subcontractor's entitlement to a fee for overhead and profit in the quotation shall be as set forth in Section 00 73 00 - Supplementary General Conditions.
- .3 Where the Contractor's or a Subcontractor's price quotation for a Change Order result in a net decrease in price before adjustment for fees for overhead and profit, such a price quotation shall

be for the net decrease without any adjustment for fees for overhead and profit.

- .4 Where a Change Directive results in net savings on account of *Work* not required to be performed and a net decrease in the Contractor's or Subcontractor's cost, the net savings to the Contractor or Subcontractor shall be calculated without any adjustment for fees for overhead and profit.
- .5 When a Change Directive is ultimately recorded as a Change Order, there shall be no additional entitlement to fees for overhead and profit beyond those specified in this article.

1.6 CHANGE
DIRECTIVE
PROCEDURES

- .1 If a Change Directive is issued for a change in the *Work* for which a proposed change was previously issued, but no Change Order has yet been signed, the Change Directive shall cancel the proposed change and any Contractor quotations related to that change in the *Work*.
- .2 When proceeding with a change in the *Work* under a Change Directive, keep accurate records of daily time sheets for labour and Construction Equipment, and invoices for Product and Construction Equipment costs. Submit such records to the *Consultant* weekly, until the Change Order superseding the Change Directive is issued.

1.7 SUPPLEMENTAL
INSTRUCTIONS

- .1 The *Consultant* may issue Supplemental Instructions to provide clarifications to the Contract Documents, provide additional information, or make minor variations in the *Work* not involving adjustment in the Contract Price or Contract Time.
 - .2 If the Contractor considers a Supplemental Instruction to require an adjustment in Contract Price or Contract Time, the Contractor shall promptly notify the *Consultant* and the *Owner* in writing and shall not proceed with any *Work* related to the Supplemental Instruction pending receipt of a Change Order, a Change Directive, or, in accordance with the dispute resolution provisions of the General Conditions of Contract, a Notice in Writing of a dispute and instructions to proceed.
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PART 2 - PRODUCTS

2.1 NOT USED .1 Not applicable.

PART 3 - EXECUTION

3.1 NOT USED .1 Not applicable.

PART 1 - GENERAL

1.1 SCHEDULE OF
VALUES

- .1 Prior to the first application for payment, submit for *Consultant's* review an initial schedule of values. Modify the initial schedule of values if and as requested by *Consultant*. Obtain *Consultant's* written acceptance of the initial schedule of values prior to the first application for payment.
- .2 Together with the first and all subsequent applications for payment, submit updated versions of the schedule of values to indicate the values, to the date of application for payment, of *Work* performed and *Products* delivered to *Place of the Work*.
- .3 Provide the schedule of values in an electronic spreadsheet format that provides for inclusion of the following information:
 - .1 Identifying information including title and location of the *Work*, name of *Contractor*, number and date of application for payment, and period covered by the application for payment.
 - .4 A *Work* breakdown structure that is sufficiently detailed and comprehensive to facilitate *Consultant's* evaluation of applications for payment at an appropriate level of detail.
 - .5 Provisions for *approved* Change Orders so that the breakdown amounts indicated in the schedule of values aggregate to the current total Contract Price. Also provide for indicating the estimated value of Change Directives within the schedule of values, separately from the current total Contract Price.
 - .6 For each item in the *Work* breakdown structure, provide as a minimum the following information, under headings as indicated:
 - .1 Breakdown Amount: A dollar amount, including an appropriate pro rata portion of *Contractor's* overhead and profit.
 - .2 Performed to Date: The value of *Work* performed and *Products* delivered to *Place of the Work* up to the date of the application for payment, stated as a percentage of the *Contract Price* and in

dollars.

- .3 Previously Performed: The value of *Work* performed and *Products* delivered to the *Place of the Work* for which payment has been previously certified, stated in dollars.
- .4 Current Period: The value of *Work* performed and *Products* delivered to *Place of the Work* for which *Contractor* is currently applying for payment, stated in dollars.
- .5 Balance to Complete: The value of *Work* not yet performed and *Products* not yet delivered to *Place of the Work*, stated in dollars.

1.2 WORKERS'
COMPENSATION
CLEARANCE

- .1 Submit proof of workers' compensation clearance with each application for payment.

1.3 STATUTORY
DECLARATIONS

- .1 Submit a statutory declaration in the form of CCDC 9A - Statutory Declaration of Progress Payment Distribution by *Contractor* with each application for payment except the first.

PART 2- PRODUCTS

2.1 NOT USED

- .1 Not applicable.

PART 3 - EXECUTION

3.1 NOT USED

- .1 Not applicable.

PART 1 - GENERAL

1.1 CONSTRUCTION
START-UP MEETING

- .1 Within the notice of intent to award the *Consultant* will establish the time and location of a construction start-up meeting to review and discuss administrative procedures and responsibilities. Where possible, the *Consultant* will notify Contractor at least five (5) Working Days before the meeting.
- .2 Senior representatives of *Owner, Consultant, subconsultants, and Contractor, including Contractor's project manager and site superintendent, and major Subcontractors, shall be in attendance.*
- .3 Confirm attendance of the parties associated with the Contractor's forces listed above. The *Consultant* will chair the preconstruction meeting. The Contractor will be responsible for all subsequent construction progress meeting as stipulated in subsection 1.2 herein and record and distribute the minutes.
- .4 Agenda will include the following as applicable:
 - .1 Appointment of official representatives of *Owner, Contractor, Subcontractors, Consultant, and subconsultants.*
 - .2 Project communications.
 - .3 Contract Documents for construction purposes.
 - .4 Documents at the *site.*
 - .5 Contractor's use of premises.
 - .6 *Work* restrictions.
 - .7 Contract modification procedures.
 - .8 Payment procedures.
 - .9 Construction progress meetings.
 - .10 Construction progress schedule, including long lead time items.
 - .11 Quality requirements, including testing and inspection procedures.
 - .12 Contractor's mobilization.
 - .13 Temporary utilities.
 - .14 Existing utility services.
 - .15 Construction facilities.
 - .16 Temporary barriers and enclosures.
 - .17 Temporary controls.
 - .18 Field engineering and layout of *Work.*
 - .19 *Site* safety.
 - .20 Cleaning and waste management.

.21 Closeout procedures and submittals.

1.2 CONSTRUCTION
PROGRESS MEETINGS

- .1 Schedule construction progress meetings at the 50%, 90% and 100% stages of project completion. Prepare meeting agendas, chair the meetings, and record and distribute the minutes.
- .2 Arrange for and provide physical space for meetings.
- .3 Record in the meeting minutes significant decisions and identify action items and action dates by attendees or the parties they represent.
- .4 Distribute copies of minutes within three (3) Working Days after each meeting to meeting attendees and any affected parties who may not be in attendance.
- .5 Arrange for the attendance of Subcontractors as and when appropriate to the progress of the *Work*.
- .6 Agenda for each meeting shall include the following, as a minimum:
 - .1 *Approval* of minutes of previous meeting.
 - .2 *Work* progress since previous meeting.
 - .3 Field observations, including any problems, difficulties, or concerns.
 - .4 Construction progress schedule.
 - .5 Submittals schedule.
 - .6 Proposed changes in the *Work*.
 - .7 Requests for information.
 - .8 *Site* safety issues.
 - .9 Other business.

PART 2 - PRODUCTS

- 2.1 NOT USED .1 Not applicable.

PART 3 - EXECUTION

- 3.1 NOT USED .1 Not applicable.

PART 1 - GENERAL

1.1 SUMMARY

- .1 This Section specifies Contractor's responsibilities for preparation and submission of schedules and other documentation related to tracking construction progress.
- .2 The purpose of submitting progress schedules is to:
 - .1 Inform *Owner* and *Consultant* of actual progress versus planned progress, and
 - .2 Provide assurance that scheduling issues are being proactively identified and addressed in a timely manner, and that planned progress is being maintained as closely as possible.

1.2 CONSTRUCTION
PROGRESS SCHEDULE

- .1 Format and Content:
 - .1 Prepare schedule in the form of a Gantt chart.
 - .2 *Consultant* will review format and content of initial schedule and request necessary changes, if any, within five (5) Working Days after receipt.
 - .3 Provide a *Work* breakdown structure identifying key activities, *Work* packages, and major milestones, including inspection and testing activities, and similar items, at a sufficient level of detail to effectively manage construction progress.
 - .4 Provide an updated schedule with each progress claim. Claims will not be certified until an updated progress schedule showing current progress in the form of percent complete is submitted and accepted by the *Consultant*.
 - .5 Indicate milestone date[s] for Ready-for-Takeover and Substantial Performance of the *Work*.
 - .2 If changes are required, resubmit finalized initial schedule within five (5) Working Days after return of review copy.
 - .3 Submit updated progress schedule indicating actual and projected start and finish dates with report date line and progress.
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1.3 SUBMITTALS
SCHEDULE

- .1 Format and Content:
 - .1 Prepare schedule identifying all required Shop Drawing, Product data, and sample submissions as applicable.
 - .2 Prepare schedule in electronic format
 - .3 Provide a separate line for each required submittal, organized by Specifications section names and numbers, and further broken down by individual Products and systems as required.
- .2 Submission:
 - .1 Submit initial schedule to *Consultant* within ten (10) Working Days after Contract award.
 - .2 Submit schedule via e-mail as .pdf files.
 - .3 *Consultant* will review format and content of initial schedule and request necessary changes, if any, within five (5) Working Days after receipt.
 - .4 If changes are required, resubmit finalized schedule within five (5) Working Days after return of review copy. Allow time in schedule for resubmission of submittals, should resubmission be necessary.
 - .5 Submit updated submittals schedule to the *Consultant*.

1.4 SCHEDULE
MANAGEMENT

- .1 A schedule submitted as specified and accepted by *Consultant* becomes the baseline schedule and shall be used as the baseline for updates.
- .2 At each regular progress meeting, review and discuss current construction progress and submittals schedules with *Consultant* and *Owner*, including activities that are behind schedule and planned measures to regain schedule slippage in key areas on or near the critical path.
- .3 Activities considered behind schedule are those with start or completion dates later than the dates shown on the baseline schedule.

1.5 PROGRESS
PHOTOGRAPHS

- .1 Arrange for periodic digital photography to document and provide a photographic record of the progress of the *Work*.
 - .2 Identify each photograph by project name and date taken.
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- .3 Submission: Submit .jpg format files in standard resolution via e-mail at intervals indicated at the start up meeting or as requested by the *Consultant*.
- .4 Do not use progress or any other Project photographs for promotional purposes without *Owner's* written consent.

