

Part 1 General

1.1 UNIT OR LUMP SUM PRICE

- .1 The total contract amount is broken down into a description of the work paid on a lump sum basis (lump sum price schedule) and the work paid on a unit price basis (schedule of unit prices included).
- .2 The total bid includes, in addition to the contract amount, an allocation for optional work, paid on a lump sum basis, which is broken down in the "Lump Sum Price Schedule - Optional ". This allocation is used to determine the unit cost of additional work that could be required exclusively by the Departmental Representative.
- .3 The total bid includes, in addition to the contract amount, an allocation for optional work, paid on a unit price basis, which is broken down in the "Unit Price Schedule - Optional". This allocation is used to determine the unit cost of additional work that could be required exclusively by the Departmental Representative.
- .4 Each of the broken down unit or lump sum prices shall include all expenses, all work, disbursements, payments, direct or indirect costs, mobilization, demobilization; Contractor's actions and deeds, and all liabilities, obligations, omissions and errors related to the performance of this work. These prices also include the transportation and roll-out of materials, as well as all the costs of doing business: administration, insurance, contributions, interest, rent, taxes and other incidental expenses. Prices must cover the losses and damages resulting from the nature of the work, the fluctuation of prices and wages, business risk, strikes, delays not caused by the Departmental Representative, restrictions on transport, accidents and the action of natural forces.

1.2 DEFINITIONS

- .1 Lump sum price (fixed): work is globally determined with accuracy and in detail and a price is agreed upon and accepted by both parties.
- .2 Unit price: work specifications are determined accurately and in detail and all quantities on the bid form are estimates.

1.3 DESCRIPTION OF ITEMS IN THE LUMP SUM PRICE SCHEDULE

- .1 Site layout and demobilization
 - .1 Item 1) includes temporary signage, flaggers, construction trailers, relocating traffic signs, dust abatement, protection of existing utilities, all the elements described in this section and all requirements described in Division 1 (General Requirements) of this specification, including work site demobilization This item finally includes all other work not included in other items of the bid form.
 - .2 Payment of this item to be made as follows:
 - .1 25% with the first monthly payment.
 - .2 50% evenly distributed among payments of subsequent steps.

- .3 25% with the payment at issuance of the "Certificate of substantial (provisional) completion".
- .2 Excavation, borings, backfilling and site remediation at the end of work
 - .1 Item 2) includes all the work involved with excavation as shown on the drawings, cross sections, elevations and details, lawn removal, stripping of top soil and hard surfaces, saw cuts into concrete sidewalks and required patching for the new drains at the base of the downspouts located in the sunken court, borings for grounding the new lightning protection system, dewatering and drainage of excavation bottoms, backfilling with specified materials for the new stone bed at the base of the downspouts located in the backyard, as well as returning the grounds in good condition (lawn and landscaping). This item also includes the stockpiling of materials for environmental characterisation, and the removal and disposal off site of non-contaminated materials in excess, and any incidental expense. Costs related to preservation of the historic and archaeological character of the site specified in Section 01 11 01 (Work Related General Information) are also included in this item.
- .3 Removal of hazardous substances
 - .1 Item 3) includes all precautions to be implemented as required for the removal of the painted galvanized steel roofing and accessories (work described in Section 02 83 10 - Lead Abatement - Minimum Precautions), the removal of the fire separation in the attic (work described in Section 02 82 00.01- Asbestos Abatement - Minimum Precautions) and the removal of the wood framing components damaged by water and moulds (02 85 00.02 - Mould Remediation - Medium Precautions). This item also includes the disposal off of contaminated materials, and any incidental expense.
- .4 Chimney pots
 - .1 Item 4) includes the removal of the vermiculite which fills a number of smoke shafts, supply and installation of new clay chimney pots, and any incidental expense.
- .5 Concrete copings
 - .1 Item 5) includes the removal of the existing concrete copings, the recording of the original stone copings (still in place underneath), the removal and disposal off site of non-contaminated materials in excess, the survey of existing and special conditions, preparation of shop drawings and samples, supply and placement of new reinforced concrete copings, including the anchors required for the new fall protection system, the plywood panels, membrane and stainless steel flashing for waterproofing the copings as a whole, as well as any incidental expense
- .6 Chimney stalks