PART 2 - PRODUCTS

<u>2.1 NOT USED</u>	.1	Not applicable.
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PART 3 - EXECUTION

<u>3.1 NOT USED</u>	.1	Not applicable.
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PART 1 - GENERAL

1.1 ADMINISTRATIVE

- .1 Submit specified submittals to *Consultant* for review. Submit with reasonable promptness and in orderly sequence so as to not cause delay in the *Work*. Failure to submit in ample time is not considered sufficient reason for an extension of Contract Time or for Product substitutions or other deviations from the Drawings and Specifications.
- .2 Where required by authorities having jurisdiction, provide submittals to such authorities for review and *approval*.
- .3 Do not proceed with *Work* affected by a submittal until review is complete.
- .4 Present Shop Drawings, Product data, and samples in SI metric units. Where items or information is not produced in SI Metric units, converted values are acceptable.
- .5 Review submittals, provide verified field measurements where applicable, and affix Contractor's review stamp prior to submission to *Consultant*. Contractor's review stamp represents that necessary requirements have been determined and verified, and that the submittal has been checked and coordinated with requirements of the *Work* and Contract Documents.
- .6 Verify field measurements and that affected adjacent *Work* is coordinated.
- .7 Submittals not meeting specified requirements will be returned with comments.
- .8 Reproduction of construction Drawings to serve as background for Shop Drawings is permitted.
- .9 Do not propose Substitutions or deviations from Contract Documents via Shop Drawing, Product data and sample submittals.

1.2 SHOP DRAWINGS
AND PRODUCT DATA

- .1 Submit shop detail or working drawings and manufacturer's data for all items requiring fabrication, on or off the *site*, and for all proprietary equipment to the *Consultant* for

review before any such items or equipment are incorporated into the *Works*. This review of Shop Drawings by the *Consultant* is for the sole purpose of ascertaining conformance with the general design concept. This review shall not mean that the *Consultant* approves the detailed design inherent in the Shop Drawings, the responsibility for which remains with the Contractor submitting them, and such review shall not relieve the Contractor of responsibility for errors or omissions in Shop Drawings or of responsibility for meeting all requirements of the Construction and Contract Documents. The Contractor is responsible for dimensions to be confirmed and correlated at the jobsite, for information that pertains solely to fabrication processes or to techniques of construction and installation, and for coordination of the *Work* of all sub-trades.

- .2 Indicate *Products*, methods of construction, and attachment or anchorage, erection diagrams, connections, explanatory notes and other information necessary for completion of the *Work*.
 - .3 Where *Products* attach or connect to other *Products*, indicate that such items have been coordinated, regardless of Section under which adjacent items will be supplied and installed. Indicate cross-references to Drawings, Specifications and other already reviewed Shop Drawings.
 - .4 Accompany submittals with a transmittal information including:
 - .1 Date.
 - .2 Project title and number.
 - .3 Contractor's name and address.
 - .4 Identification of each submittal item and quantity.
 - .5 Other pertinent data.
 - .5 Shop Drawing submittals to include the following as a minimum:
 - .1 Date and revision dates.
 - .2 Project title and number.
 - .3 Name and address of:
 - .1 Subcontractor.
 - .2 Supplier.
 - .3 Manufacturer.
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- .4 Contractor's stamp, date, and signature of Contractor's authorized representative responsible for Shop Drawing review, indicating that each Shop Drawing has been reviewed for compliance with Contract Documents and, where applicable, that field measurements have been verified.
 - .5 Details of appropriate portions of the *Work* as applicable:
 - .1 Fabrication.
 - .2 Layout, showing dimensions, including identified field dimensions, and clearances.
 - .3 Setting or erection details.
 - .4 Capacities.
 - .5 Performance characteristics.
 - .6 Standards.
 - .7 Operating weight.
 - .8 Wiring diagrams.
 - .9 Single line and schematic diagrams.
 - .10 Relationships to other parts of the *Work*.
 - .6 Product data submittals shall include safety data sheets (SDS) for all controlled Products.
 - .6 Submit one (1) electronic file in pdf file format of all relevant shop drawings to the *Consultant*. Limit file sizes to 10Mb. Scans must be legible. Illegible pdf files will be returned unreviewed and must be resubmitted so they are legible for larger projects with multiple shop drawing submissions an FTP site can be set up used upon request to the *Consultant* for shop drawing submittals if required.
 - .7 Submit electronic copy of Product data sheets or brochures where specified in the technical Specifications and in accordance with the format restrictions set forth in 1.2.6 above.
 - .8 Where a submittal includes information not applicable to the *Work*, clearly identify applicable information and strike out non-applicable information.
 - .9 The *Consultant* will not review shop drawings and other material involving a large amount of *Work* in those instances where it is evident that the Contractor has not used all the information contained in, or where such details are obviously
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not consistent with the Contract Documents.

- .10 Supplement standard information to include details applicable to Project.
- .11 Allow five (5) Working Days for *Consultant's* review of each submittal and incorporate in submittals schedule specified in Section 01 32 00 - Construction Progress Documentation. Allow additional five (5) Working Days where sub-*Consultant* review is required.
- .12 If upon *Consultant's* review no errors or omissions are discovered, or if only minor corrections are required as indicated, submittal will be returned and fabrication or installation of *Work* may proceed.
- .13 If upon *Consultant's* review significant errors or omissions are discovered, a so noted copy will be returned for correction and resubmission. Do not commence fabrication or installation.
- .14 *Consultant's* notations on submittals are intended to ensure compliance with Contract Documents and are not intended to constitute a change in the *Work* requiring change to the Contract Price or Contract Time. If Contractor considers any *Consultant's* notation to be a change in the *Work*, promptly notify *Consultant* in writing before proceeding with the *Work*.
- .15 Resubmit corrected submittals through same procedure indicated above before any fabrication or installation of the *Work* proceeds. When resubmitting, notify *Consultant* in writing of any revisions other than those requested by *Consultant*.
- .16 The *Consultant* will provide a shop drawing list with ID's. Shop drawings are to have an ID written on them.

PART 2 - PRODUCTS

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| 2.1 NOT USED | .1 | Not applicable. |
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PART 3 - EXECUTION

3.1 NOT USED .1 Not applicable.

PART 1 - GENERAL

<u>1.1 RELATED REQUIREMENTS</u>	.1	Section 01 33 00 - Submittal Procedures.
<u>1.2 REFERENCE STANDARDS</u>	.1	Canada Labour Code, Part 2, Canada Occupational Safety and Health Regulations.
<u>1.3 ACTION AND INFORMATIONAL SUBMITTALS</u>	.1	Submit in accordance with Section 01 33 00 - Submittal Procedures.
	.2	Submit one (1) copy of Contractor's authorized representative's work site health and safety inspection reports to the Owner on a weekly basis.
	.3	Submit copies of reports or directions issued by Federal and/or Provincial health and safety inspectors.
	.4	Submit copies of incident and accident reports.
	.5	Submit WHMIS Safety Data Sheets (SDS) in accordance with Section 01 33 00 - Submittal Procedures.
	.6	Medical Surveillance: where prescribed by legislation, regulation or safety program, submit certification of medical surveillance for site personnel prior to commencement of Work, and submit additional certifications for any new site personnel to the Consultant.
	.7	On-site Contingency and Emergency Response Plan: address standard operating procedures to be implemented during emergency situations.
<u>1.4 FILING OF NOTICE</u>	.1	File notice of project with Provincial authorities prior to beginning of work.
<u>1.5 SAFETY ASSESSMENT</u>	.1	Perform site specific safety hazard assessment related to project.
<u>1.6 MEETINGS</u>	.1	Schedule and administer health and safety meeting with the Consultant prior to commencement of work.

<u>1.7 REGULATORY REQUIREMENTS</u>	.1	Do work in accordance with Section 01 41 00 - Regulatory Requirements.
<u>1.8 PROJECT/SITE CONDITIONS</u>	.1	Work at <i>site</i> will involve contact with: .1 Lead and mercury containing paints.
<u>1.9 RESPONSIBILITY</u>	.1	Be responsible for health and safety of persons on <i>site</i> , safety of property on <i>site</i> and for protection of persons adjacent to <i>site</i> and environment to extent that they may be affected by conduct of work.
	.2	Comply with and enforce compliance by employees with safety requirements of Contract Documents, applicable federal, provincial, territorial and local statutes, regulations, and ordinances, and with <i>site</i> -specific Health and Safety Plan.
<u>1.10 COMPLIANCE REQUIREMENTS</u>	.1	Comply with the Nova Scotia Occupational Health and Safety Act, Occupational Safety General Regulations.
	.2	Comply with Canada Labour Code, Canada Occupational Safety and Health Regulations.
<u>1.11 UNFORESEEN HAZARDS</u>	.1	When unforeseen or peculiar safety-related factor, hazard, or condition occur during performance of work, follow procedures in place for employee's right to refuse work in accordance with acts and regulations of Province having jurisdiction and advise Consultant verbally and in writing.
	.2	When unforeseen or peculiar safety-related factor, hazard, or condition occur during performance of Work, advise Health and Safety coordinator, and follow procedures in accordance with Acts and Regulations of Province having jurisdiction and advise Consultant verbally and in writing.
<u>1.12 HEALTH AND SAFETY CO-ORDINATOR</u>	.1	Employ and assign to work, competent and authorized representative as health and safety coordinator. Health and safety co-ordinator must: .1 Have <i>site</i> -related working experience specific to activities associated with demolition activities and hazardous material abatement.

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| | .2 | Have working knowledge of occupational safety and health regulations. |
| | .3 | Be responsible for completing Contractor's Health and Safety Training Sessions and ensuring that personnel not successfully completing required training are not permitted to enter <i>site</i> to perform Work. |
| | .4 | Be responsible for implementing, enforcing daily and monitoring <i>site</i> -specific Contractor's Health and Safety Plan. |
| | .5 | Be on <i>site</i> during execution of Work and report directly to and be under direction of <i>site</i> supervisor. |
| <u>1.13 POSTING OF DOCUMENTS</u> | .1 | Post applicable items, articles, notices and orders in conspicuous location on <i>site</i> in accordance with acts and regulations of Province having jurisdiction, and in consultation with the Consultant. |
| <u>1.14 CORRECTION OF NON-COMPLIANCE</u> | .1 | Immediately address health and safety non-compliance issues identified by authority having jurisdiction or by the Consultant. |
| | .2 | Provide Consultant with written report of action taken to correct non-compliance of health and safety issues identified. |
| | .3 | Consultant may stop Work if non-compliance of health and safety regulations is not corrected. |
| <u>1.15 BLASTING</u> | .1 | Blasting or other use of explosives is not permitted without prior receipt of written instruction by the Consultant. |
| <u>1.16 WORK STOPPAGE</u> | .1 | Give precedence to safety and health of public and <i>site</i> personnel and protection of environment over cost and schedule considerations for work. |
| <u>1.17 HAZARDOUS MATERIAL</u> | .1 | Should material resembling hazardous materials other than those identified within the Contract Documents, including, but not limited to, lead and mercury containing paints, be encountered in course of work; stop work immediately. Do not proceed until written instructions have been received from the |
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Consultant.

- .2 Where work entails use, storage, or disposal of toxic or hazardous materials, chemicals and or explosives, or otherwise creates a hazard to life, safety, health, or the environment; work shall be in accordance with the Jurisdictional Authority.

1.18 CONFINED SPACES

- .1 The Work involves working in confined spaces when isolating the pipes to the building.
- .2 Carry out Work in confined spaces in compliance with the Provincial occupational Health and Safety Regulations (OH&S), - Occupational Safety General Regulations, Confined Space Entry provisions.
- .3 Provide *approved* air monitoring equipment where workers are working in confined spaces and ensure any test equipment to be used is calibrated, in good working order and used by trained persons.
- .4 Develop a confined space entry program specific to the nature of Work performed and in accordance with OH&S Act and Regulations and confirm supervisors and workers are trained in the confined space entry program.
 - .1 Confirm personal protective equipment and emergency rescue equipment are appropriate to the nature of the work being performed is provided and used.
- .5 Provide and maintain training of workers, as required by the Federal and Provincial Legislation.
- .6 Provide Consultant with a copy of an "Entry Permit" for each entry into the confined space to ensure compliance with Federal and Provincial Legislation.

1.19 FIRST AID

- .1 During the progress of the Works, provide and maintain at all times and in easily accessible positions on the Works adequate first aid kits equal to those required by the Worker's Compensation Act for the free use as necessary of all persons on the *Site*.

PART 2 - PRODUCTS

2.1 NOT USED .1 Not used.

PART 3 - EXECUTION

3.1 NOT USED .1 Not used.

PART 1 - GENERAL

1.1 REFERENCE
STANDARDS

- .1 "Reference standards" means consensus standards, trade association standards, guides, and other publications expressly referenced in Contract Documents.
- .2 Where an edition or version date is not specified, referenced standards shall be deemed to be the latest edition or revision issued by the publisher at the time of bid closing. However, if a particular edition or revision date of a specified standard is referenced in an applicable code or other regulatory requirement, the regulatory referenced edition or version shall apply.
- .3 Reference standards establish minimum requirements. If Contract Documents call for requirements that differ from a referenced standard, the more stringent requirements shall govern.
- .4 If compliance with two or more reference standards is specified and the standards establish different or conflicting requirements, comply with the most stringent requirement. Refer uncertainties to *Consultant* for clarification.

1.2 TESTING

- .1 Pay for the Owner will appoint and pay for services of testing laboratory including:
 - .1 Inspection and testing required by laws, ordinances, rules and regulations.
 - .2 Tests specified to be performed by Contractor.
 - .3 Inspection and testing performed exclusively for convenience of Contractor.
 - .4 Testing to ensure a safe *Work* environment for employees or subcontractors employed by the Contractor.
- .2 Provide such assistance, labour, and materials as are normally required for examining, measuring and testing the quality, weight or quantity, pay all costs of any material used, and supply samples of materials before incorporation in the *Works* for testing as may be selected and as specified herein.
- .3 Perform or arrange for the performance of all

tests on all equipment in complete accordance with the relevant clauses of these Specifications and in the presence of the *Consultant*.

- .4 The cost of providing assistance, samples, etc., for testing and of performing or arranging tests shall be deemed to be covered by and included in the Contract Price unless noted otherwise, elsewhere in these Specifications.
 - .5 The Contractor shall have no claim against the *Owner* or the *Consultant* in respect of any financial loss which may be suffered from the rejection of any materials or equipment due to their failure to meet specified test requirements, and the Contractor shall also bear the cost of remedying any defects such that the material or equipment will meet the specified tests, or failing this, of removing the material or equipment from the *Site*. The decision to repair or replace materials and equipment which have failed to meet test requirements will be made by the *Consultant*.
 - .6 Employment of inspection and testing agencies by Contractor or *Owner* does not relieve Contractor from responsibility to perform the *Work* in accordance with Contract Documents.
 - .7 Allow and arrange for inspection and testing agencies to have access to the *Work*, including access to off-site manufacturing and fabrication plants.
 - .8 For inspection and testing required by Contract Documents or by authorities having jurisdiction, provide *Consultant* and inspection and testing agencies with timely notification in advance of required inspection and testing.
 - .9 Submit test samples required for testing in accordance with submittals schedule specified in Section 01 32 00 - Construction Progress Documentation and in accordance with Section 01 33 00 - Submittal Procedures.
 - .10 Provide labour, Construction Equipment and temporary facilities to obtain and handle test samples on *site*.
-

1.3 INSPECTION AND
TESTING AGENCY
REPORTS

- .1 For inspection and testing required by contract documents or by regulatory requirements, and performed by Contractor retained inspection and testing agencies, submit to *Consultant* and *Owner* copies of reports. Submit within five (5) days after completion of inspection and testing.
- .2 For inspection and testing performed by *Owner* retained inspection and testing agencies, copies of inspection and testing agency reports will be provided to Contractor.

PART 2 - PRODUCTS

2.1 NOT USED

- .1 Not applicable.

PART 3 - EXECUTION

3.1 NOT USED

- .1 Not applicable.

PART 1 - GENERAL

- 1.1 SUMMARY .1 This Section references to laws, by laws, ordinances, rules, regulations, codes, orders of Authority Having Jurisdiction, and other legally enforceable requirements applicable to Work and that are; or become, in force during performance of Work.
- 1.2 DESIGN CODES .1 Perform *Work* in accordance with the latest National and Provincial Building Codes in effect at the time of tender closing including all amendments. In the case of conflict or discrepancy between provincial or local codes, the more stringent requirements apply.
- .2 Specific design and performance requirements listed in specifications or indicated on Drawings may exceed minimum requirements established by referenced Building Code; these requirements will govern over the minimum requirements listed in Building Code
- .1 Meet or exceed requirements of:
- .1 Contract documents.
- .2 Specified standards, codes and referenced documents.
- 1.3 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.
- 1.4 BUILDING SMOKING ENVIRONMENT .1 Comply with smoking restrictions and municipal by-laws.
- 1.5 QUALITY ASSURANCE .1 Regulatory requirements: Except as otherwise specified, apply for, obtain, and pay fees
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associated with, permits, licenses, certificates, and approvals required by regulatory requirements and Contract Documents, based on General Conditions of Contract and the following:

- .1 Regulatory requirements and fees in force on date of Bid submission, and
- .2 A change in regulatory requirements or fees scheduled to become effective after date of tender submission and of which public notice has been given before date of tender submission.

PART 2- PRODUCTS

2.1 NOT USED .1 Not applicable.

PART 3- EXECUTION

3.1 NOT USED .1 Not applicable.

PART 1 - GENERAL

1.1 TEMPORARY
UTILITIES - GENERAL

- .1 Provide temporary utilities as specified and as otherwise necessary to perform the *Work* expeditiously.
- .2 Remove temporary utilities after use.

1.2 TEMPORARY WATER
SUPPLY

- .1 Connect to and use *Owner's* existing water supply for temporary use during construction, subject to existing available volume and pressure. Reimburse *Owner's* utility costs based on metered usage. Install a sub-meter for this purpose at Contractor's cost. Provide a backflow preventor for any service being used.
- .2 Arrange and pay for necessary water supply connections and disconnections.

1.3 TEMPORARY
ELECTRICAL POWER
AND LIGHTING

- .1 Arrange and pay for temporary power and lighting required during construction.
- .2 Arrange and pay for necessary connections and disconnections of temporary power and lighting in accordance with regulatory requirements.
- .3 Protect persons from injury and avoid property damage by providing barricades, construction signs, torches, flashers, and guards as required during the progress of the construction *Work*. Enclosed material piles, equipment, plant or construction equipment which may serve as obstructions by fences or barricades and protect with proper lights when the visibility is poor.

PART 2 - PRODUCTS

2.1 NOT USED

- .1 Not applicable.

PART 3 - EXECUTION

3.1 NOT USED

- .1 Not applicable.

PART 1 - GENERAL

1.1 CONSTRUCTION
FACILITIES -
GENERAL

- .1 Provide temporary construction facilities as necessary for performance of the *Work* and in compliance with applicable regulatory requirements.
- .2 Maintain temporary construction facilities in good condition for the duration of the *Work*.
- .3 Remove temporary construction facilities from *Place of the Work* when no longer required.

1.2 CONSTRUCTION
PARKING

- .1 Limited parking will be permitted at *Place of the Work* provided it does not disrupt continuing operation of the facility.

1.3 VEHICULAR ACCESS

- .1 Provide and maintain adequate access to *Place of the Work*.
- .2 Existing roads at *Place of the Work* may be used for access to *Place of the Work*, provided *Contractor* assumes responsibility for any damage caused by construction traffic, and prevents or promptly cleans up any mud tracking or material spillage.

1.4 SANITARY
FACILITIES

- .1 Provide sanitary facilities for workers.
- .2 Keep sanitary facilities clean and fully stocked with the necessary supplies.

1.5 FIRE PROTECTION

- .1 Provide and maintain temporary fire protection systems and equipment during construction.

PART 2 - PRODUCTS

2.1 NOT USED

- .1 Not applicable.
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PART 3 - EXECUTION

3.1 NOT USED .1 Not applicable.

PART 1 - GENERAL

1.1 TEMPORARY
CONTROLS - GENERAL

- .1 Provide temporary controls as necessary for performance of the *Work* and in compliance with applicable regulatory requirements.
- .2 Maintain temporary controls in good condition for the duration of the *Work*.
- .3 Remove temporary controls and *Construction Equipment* used to provide temporary controls from *Place of the Work* when no longer required.

1.2 PLANT PROTECTION

- .1 Protect trees and other plant material designated to remain on *site* and on adjacent properties where indicated on *Drawings*.
- .2 Protect trees and shrubs susceptible to damage during construction by encasing with protective wood framework from grade to height of two metres.
- .3 For trees designated to remain, protect roots inside dripline from disturbance or damage during excavation and grading. Avoid traffic, dumping and storage of materials over root zones.
- .4 Minimize stripping of topsoil and vegetation.