- .1 Item 6) includes supplying all the required equipments, materials and labour, raking of mortar joints in the zone to be dismantled, measuring stones to be replaced and noting data in the schedules provided in the architectural drawings, dismantling the masonry elements (limestone and sandstone veneers, masonry core behind and brick smoke shafts) of the existing chimney stalks to sound masonry or in accordance with depths and heights as indicated, the removal and storage as required, the disposal off site of materials in excess not reusable for reconstructing masonry cores and for filling the openings in the attic floor, preparation of shop drawings and samples, supply and dressing of new veneer units in limestone and sandstone, of a new masonry core and new brick smoke shafts, installation of specified anchors, placing mortar and repointing of the surfaces (reconstruction of the chimney as indicated), as well as the repointing of the sandstone veneer kept in place around the chimneys on depth and height indicated. Cost of work also includes protection of the structures during curing, cleaning of the surfaces at the end of work, and any incidental expense.
- .7 Other exterior masonry work
 - .1 Item 7) includes repairing the stone veneer following the removal of the existing downspouts and conductive cables, therefore the supply and installation of repair mortar to fill in holes, and any incidental expense.
- .8 Other interior masonry work
 - .1 Item 8) includes filling in the existing irregular openings in the attic masonry floor with stones recycled from the dismantled chimney stalks, filling in with bricks the openings in the existing fire wall to ensure its integrity and fire resistance, and any incidental expense.
- .9 Roofing
 - .1 Item 9) includes removing the existing roofing and accessories (ladder, lightning protection system), supplying and installing new plywood panels, membrane, wood battens and new copper roofing, and any incidental expense.
- .10 Ventilation and vents
 - .1 Item 10) includes modifying the existing vents located in the attic and those attached to the façades, painting the latter, cutting new openings in the roof decking to install new fans, drilling new ventilation openings into the existing wood, the removal and disposal off site of non-contaminated materials in excess, the survey of existing and special conditions, preparation of shop drawings and samples, supplying new copper roof fans and vents, and any incidental expense.
- .11 Roof hatches
 - .1 Item 11) includes dismantling existing roof hatches, the removal and disposal off site of non-contaminated materials in excess, the survey of existing and special conditions, preparation of shop drawings and samples, supplying and installing the new copper covered roof hatches, and any incidental expense.
- .12 Gutters

- .1 Item 12) includes removing, repairing and reinstalling the existing wrought iron brackets, supplying and installing one new wrought iron bracket replicating the existing ones, the survey of existing and special conditions, preparation of shop drawings and samples, supplying and installing new copper gutters (three different types) and leaf guards, and any incidental expense.
- .13 Downspouts
 - .1 Item 13) includes the survey of existing and special conditions, preparation of shop drawings and samples, supplying and installing new copper downspouts and stainless steel hangers, and any incidental expense
- .14 Framing
 - .1 Item 14) includes removing the existing wood frame components that are damaged by water and moulds (roof trusses, purlins and decking), the survey of existing and special conditions, preparation of shop drawings and samples, supplying and installing wood splicing and new framing components as required. This also includes supplying and installing protection panels on top of original carpenters' signatures, and any incidental expense.
- .15 Fire separation
 - .1 Item 15) includes removing the existing fire separation in the attic, the survey of existing and special conditions, preparation of shop drawings and samples supplying and installing a new fire separation and a new door, relocating the existing hardware, and any incidental expense.
- .16 Heat detection
 - .1 Item 16) includes removing the two existing fire detection networks in the attic, the removal and disposal off site of materials in excess, the survey of existing and special conditions, preparation of shop drawings and samples, supplying and installing two new heat detection networks, all connections to the existing fire protection systems, drilling and patching of interior finishes, and any incidental expense.
- .17 Electrical
 - .1 Item 17) includes the removal of existing components that are no longer required, the removal and disposal off site of materials in excess, the survey of existing and special conditions, preparation of shop drawings and samples, supplying and installing new electrical fixtures as indicated on the electrical drawings, the extension of the existing access control (door contact) to new door in the fire separation, and any incidental expense.
- .18 Heating cables
 - .1 Item 18) includes temporarily removing some sections of heating cables to allow for roofing work, the removal and disposal off site of materials in excess, the survey of existing and special conditions, preparation of shop drawings and samples, reinstalling these sections of heating cables, supplying and installing new heating cables, all connections to the existing electrical systems, and any incidental expense.

- .19 Lightning protection system (conventional system)
 - .1 Item 19) includes removing the existing system, the removal and disposal off site of materials in excess, the survey of existing and special conditions, preparation of shop drawings and samples, supplying and installing a new lightning protection system in the southern half of the roof (work described in Section 26 41 13 - Lightning Protection for Structures and the architectural drawings), and any incidental expense.
- .20 Lightning protection system (Early Streamer Emission)
 - .1 Item 20) includes the survey of existing and special conditions, preparation of shop drawings and samples, supplying and installing a new lightning protection system in the northern half of the roof (work described in Section 26 41 13.01 – Early Streamer Emission Lightning Protection System and the architectural drawings), and any incidental expense.
- .21 Fall protection systems
 - .1 Item 21) includes removing the existing lifeline, the removal and disposal off site of materials in excess, the survey of existing and special conditions, preparation of shop drawings and samples, supplying and installing of the new fall protection systems (work described in the drawings of this specialty), and any incidental expense.