1.3 DUST AND
PARTICULATE CONTROL

- .1 Implement and maintain dust and particulate control measures in accordance with applicable regulatory requirements.
 - .2 Execute *Work* by methods that minimize dust from construction operations and spreading of dust on *site* or to adjacent properties.
 - .3 Provide temporary enclosures to prevent extraneous materials resulting from sandblasting or similar operations from contaminating air beyond immediate *Work* area.
 - .4 Cover or wet down dry materials and rubbish to prevent blowing dust and debris. Provide dust control for temporary roads.
 - .5 Use appropriate covers on trucks hauling fine,
-

dusty, or loose materials.

1.4 DEWATERING

- .1 Provide temporary drainage and pumping as necessary to dewater excavations, trenches, foundations, and other parts of the *Work*. Maintain such areas free of water arising from groundwater or surface run-off, as required to keep them stable, dry, and protected from damage due to flooding.
- .2 Maintain standby equipment necessary to ensure continuous operation of dewatering system.
- .3 Do not pump water containing suspended materials or other harmful substances into waterways, sewers or surface drainage systems. Treat or dispose of such water in accordance with applicable regulatory requirements

1.5 SITE DRAINAGE

- .1 Maintain grades to ensure proper *site* drainage.
- .2 Prevent surface water runoff from leaving the *site*
- .3 Prevent precipitation from infiltrating or from directly running off stockpiled waste materials. Cover stockpiled waste materials with an impermeable liner during periods of *Work* stoppage including at end of each *Working Day*.
- .4 Control surface drainage from cuts and fills, from borrow and waste disposal areas, from stockpiles, staging areas, and other *Work* areas as required to prevent erosion and sedimentation.
- .5 Control surface drainage by ensuring that gutters are kept open and water is not directed across or over pavements or sidewalks, except through pipes or properly constructed troughs. Ensure that runoff from unfinished areas is intercepted and diverted to suitable outlets.

1.6 POLLUTION
CONTROL

- .1 Take measures to prevent contamination of soil, water, and atmosphere through uncontrolled discharge of noxious or toxic substances and other pollutants, potentially causing environmental damage.

- .2 Be prepared, by maintaining appropriate materials, equipment, and trained personnel on *site*, to intercept, clean up, and dispose of spills or releases that may occur. Promptly report spills and releases that may occur to:
 - .1 Authority having jurisdiction,
 - .2 Person causing or having control of pollution source, if known, and
 - .3 *Owner and Consultant.*
 - .4 Contact manufacturer of pollutant, if known and applicable, to obtain safety data sheets (SDS) and ascertain hazards involved and precautions and measures required in cleanup or mitigating actions.
 - .5 Take immediate action to contain and mitigate harmful effects of the spill or release.

PART 2 - PRODUCTS

2.1 NOT USED .1 Not applicable.

PART 3 - EXECUTION

3.1 NOT USED .1 Not applicable.

PART 1 - GENERAL

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|---|----|--|
| 1.1 REGULATORY
<u>REQUIREMENTS</u> | .1 | Comply with applicable regulatory requirements when disposing of waste materials. |
| | .2 | Obtain permits from authorities having jurisdiction and pay disposal fees where required for disposal of waste materials and recyclables. |
| 1.2 CONSTRUCTION
WASTE MANAGEMENT
<u>AND DISPOSAL - GENERAL</u> | .1 | Keep <i>Work</i> , property, road surfaces, etc. in vicinity of the <i>Works</i> and in areas where Contractor's trucks will travel in a clean and orderly condition, free from excessive dirt, dust, snow, ice, rubbish, etc. at all times during the progress of the <i>Work</i> . |
| | .2 | Maintain trucks so that no spillage will occur. Before leaving the <i>Site</i> . Trim loads and free wheels of accumulations of soil. |
| | .3 | Keep <i>Site</i> free from accumulations of waste material and rubbish to prevent an unsightly or hazardous condition. On the completion of the <i>Works</i> clear away and remove from the <i>Site</i> all Construction Equipment, surplus materials, rubbish and temporary <i>Works</i> of every kind and leave the whole of the <i>Site</i> and <i>Works</i> in a condition that meets the <i>approval</i> of the <i>Consultant</i> . |
| | .4 | Do not dispose of volatile fluid wastes (such as mineral spirits, oil, or paint thinner) in storm or sanitary sewer systems or into streams or waterways. |
| | .5 | Dispose of debris and waste materials in accordance with the latest regulations respecting Solid Waste Resource Management issued by Nova Scotia Environment and Local Government, at no additional cost to the Contract. |
| | .6 | Dispose of all construction and demolition waste at an <i>approved</i> C&D waste disposal <i>site</i> . |
| | .7 | Where possible, divert construction and demolition waste to the appropriate recycling facilities. Minimize waste generated by the <i>Work</i> . |
| | .8 | Do not burn or bury waste materials at Place of the <i>Work</i> . |
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- .9 Cover or wet down dry waste materials to prevent blowing dust and debris.

1.3 PROGRESSIVE
CLEANING AND WASTE
MANAGEMENT

- .1 Maintain the *Work* in a tidy and safe condition, free from accumulation of waste materials and construction debris.
- .2 Provide appropriate, clearly marked, containers for collection of waste materials and recyclables. Locate containers as directed by the *Owner* and/or *Consultant*.
- .3 Remove waste materials and recyclables from *Work* areas, separate, and deposit in designated containers at end of each Working Day. Collect packaging materials for recycling or reuse.
- .4 Remove waste materials and recyclables from Place of the *Work* at regular intervals in order to maintain a clean and orderly *site*.

PART 2 - PRODUCTS

- 2.1 NOT USED .1 Not applicable.

PART 3 - EXECUTION

- 3.1 NOT USED .1 Not applicable.

PART 1 - GENERAL

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|--|----|---|
| <u>1.1 SUBSTANTIAL
PERFORMANCE OF THE
WORK</u> | .1 | Complete the prerequisites to, and the procedures for, attaining substantial performance of the Work, or similar such milestone as provided for in the lien legislation applicable to the Place of the Work. |
| <u>1.2 READY-FOR-
TAKEOVER</u> | .1 | The prerequisites to attaining <i>Ready-for-Takeover</i> of the Work are described in the General Conditions of the Contract. |
| <u>1.3 INSPECTION AND
REVIEW BEFORE
READY-FOR-TAKEOVER</u> | .1 | <i>Contractor's Inspection:</i> Before applying for the <i>Consultant's</i> review to establish <i>Ready-for-Takeover</i> of the Work: <ul style="list-style-type: none">.1 Ensure that the specified prerequisites to <i>Ready-for-Takeover</i> of the Work are completed..2 Conduct an inspection of the Work to identify defective, deficient, or incomplete work..3 Prepare a comprehensive and detailed list of items to be completed or corrected..4 Provide an anticipated schedule and costs for items to be completed or corrected. |
| | .2 | <i>Consultant's Review:</i> Upon receipt of the <i>Contractor's</i> application for review, together with the <i>Contractor's</i> list of items to be completed or corrected, the <i>Consultant</i> will review the Work. The <i>Consultant</i> will advise the <i>Contractor</i> whether or not the Work is <i>Ready-for-Takeover</i> and will provide the <i>Contractor</i> with a list of items, if any, to be added to the <i>Contractor's</i> list of items to be completed or corrected. Provide the <i>Consultant</i> with a copy of the <i>Contractor's</i> revised list. |
| | .3 | Maintain the list of items to be completed or corrected and promptly correct or complete defective, deficient and incomplete work. The <i>Contractor's</i> inspection and <i>Consultant's</i> review procedures specified above shall be repeated until the Work is <i>Ready-for-Takeover</i> and no items remain on the <i>Contractor's</i> list of items to be completed or corrected. |
| | .4 | When the <i>Consultant</i> determines that the Work is |

Ready-for-Takeover, the *Consultant* will notify the *Contractor* and the *Owner* in writing to that effect.

1.4 PREREQUISITES
TO FINAL PAYMENT

- .1 After *Ready-for-Takeover* of the *Work* and before submitting an application for final payment in accordance with the General Conditions of Contract:
- .1 Correct or complete all remaining defective, deficient, and incomplete work.
 - .2 Remove from the *Place of the Work* all remaining surplus *Products*, *Construction Equipment*, and *Temporary Work*.
 - .3 Perform final cleaning and waste removal necessitated by the *Contractor's* work performed after *Ready-for-Takeover*, as specified in Section 01 74 00 - Cleaning and Waste Management.

PART 2 - PRODUCTS

2.1 NOT USED

- .1 Not applicable.

PART 3 - EXECUTION

3.1 NOT USED

- .1 Not applicable.

PART 1 - GENERAL

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|--------------------------------|----|--|
| <u>1.1 WORK INCLUDED</u> | .1 | This section specifies the requirements for furnishing all materials, labour, tools and equipment and performing all operations necessary to complete the demolition and off Site disposal of the Chlorine building. |
| <u>1.2 REFERENCES</u> | .1 | Canadian Standards Association (CSA).
.1 CSA S350-M1980(R2003), Code of Practice for Safety in Demolition of Structures. |
| | .2 | 2015 National Building Code of Canada, Division B, Part 8. |
| <u>1.3 EXISTING CONDITIONS</u> | .1 | Items to be demolished or removed are to be based on their existing conditions. |
| <u>1.4 PROTECTION</u> | .1 | Support affected structures and, if safety of structure being demolished or adjacent structures or services appears to be endangered, cease operations and notify Consultant. |
| | .2 | Protect existing items designated to remain and items designated for salvage. In event of damage to such items, immediately replace or make repairs to approval of the Consultant and at no additional cost to Contract. |
| | .3 | Keep noise, dust and inconvenience to occupants and neighbours to a minimum. |
| | .4 | Do not allow demolition work to adversely affect adjacent watercourses, groundwater and wildlife, or contribute to excess air and noise pollution. If demolition affects above areas in the opinion of the Consultant the Contractor is to remediate affected areas at no additional cost to the Contract. |
| | .5 | Fires and burning of waste or materials is not permitted on site. |
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- .6 Do not bury waste or materials on site.
- .7 Prevent extraneous materials from contaminating air beyond application area, by providing temporary enclosures during demolition work.
- .8 Cover or wet down dry materials and waste to prevent blowing dust and debris.
- .9 Protect trees, plants and foliage on site and adjacent properties.

1.5 REGULATORY REQUIREMENTS

- .1 Perform demolition work in compliance with applicable Federal, Provincial and Municipal Regulations.

PART 2 - PRODUCTS

2.1 NOT USED

- .1 Not applicable.

PART 3 - EXECUTION

3.1 PREPARATION

- .1 Inspect site with Consultant and verify extent and location of items designated for removal, disposal, recycling, salvage, and items to remain.
 - .2 Locate and protect utilities. Preserve active utilities traversing site in operating condition.
 - .3 Shut off, disconnect, and cap yard piping scheduled to remain.
 - .4 Notify and obtain approval of utility companies before starting removals.
 - .5 Include any and all charges associated with coordinating the work by Power Utility or any utility affected by the Work in the Contract Price.
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- .6 Where directed to remove existing pipework, fittings, valves, and equipment supported at existing floors, remove associated pipe support structures, anchor bolts and related accessories.

3.2 SAFETY CODE

- .1 Observe construction safety measures of Provincial Government, including but not limited to the Occupational Health and Safety Act, provided that in any case of conflict or discrepancy the more stringent requirement will apply.
- .2 Store volatile waste in closed containers and remove from premises daily.
- .3 WHMIS:
 - .1 Comply with requirements of Workplace Hazardous Materials Information System (WHMIS) regarding use, handling, storage, and disposal of hazardous materials; and regarding labelling and provision of safety data sheets acceptable to Labour Canada and Health Canada.
- .4 Exercise pollution and environmental control measures as specified and as required during the Work.

3.3 REMOVAL FROM SITE

- .1 At end of each day's work, leave work in a safe and stable condition.
- .2 Stockpiling of demolition debris is permitted on a temporary basis as approved by the Consultant.
- .3 Removal of temporary stockpiled material will be required, if it is deemed by the consultant, to interfere with operations of the Owner.
- .4 Complete demolition in a manner to minimize dust. Keep materials wetted as directed by the Consultant.

3.4 SITEWORK ITEMS

- .1 Remove items as indicated. Do not disturb items designated to remain in place.

3.5 ELECTRICAL ITEMS

- .1 Remove and recycle electrical items to the greatest extent possible. Dispose of items not able to be

recycled off Site.

3.6 SALVAGE AND
DISPOSAL OF MATERIALS

- .1 Items not designated for reuse or relocation shall be disposed off site at authorized facilities. Confirm with the Owner prior to disposal, in case the Owner wishes to retain said items for spare parts.
- .2 Pay all costs and fees associated with the removal from site and disposal.

3.7 RESTORATION

- .1 Restore areas and existing works outside areas of demolition to match condition of adjacent, undisturbed areas.

3.8 CLEANUP

- .1 Upon completion of work, remove debris, trim surfaces, and leave work site clean.

PART 1 - GENERAL

1.1 DEFINITIONS

- .1 Dangerous Goods: product, substance, or organism that is specifically listed or meets hazard criteria established in Transportation of Dangerous Goods Regulations.
- .2 Hazardous Material: product, substance, or organism that is used for its original purpose; and that is either Dangerous Goods or a material that may cause adverse impact to environment or adversely affect health of persons, animals, or plant life when released into the environment.
- .3 Hazardous Waste: any Hazardous Material that is no longer used for its original purpose and that is intended for recycling, treatment or disposal.
- .4 Workplace Hazardous Materials Information System (WHMIS): Canada-wide system designed to give employers and workers information about Hazardous Materials used in workplace. Under WHMIS, information on Hazardous Materials is provided on container labels, safety data sheets (SDS), and worker education programs. WHMIS is put into effect by a combination of federal and provincial laws.
- .5 Work Area: the area where the removal of Hazardous Materials takes place.
- .6 Authorized Visitors: the Consultant or their designated representative, and representatives of regulatory agencies.

1.2 SUMMARY

- .1 A Hazardous building materials survey has been completed for the subject building by CBCL Limited and is attached as Appendix A herein. The analytical table notes asbestos identified in the white caulking, but it is below regulatory limits; there are concentrations of Lead & Mercury that exceeds the NS landfill disposal criteria; and there are concentrations of Leachable Lead that exceed NS landfill disposal criteria. The content and findings of this report is for general information purposes and are not necessarily representative of all hazardous building materials covered within the

scope of this project and may include hazardous building materials which will not be affected by the scope of this project. Any interpretations of their findings are at the sole discretion of the contractor and the Consultant assumes no liability for the reported hazardous building material sources and their associated quantities. It is the contractor's responsibility to confirm the accuracy of the sources and quantities indicated in the reports.

- .2 Metal containing paints (non-leachate hazardous) have been identified in the referenced Hazardous Building Materials Survey Reports.
 - .3 The Hazardous Building Materials Survey Report is not considered a complete schedule of all Hazardous Materials on the project site. Have the abatement subcontractor review the Hazardous Building Materials Survey Reports and the project site to determine the final quantities of Hazardous Materials which are to be managed as part of the Project Work.
 - .4 Have the abatement subcontractor consider materials of similar properties and characteristics to the Hazardous Materials identified in the Hazardous Building Materials Survey Reports as being hazardous.
 - .5 Where the abatement subcontractor questions whether or not a material is hazardous, at no additional expense to the Contract, provide additional sampling and testing of such materials.
 - .6 The Owner will not consider any increase in Contract Price where Hazardous Materials are identified in the Work that were not specifically identified in the Hazardous Building Materials Survey Reports, in this section or were otherwise accessible for inspection and testing during review of site.
 - .7 Inform work force that materials which contain asbestos and/or elevated levels of metals, mercury, PCBs, ODSs, crystalline silica and mould are present in the Work Area and to instruct them to employ appropriate safety precautions when handling these materials.
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- .8 Verify/calculate the amount of each hazardous product/material identified in the Hazardous Building Materials Survey Reports and include the removal and disposal of the identified materials or products which may be affected by the Work in the bid price. Materials containing Hazardous Materials may be found in parts of the building other than those described in the Hazardous Building Materials Survey Reports. Find and appropriately remove all Hazardous Materials which may be affected by the Project Work prior to conducting any other Work.
- .9 Comply with requirements of this Section when handling, packaging and transferring Hazardous Materials.
- .10 Spill response: have a plan in place and maintain sufficient equipment and materials on-site to respond to a discharge of Hazardous Materials which could occur during waste handling.

1.3 RELATED
SECTIONS

- .1 Lead Base Paint Abatement - Minimum Precautions Section 02 83 10.
- .2 Miscellaneous Hazardous Materials Abatement: Section 02 85 14.

1.4 REFERENCES

- .1 Canadian Environmental Protection Act, 1999 (CEPA, 1999):
 - .1 Export and Import of Hazardous Waste Regulations (SOR/2002-300)
- .2 Canadian Standards Association (CSA):
 - .1 CSA Z94.4-18, Selection, Use and Care of Respirators.
- .3 National Fire Code of Canada 2015.
- .4 Transportation of Dangerous Goods Act (TDG Act) 1992.
 - .1 Transportation of Dangerous Goods Regulations (TDGR), (SOR/2019-101).

1.5 SUBMITTALS

- .1 Submit Product Data in accordance with Section 01 33 00 - Submittal Procedures.

- .2 Submit to the Consultant current Safety Data Sheet (SDS) for each Hazardous Material required prior to bringing Hazardous Material on site.
- .3 Submit Hazardous Materials Management Plan to the Consultant that identifies all Hazardous Materials, their use, their location, personal protective equipment requirements, and disposal arrangements.
- .4 Submit to the Consultant all waste disposal manifests, weigh bills and all movement documents.

1.6 QUALITY ASSURANCE

- .1 Regulatory requirements: comply with federal, provincial and local requirements pertaining to Hazardous Materials, provided that in case of conflict among those requirements or with these specifications the more stringent requirement applies. Comply with regulations in effect at time work is performed.
- .2 Health and safety:
 - .1 Do construction occupational health and safety in accordance with the health and safety requirements herein.
 - .2 Health and safety precautions applicable to the following Hazardous Materials are located in their applications section:
 - .3 Paints with elevated metals: Section 02 83 10.
 - .4 Lead, mercury, PCB, ODS and crystalline silica: Section 02 85 14 Miscellaneous Hazardous Materials
- .3 Handle other Hazardous Materials according to federal, provincial and local safety requirements.
- .4 Eating, drinking, chewing, and smoking are not permitted when handling or disposing of Hazardous Waste.
- .5 Visitor Protection:
 - .1 Provide protective clothing and approved respirators to Authorized Visitors to Work Areas.
 - .2 Instruct Authorized Visitors in the use of protective clothing and respirators.
 - .3 Instruct Authorized Visitors in proper procedures to be followed in entering into and exiting from Work Area.

1.7 STORAGE AND
HANDLING

- .1 Co-ordinate storage of Hazardous Materials with the Consultant and abide by internal requirements for labelling and storage of materials and wastes.
- .2 Store and handle Hazardous Materials and wastes in accordance with applicable federal and provincial laws, regulations, codes, and guidelines.
- .3 Store and handle flammable and combustible materials in accordance with current National Fire Code of Canada requirements.
- .4 Observe smoking regulations at all times. Smoking is prohibited in any area where Hazardous Materials are stored, used, or handled.
- .5 Abide by the following storage requirements for quantities of Hazardous Materials and wastes in excess of 5kg for solids:
 - .1 Store Hazardous Materials and Hazardous Waste in closed and sealed containers which are in good condition.
 - .2 Label containers of Hazardous Materials and Hazardous Waste in accordance with WHMIS.
 - .3 Store Hazardous Materials and Hazardous Waste in containers compatible with that material or waste.
 - .4 Segregate incompatible materials and wastes.
 - .5 Do not mix different Hazardous Materials or Hazardous Waste.
 - .6 Store Hazardous Materials and Hazardous Waste in a secure storage area with controlled access.
 - .7 Maintain clear egress from storage area.
 - .8 Store Hazardous Materials and Hazardous Waste in a manner and location which will prevent them from being released into environment.
 - .9 Maintain inventory of Hazardous Materials and Hazardous Waste, including product name, quantity, and date when storage began.
 - .10 Have appropriate emergency spill response equipment available near the storage area, including personal protective equipment.
- .6 Only use personnel that have been trained in accordance with Workplace Hazardous Materials Information System (WHMIS) requirements.

- .7 Report incidents/accidents immediately to the Consultant. Submit a written report to the Consultant within 24 hours of incident/accident.

1.8 TRANSPORTATION

- .1 Transport Hazardous Materials and Hazardous Waste in accordance with Federal Transportation Of Dangerous Goods Act, Transportation Of Dangerous Goods Regulations, and Applicable Provincial Regulations.

1.9 DISCOVERY OF ASBESTOS

- .1 If in the course of the work asbestos is discovered in an area or building material not identified in the Contract Documents, stop work and immediately seek supplemental instructions for asbestos remediation practices from the Consultant.
- .2 Sources that may contain asbestos which were not sampled as part of the Hazardous Material Survey include, but are not limited to, materials inside wall/ceiling cavities and concrete block walls.

1.10 DISCOVERY OF OTHER HAZARDOUS METALS

- .1 Items that may contain elevated levels of metals or other Hazardous Materials include, but are not limited to: metal piping, mercury switches and lead flashing.

PART 2 - PRODUCTS

2.1 MATERIALS

- .1 Maintain current SDSs in proximity to where the materials are being used. Communicate this location to personnel who may have contact with Hazardous Materials.

PART 3 - EXECUTION

3.1 DISPOSAL

- .1 Dispose of Hazardous Waste and Hazardous materials in accordance with applicable federal, provincial and municipal acts, regulations, and guidelines.
- .2 Recycle Hazardous Wastes for which there is an approved, cost effective recycling process available.
- .3 Send Hazardous Wastes only to authorized Hazardous Waste disposal or treatment facilities.
- .4 Burning, diluting, or mixing Hazardous Wastes for purpose of disposal is prohibited.
- .5 Disposal of Hazardous Materials in waterways, storm or sanitary sewers, or in municipal solid waste landfills is prohibited.
- .6 Dispose of Hazardous Wastes in timely fashion in accordance with applicable provincial regulations.
- .7 Minimize generation of Hazardous Waste to maximum extent practicable. Take necessary precautions to avoid mixing clean and contaminated wastes.
- .8 Identify and evaluate recycling and reclamation options as alternatives to land disposal, such as:
 - .1 Hazardous Waste recycled in manner constituting disposal.
 - .2 Hazardous Waste with economically recoverable precious metals.
 - .3 Dispose of Hazardous Waste encountered during the Work at the appropriate handling facilities.

PART 1- GENERAL

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| <u>1.1 SUMMARY</u> | .1 | Comply with requirements of this Section when performing following Work: |
| | .1 | Removal of lead-containing coatings with a chemical gel or paste and fibrous laminated cloth wrap on walls, ceilings as indicated on in the hazardous materials report. |
| | .2 | Removal of lead-containing coatings or materials using a power tool with an effective dust collection system equipped with a HEPA filter on walls, ceilings. |
| | .3 | Removal of lead-containing coatings or materials with non-powered hand tool, other than manual scraping and sanding on walls, ceilings. |
| <u>1.2 RELATED REQUIREMENTS</u> | .1 | Section 02 81 01 - Hazardous Materials. |
| <u>1.3 REFERENCE STANDARDS</u> | .1 | Department of Justice Canada |
| | .1 | Canadian Environmental Protection Act, 1999 (CEPA). |
| | .2 | Health Canada |
| | .1 | Workplace Hazardous Materials Information System (WHMIS). |
| | .1 | Safety Data Sheets (SDS). |
| | .3 | Human Resources and Social Development Canada (HRSDC) |
| | .1 | Canada Labour Code Part II, - SOR 86-304 - Occupational Health and Safety Regulations. |
| | .4 | Transport Canada (TC) |
| | | Transportation of Dangerous Goods Act, 1992 (TDGA). |
| | .5 | U.S. Environmental Protection Agency (EPA) |
| | | EPA 747-R-95-007-1995, Sampling House Dust for Lead. |
| | .6 | U.S. Department of Health and Human Services/Centers for Disease Control and Prevention/National Institute for Occupational Safety and Health (NIOSH) NIOSH 94-113 - NIOSH |

Manual of Analytical Methods (NMAM), 4th Edition (1994).

- .7 U.S. Department of Labour - Occupational Safety and Health Administration (OSHA) - Toxic and Hazardous Substances
Lead in Construction Regulation - 29 CFR 1926.62-1993.
- .8 Underwriters' Laboratories of Canada (ULC)
- .9 Province of Nova Scotia
Occupational Health and Safety Act, S.N.S. - Updated 2013.

1.4 DEFINITIONS

- .1 HEPA vacuum: High Efficiency Particulate Air filtered vacuum equipment with a filter system capable of collecting and retaining fibres greater than 0.3 microns in any direction at 99.97% efficiency.
- .2 Authorized Visitors: Consultant or designated representatives.
- .3 Polyethylene: polyethylene sheeting or rip-proof polyethylene sheeting with tape along edges, around penetrating objects over cuts and tears, and elsewhere as required to provide protection and isolation. For protection of underlying surfaces from damage and to prevent lead dust entering in clean area.
- .4 Sprayer: garden reservoir type sprayer or airless spray equipment capable of producing mist or fine spray. Must be appropriate capacity for scope of work.
- .5 Action level: employee exposure, without regard to use of respirators, to airborne concentration of lead of 50 micrograms per cubic metre of air (50 ug/m³) calculated as 8-hour time-weighted average (TWA). Minimum precautions for lead abatement are based on airborne lead concentrations less than 0.05 milligrams per cubic metre of air for removal of lead based paint by methods noted in paragraph 1.1.
- .6 Competent person: the individual capable of identifying existing lead hazards in workplace taking corrective measures to eliminate them.

- .7 Lead dust: wipe sampling on vertical surfaces and/or horizontal surfaces, dust and debris is considered to be lead contaminated if it contains more than 40 micrograms of lead in dust per square foot.

1.5 ACTION AND INFORMATIONAL SUBMITTALS

- .1 Provide submittals in accordance with Section 01 33 00 - Submittal Procedures.
- .2 Provide proof satisfactory to the Consultant that suitable arrangements have been made to dispose of lead based paint waste in accordance with requirements of authority having jurisdiction.
- .3 Quality Control:
 - .2 Provide permits for transportation and disposal of lead based paint waste and proof that lead based paint waste has been received and properly disposed of.
 - .3 Provide proof satisfactory to the Consultant that employees have had instruction on hazards of lead exposure, respirator use, dress, and aspects of work procedures and protective measures.

1.6 QUALITY ASSURANCE

- .1 Regulatory Requirements: comply with Federal, Provincial, Territorial and local requirements pertaining to lead paint, provided that in case of conflict among those requirements or with these specifications more stringent requirement applies. Comply with regulations in effect at time work is performed.
 - .2 Health and Safety:
 - .4 Do construction occupational health and safety in accordance with Section 01 35 29.06 - Health and Safety Requirements.
 - .5 Safety Requirements: worker and visitor protection.
 - .1 Protective equipment and clothing to be worn by workers and visitors in work Area include:
 - .2 Eating, drinking, chewing, and smoking are not permitted in work area.
 - .3 Ensure workers wash hands and face when leaving work area. Facilities for washing are located as indicated on drawings.
-

.4 Visitor Protection:

- | | | |
|--------------------------------------|----|--|
| 1.7 WASTE MANAGEMENT
AND DISPOSAL | .1 | Separate waste materials for reuse and recycling in accordance with Section 01 74 00 - Cleaning and Waste Management. |
| | .2 | Handle and dispose of hazardous materials in accordance with CEPA, TDGA, Regional and Municipal regulations. |
| | .3 | Disposal of lead waste generated by removal activities must comply with Federal, Provincial, Territorial and Municipal regulations. Dispose of lead waste in sealed double thickness 0.15 mm bags or leak proof drums. Label containers with appropriate warning labels. |
| | .4 | Provide manifests describing and listing waste created. Transport containers by approved means to licensed landfill for burial. |
| 1.8 EXISTING
CONDITIONS | .1 | Reports and information pertaining to lead based paint to be handled, removed, or otherwise disturbed and disposed of during this Project are bound into this specification. |
| | .2 | Notify the Consultant of lead based paint discovered during Work and not apparent from drawings, specifications, or report pertaining to Work. Do not disturb such material until instructed by the Consultant. |
| 1.9 SCHEDULING | .1 | Not later than two days before beginning Work on this Project notify following in writing: <ul style="list-style-type: none"> .1 Appropriate Regional or Zone Director of Medical Services Branch, Health Canada. .2 Provincial Ministry of Labour. .3 Disposal Authority. .4 Environment Council of Ontario (EACO). |
| | .2 | Inform sub trades of presence of lead-containing materials identified in Existing Conditions. |
| | .3 | Provide the Consultant copy of notifications prior to start of Work. |
-

1.10 PERSONNEL
TRAINING

- .1 Provide the Consultant satisfactory proof that every worker has had instruction and training in hazards of lead exposure, in personal hygiene, in aspects of work procedures, and in use, cleaning, and disposal of respirators.
- .2 Instruction and training related to respirators includes, at minimum:
 - .6 Proper fitting of equipment.
 - .7 Inspection and maintenance of equipment.
 - .8 Disinfecting of equipment.
 - .9 Limitations of equipment.
- .3 Instruction and training must be provided by competent, qualified person.
- .4 Supervisory personnel to complete required training.

PART 2 - PRODUCTS

2.1 MATERIALS

- .1 Polyethylene 0.15 mm thick unless otherwise specified; in sheet size to minimize joints.
- .2 Tape: fibreglass - reinforced duct tape suitable for sealing polyethylene under dry conditions and wet conditions using amended water.
- .3 Slow - drying sealer: non-staining, clear, water - dispersible type that remains tacky on surface for at least 8 hours and designed for purpose of trapping residual lead paint residue.
- .4 Lead waste containers: metal fibre type acceptable to dump operator with tightly fitting covers and 0.15 mm thickness sealable polyethylene liners.
 - .1 Label containers with pre-printed bilingual cautionary Warning Lead clearly visible when ready for removal to disposal site.

PART 3 - EXECUTION

3.1 SUPERVISION

- .1 One (1) Supervisor for every ten (10) workers is required.
-

- .2 Supervisor must remain within work area during disturbance, removal, or handling of lead based paints.

3.2 PREPARATION

- .1 Remove and store items to be salvaged or reused.
 - .1 Protect and wrap items and transport and store in area specified by the Consultant.
 - .2 Work Area:
 - .1 Shut off and isolate HVAC system to prevent dust dispersal into other building areas. Conduct smoke tests to ensure duct work is airtight.
 - .2 Pre-clean fixed casework and equipment within work area, using HEPA vacuum and cover and seal with polyethylene sheeting and tape.
 - .3 Clean work area using HEPA vacuum. If not practicable, use wet cleaning method. Do not raise dust.
 - .4 Seal off openings with polyethylene sheeting and seal with tape.
 - .5 Protect floor surfaces covered from wall to wall with polyethylene sheets.
 - .6 Maintain emergency fire exits or establish alternatives satisfactory to Authority having jurisdiction.
 - .7 Where water application is required for wetting lead containing materials, provide temporary water supply appropriately sized for application of water as required.
 - .8 Provide electrical power and shut off for operation of powered tools and equipment. Provide 24 volt safety lighting and ground fault interrupter circuits on power source for electrical tools, in accordance with applicable CSA Standard. Ensure safe installation of electrical cables and equipment.
 - .3 Do not start work until:
 - .1 Arrangements have been made for disposal of waste.
 - .2 Tools, equipment, and materials waste containers are on site.
 - .3 Arrangements have been made for building security.
 - .4 Notifications have been completed and preparatory steps have been taken.
-

3.3 LEAD ABATEMENT

- .1 Removal of lead-containing coatings with a chemical gel or paste and fibrous laminated cloth wrap; or removal equipped with HEPA filters; or removal with using power tools non-powered hand tool, other than manual scraping and sanding.
- .2 Remove lead based paint in small sections and pack as it is being removed in sealable 0.15 mm plastic bags and place in labelled containers for transport.
- .3 Seal filled containers. Clean external surfaces thoroughly by wet sponging. Remove from immediate working area to staging area. Clean external surfaces thoroughly again by wet sponging. Wash containers thoroughly pending removal to outside. Ensure containers are removed by workers who have entered from uncontaminated areas dressed in clean coveralls.
- .4 After completion of stripping work, wire brush and wet sponge surface from which lead based paint has been removed to remove visible material. During this work keep surfaces wet.
- .5 After wire brushing and wet sponging to remove visible lead based paint, and after encapsulating lead containing material impossible to remove, wet clean entire work area, and equipment used in process. After inspection by the Consultant apply continuous coat of slow drying sealer to surfaces of work area. Do not disturb work area for 8 hours no entry, activity, ventilation, or disturbance during this period.

3.4 INSPECTION

- .1 Perform inspection to confirm compliance with specification and governing authority requirements. Deviations from these requirements not approved in writing by the Consultant will result in work stoppage, at no cost to Owner.
 - .2 The Consultant will inspect work for:
 - .1 Adherence to specific procedures and materials.
 - .2 Final cleanliness and completion.
 - .3 No additional costs will be allowed by Contractor for additional labour or materials required to provide specified performance level.
-

3.5 LEAD SURFACE
SAMPLING - WORK
AREAS

- .1 Final lead surface sampling to be conducted as follows:
 - .1 After work area has passed a visual inspection for cleanliness approved and accepted by the Consultant. Apply coat of lock-down agent to surfaces within enclosure, and appropriate setting period of 8 hours has passed, the Consultant will perform lead wipe sampling.
 - .1 Final lead wipe sampling results from horizontal and vertical surfaces must show lead levels of less than 40 micrograms of lead in dust per square foot. Samples collected and analyzed in accordance with EPA 747-R-95-007.
 - .2 If wipe sampling results show levels of lead in excess of 40 micrograms per square foot, re-clean work area at contractor's expense and apply another acceptable coat of lock-down agent to surfaces.
 - .3 Repeat as necessary until fibre levels are less than 40 micrograms per square foot.

3.6 FINAL CLEANUP

- .1 Following cleaning and when lead wipe surfaces sampling are below acceptable concentrations, proceed with final cleanup.
- .2 Remove polyethylene sheet by rolling it away from walls to centre of work area. Vacuum visible lead containing particles observed during cleanup, immediately, using HEPA vacuum.
- .3 Place polyethylene sheets, tape, cleaning material, clothing, and contaminated waste in plastic bags and sealed labelled waste containers for transport.
- .4 Conduct final check to ensure no dust or debris remains on surfaces as result of dismantling operations.

PART 1 - General

1.1 SUMMARY

- .1 Remove and dispose of all lead, mercury, and silica containing materials, as identified in Section 02 81 01 and in the referenced reports, which are to be affected by the Project Work. Quantities, where presented, are estimated. Accurately verify/calculate the amount of lead, mercury, and silica containing materials which may be affected by the Work in the bid price. Materials containing lead, mercury, and silica may be present in other parts of the building. Locate, handle, remove and dispose of all materials to be affected by the Work appropriately.
- .2 Comply with requirements of this Section when performing the following Work:
 - .1 Handling, packaging, and transferring materials containing lead, mercury, and silica as noted in Section 02 81 01.
 - .2 Spill response: conduct spill response training and have a plan in place and maintain sufficient equipment and materials on-site to respond to a discharge of materials which occurs during waste handling.

1.2 RELATED SECTIONS

- .1 Hazardous Materials: Section 02 81 01.
- .2 Lead Based Paint Abatement - Minimum Precautions: Section 02 83 10.

1.3 REFERENCE

- .1 Handbook on PCBs in Electrical Equipment, Environment Canada, 1988.
 - .2 Guidelines for the management of waste containing Polychlorinated Biphenyl (PCBs), EPS 9/HA/1, September 1989.
 - .3 Identification of Lamp Ballasts Containing PCBs, Environment Canada's Document (EPS2/CC/2, August 1991).
-

- .4 Canadian Council of Ministers of the Environment
Canada-Wide Standard for Mercury Containing
Lamps, 2001.
- .5 Canada Occupational Health and Safety Regulations
Part X, Hazardous Substances, SOR/2002-208, Under
Canada Labour Code
- .6 Transportation of Dangerous Goods Act (TDG Act)
1992.
.1 Transportation of Dangerous Goods
Regulations (TDGR), (SOR/2019-101).
- .7 Canada Occupational Health and Safety
Regulations, SOR/86-304
- .8 Canadian Environmental Protection Act, 1999 (SC
1999, C 33)
- .9 Nova Scotia Silica Exposure Limits.
- .10 Ontario Ministry of Labour, Occupational Health
and Safety Branch. April 2011. Guidelines -
Silica on Construction Projects.
- .11 Guidelines for Disposal of Contaminated Solids in
Landfills, May 10, 2016, Nova Scotia Department
of Environment.
- .12 Solid Waste-Resource Management Regulations, Nova
Scotia Department of Environment.

1.4 REMOVAL QUALIFICATIONS

- .1 Use qualified electricians for removal of
light ballasts.
- .2 Where contact with hazardous materials is
expected, instruct personnel in handling
procedures, safety precautions, use of safety
equipment and applicable provincial federal
legislation and regulations.

1.5 MANAGEMENT OF WASTES

- .1 Provide appropriate containers for use in the
transportation and disposal of mercury-containing
materials and equipment.
 - .2 Provide the containers for use in the
transportation and disposal of lead containing
materials and equipment.
-

- .3 Pick-up and deliver the containers from and to the proposed hazardous materials handling facility.
- .4 All other containers and the disposal of all other hazardous and non-hazardous materials is the responsibility of the Contractor unless indicated otherwise in this and other sections of the specifications.

1.6 REGULATORY REQUIREMENTS

- .1 Comply with the following:
 - .1 Canadian Environmental Protection Act (Canada) and pursuant regulations.
 - .2 Transportation of Dangerous Goods Act (Canada).
 - .3 All other legislation and regulations which apply to the performance of the Work of this section.

1.7 HANDLING AND WORKER PROTECTION

- .1 Follow Provincial and Federal regulations relating to proper personal protective equipment and Work procedures for removal, handling, and disposal of hazardous materials; provided that in case of conflict among these requirements or with these specifications the more stringent requirements applies. Comply with regulations in effect at the time the Work is performed.
- .2 Provide workers with additional protective clothing and equipment where contact with hazardous materials may occur. Provide clothing and equipment appropriate for the potential level of exposure.
- .3 Inform personnel removing hazardous materials of the hazards associated with exposure to the materials and the procedures to be followed if they come in contact with the hazardous material.

PART 2 - PRODUCTS

2.1 MATERIALS

- .1 Polyethylene Sheeting: 6 mil (0.15 mm) minimum thickness unless otherwise specified.
- .2 Hazardous waste bags: minimum 0.15 mm thick polyethylene bags complete with wire ties. All

hazardous waste, as well as materials contaminated with Hazardous Materials as defined in Section 02 81 01, must be double bagged. Each bag must be wire-tie closed.

PART 3 - EXECUTION

- | | | |
|------------------------|----|---|
| <u>3.1 PREPARATION</u> | .1 | Maintain emergency and fire exits from Work area. |
|------------------------|----|---|
-
- | | | |
|--|----|---|
| <u>3.2 REMOVAL OF MERCURY-CONTAINING MATERIALS</u> | .1 | Identify all mercury-containing materials and submit to the Consultant a list of the mercury contaminated materials identified in the Work area and a map of the Work site identifying their locations. |
| | .2 | For materials containing mercury, follow provincial and federal regulations regarding removals with respects to respiratory gear, proper clothing, handling of materials, ventilation, etc. Submit the procedure for handling these materials to the Consultant prior to removals. |
| | .3 | Provide all workers with an orientation to the project including a discussion of exposure, routes, the toxicity of mercury, and the protective equipment to be used during removals. These procedures will also include the hazards associated with mercury spills and the proper method of clean up if a spill occurs and the medical procedures used by the worker if the spilled mercury comes in contact with the worker's skin. |
| | .4 | Carefully remove all materials containing mercury (fluorescent/HID light tubes, mercury filled vials in thermostats and switches) from their operating position with special attention not to damage the container holding the mercury material and to avoid having mercury come in contact with the worker. Carefully place items containing mercury in a 0.15 mm thick plastic bag, double bagged and sealed tightly with a wire tie or alternately may be wrapped in polyethylene sheeting and sealed with tape. |
| | .5 | Properly dispose of mercury-containing materials. |
-

- 3.3 REMOVAL OF OTHER
HAZARDOUS MATERIALS
- .1 Remove, handle and dispose of all other Hazardous Materials present in the structures including but not limited to lead, ODS and silica, in accordance with requirements of authorities having jurisdiction, unless specified.
 - .2 Stockpiling of hazardous waste on site is prohibited unless authorized by the Owner, or provincial and federal environmental departments.
 - .3 Utilize appropriate methods and personal protection measured when disturbing other hazardous materials. Any disruption to silica containing products must be done in such a way to ensure that the exposure criteria for silica does not exceed the applicable guideline.

Appendix A

Hazardous Materials Analytical Table

TABLE 1:		ASBESTOS-CONTAINING MATERIALS - ANALYTICAL RESULTS									
Building:		Lunenburg Chlorination Building									
Location:		Lunenburg, Nova Scotia									
Sample #	Floor	Room	System	Sample Description	Covering	Access	Visible	Friable/Non-Friable/Potentially Friable	Condition	Asbestos Present, Total % Asbestos	CBCL Comments
										Guideline - 0.5 ¹	
CBCL Limited Survey											
Interior											
AS-01	1	Room 01	Ceiling	Drywall Joint Compound	Paint	A	Yes	Potentially Friable	Good	None Detected	
AS-02	1	Room 01	Walls	Drywall Joint Compound	Paint	A	Yes	Potentially Friable	Good	None Detected	
AS-03	1	Room 01	Walls	Drywall Joint Compound	Paint	A	Yes	Potentially Friable	Good	None Detected	
AS-04	1	Room 01	Walls	Drywall Joint Compound	Paint	A	Yes	Potentially Friable	Good	None Detected	
AS-05	1	Room 02	Ceiling	Drywall Joint Compound	Paint	A	Yes	Potentially Friable	Good	None Detected	
AS-06	1	Room 02	Walls	Drywall Joint Compound	Paint	A	Yes	Potentially Friable	Good	None Detected	
AS-07	1	Room 02	Walls	Drywall Joint Compound	Paint	A	Yes	Potentially Friable	Good	None Detected	
AS-08	1	Room 01	Window	White Caulking Material	None	A	Yes	Non-Friable	Good	<0.25% Chrysotile	
Exterior											
AS-09	1	Building Exterior	Wood Siding, Wall	White Caulking Material	None	A	Yes	Non-Friable	Good	None Detected	
AS-10	1	Building Exterior	Wood Siding, Wall	Barrier Tar Paper	Wood Siding	D	No	Non-Friable	Good	None Detected	
AS-11	Roof	Building Exterior	Roof	Roof Shingle	None	C Exp	Yes	Non-Friable	Good	None Detected	
AS-12	Roof	Building Exterior	Roof	Tar Paper	Shingles	D	No	Non-Friable	Good	None Detected	

Notes:

¹: Nova Scotia Department of Labour and Advanced Education's *Asbestos in the Workplace: A Guide to Assessment & Management of Asbestos in the Workplace* defines an asbestos-containing material as one that contains 0.5% asbestos by weight.

Bold and Shaded	Exceeds guideline and is therefore considered an asbestos containing material.
Bold	Asbestos identified below regulatory guidelines
NAD	No asbestos detected

TABLE 2:		METAL CONTAINING PAINTS/COATINGS - ANALYTICAL RESULTS												
Building:		Lunenburg Chlorination Building												
Location:		Lunenburg, Nova Scotia												
Sample #	Floor	Room	System	Sample Description	Access	Condition	Metals	Lead	Leachable Lead	Mercury	Leachable Mercury	Arsenic	Leachable Arsenic	CBCL Comments
							Units	mg/kg	mg/L	mg/kg	mg/L	mg/kg	mg/L	
							Disposal Guideline	90 ¹ 1000 ³	5 ³	10 ^{1,3}	0.1 ³	12 ² 50 ³	5 ³	
CBCL Limited Survey Findings (December 2021)														
PS-01	1	Room 01/02	Ceiling	White Paint	A	Good to Fair		13	N/A	19	0.0022	<10	N/A	
PS-02	1	Room 01/02	Walls	Tan Paint	A	Good to Fair		9.9	N/A	28	0.0071	<10	N/A	
PS-03	1	Room 01/02	Trim	Dark Grey Paint	A	Good		9.8	N/A	1.5	N/A	<10	N/A	
PS-04	1	Room 01/02	Floor	Light Grey Paint	A	Good to Fair		11000	6.5	17	0.018	11	N/A	
PS-05	1	Building Exterior	Trim	Dark Blue Paint	A	Good to Fair		8500	0.6	24	0.00062	<10	N/A	
PS-06	1	Building Exterior	Wood Siding	White Paint	A	Good		76	N/A	3.4	N/A	<10	N/A	

Notes:
¹ Surface Coating Material Regulations (SOR/2016-193)
² CCME Soil Quality Guideline for the Protection of Human Health
³ NSE Guidelines for Disposal of Contaminated Solids in Landfills
N/A – Not applicable as samples not submitted for analysis

Condition:
Good - No visible damage; paint well adhered to substrate
Fair - Cracking and scaling visible, damage repairable
Poor - Bubbling and flaking paint; damage irreparable

Access:

A - Accessible to all building occupants

B - Accessible to maintenance staff

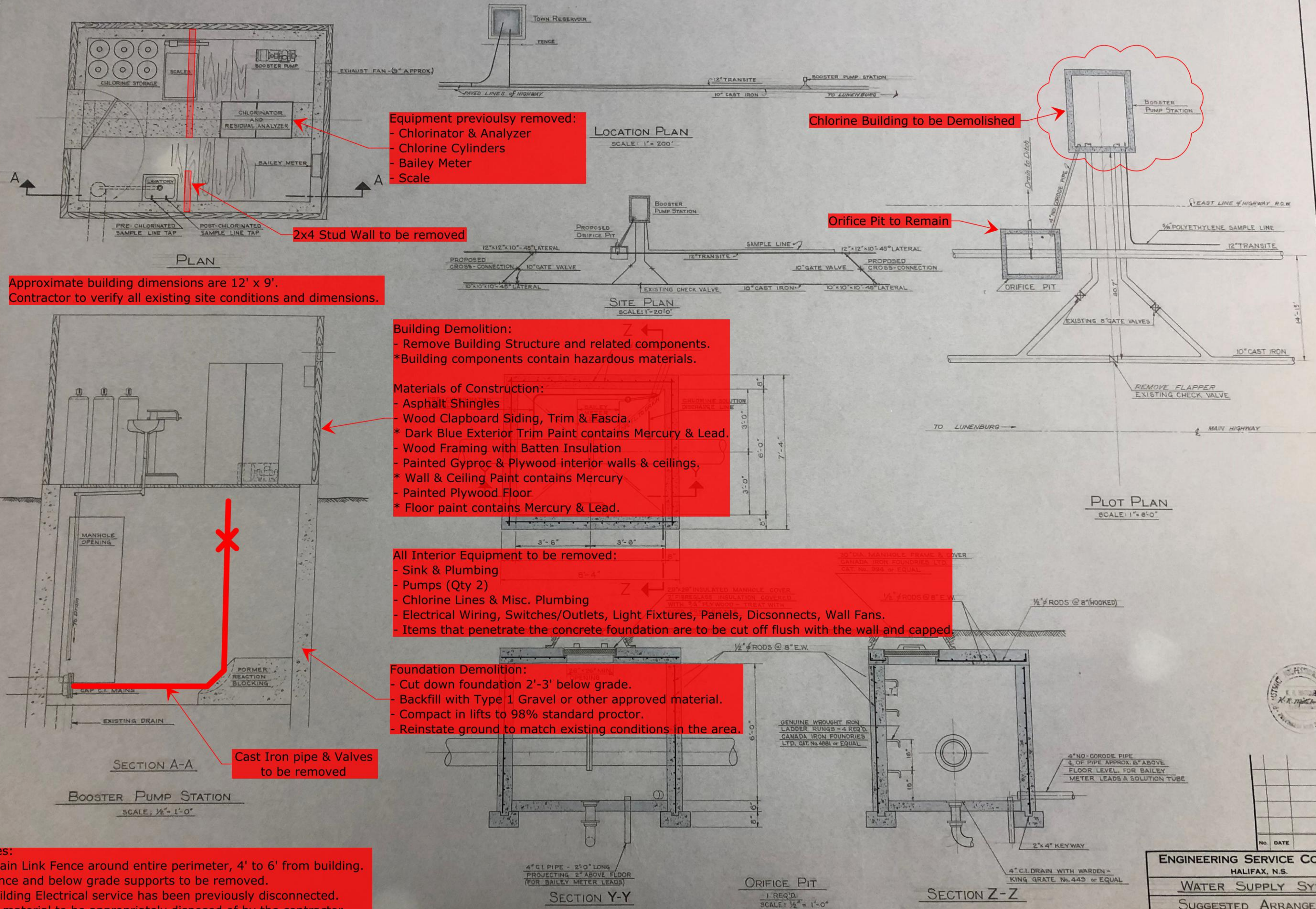
C - Accessible to maintenance staff with ladder (as present above 8 ft)

D - Not accessible (behind solid wall/ceiling)

Bold	Concentration of extractable metal exceeds referenced H&S guideline
Bold	Concentration of extractable metal exceeds NS Landfill Disposal Criteria
Bold and Underlined	Concentration of leachable metal exceeds NS Landfill Disposal Criteria (leachate hazardous)

Appendix B

Drawing



Approximate building dimensions are 12' x 9'.
Contractor to verify all existing site conditions and dimensions.

Equipment previously removed:
- Chlorinator & Analyzer
- Chlorine Cylinders
- Bailey Meter
- Scale

2x4 Stud Wall to be removed

Chlorine Building to be Demolished

Orifice Pit to Remain

Building Demolition:
- Remove Building Structure and related components.
* Building components contain hazardous materials.

Materials of Construction:
- Asphalt Shingles
- Wood Clapboard Siding, Trim & Fascia.
* Dark Blue Exterior Trim Paint contains Mercury & Lead.
- Wood Framing with Batten Insulation
- Painted Gyproc & Plywood interior walls & ceilings.
* Wall & Ceiling Paint contains Mercury
- Painted Plywood Floor
* Floor paint contains Mercury & Lead.

All Interior Equipment to be removed:
- Sink & Plumbing
- Pumps (Qty 2)
- Chlorine Lines & Misc. Plumbing
- Electrical Wiring, Switches/Outlets, Light Fixtures, Panels, Disconnects, Wall Fans.
- Items that penetrate the concrete foundation are to be cut off flush with the wall and capped.

Foundation Demolition:
- Cut down foundation 2'-3' below grade.
- Backfill with Type 1 Gravel or other approved material.
- Compact in lifts to 98% standard proctor.
- Reinstate ground to match existing conditions in the area.

Cast Iron pipe & Valves
to be removed

Notes:
- Chain Link Fence around entire perimeter, 4' to 6' from building.
- Fence and below grade supports to be removed.
- Building Electrical service has been previously disconnected.
- All material to be appropriately disposed of by the contractor.
- Yard piping to remain. Confined space entry will be required to isolate pipes.

0	ISSUED FOR TENDER	APR 29/22	BH
No.	Description	Date	By

Revision or Issue



TOWN OF LUNENBURG

CHLORINE BUILDING DEMOLITION

TOL2022004

DEMOLITION PLAN



CBCL No.	211045.00	Contract No.	
Date	APR 7/22	Scale	NTS
Designed	BH	Drawn	AG
Checked	AB	Approved	BH
Sheet No.	1	of	1
Drawing No.	001		