1.4 DESCRIPTION OF ITEMS IN THE LUMP SUM PRICE SCHEDULE – OPTIONAL

- .1 Item A22) includes the MAXIMUM precautions to be implemented for removing the lead contaminated mortar during the dismantlement of the existing chimney stacks (work described in Section 02 83 12 - Lead Abatement - Maximum Precautions). This option will be retained only if the balanced average exposure value measured at the beginning of the work exceeds the standard.
- .2 Item 23) includes soil disposal following the excavation required to put place the new stone beds at the base of some of the water leaders, should lab tests indicate that this soil is contaminated.

1.5 DESCRIPTION OF ITEMS IN THE UNIT PRICE SCHEDULE - OPTIONAL

- .1 Item 24) will be paid per square metre (m²) surface area of replaced sandstone veneer. The unit price includes supplying the stone and any incidental expense.
- .2 Item 25) will be paid per square metre (m²) surface area of replaced brick veneer. The unit price includes supplying the brick and any incidental expense.
- .3 Item 26) will be paid per square metre (m²) surface area of repointed sandstone veneer. The unit price includes raking additional masonry joints identified on site by the Departmental Representative, disposal off site of materials in excess, measuring of joints to be repointed, preparing samples, jointing and finishing in stages, supplying equipments, materials (such as mortar) and labor, and any incidental expense (such as scaffolding or other installation).

- .4 Item 27) will be paid per square metre (m²) surface area of replaced sandstone veneer. The unit price includes raking masonry joints, removing additional stones identified on site by the Departmental Representative, disposal off site of materials in excess, measuring of stones to be replaced, preparing shop drawings, preparing samples, supplying and building the new masonry core, mortar and anchors, putting in place the new stone veneer, jointing and finishing in stages. Cost of work also includes the required cleaning of surfaces, protection of the structures during the curing period and any incidental expense (such as scaffolding or other installation).
- .5 Item 28) will be paid per square metre (m²) surface area of replaced brick veneer. The unit price includes raking masonry joints, removing additional bricks identified on site by the Departmental Representative, disposal off site of materials in excess, measuring of bricks to be replaced, supplying and installing the new bricks and mortar, and their anchors, jointing and finishing in stages. Cost of work also includes the required cleaning of surfaces, preparation of samples, protection of the structures during the curing period and any incidental expense (such as scaffolding or other installation).
- .6 Item 29) will be paid per square metre (m²) surface area of replaced wood decking. The unit price includes removing the additional decking identified on site by the Departmental Representative, the measurement of planks to be replaced, supplying the equipments, materials and labor, installing the new decking as required and any incidental expense (such as scaffolding or other installation).
- .7 Item 30) will be paid per wrought iron gutter bracket replaced. The unit price includes supplying all required equipments, materials and labor, as well as fabricating a new gutter bracket, respecting the characteristics of the existing ones and any incidental expense.

1.6 SUBSTANTIAL PERFORMANCE OF WORK

- .1 Prepare and submit to Departmental Representative comprehensive list of items to be completed or corrected and apply for a review by Departmental Representative to establish Substantial Performance of Work or substantial performance of designated portion of Work when Work is substantially performed if permitted by lien legislation applicable to Place of Work designated portion which Departmental Representative agrees to accept separately is substantially performed. Failure to include items on list does not alter responsibility to complete Contract.
- .2 No later than 10 days after receipt of list and application, Departmental Representative will review Work to verify validity of application, and no later than 7 days after completing review, will notify Contractor if Work or designated portion of Work is substantially performed.
- .3 Departmental Representative: state date of Substantial Performance of Work or designated portion of Work in certificate.
- .4 Immediately following issuance of certificate of Substantial Performance of Work, in consultation with Departmental Representative, establish reasonable date for finishing Work.

1.7 FINAL PAYMENT

- .1 Submit application for final payment when Work is completed.

- .2 Departmental Representative will, no later than 10 days after receipt of application for final payment, review Work to verify validity of application. Departmental Representative will give notification that application is valid or give reasons why it is not valid, no later than 7 days after reviewing Work.
- .3 Departmental Representative will issue final certificate for payment when application for final payment is found valid.

Partie 2 - Products

2.1 NOT USED

- .1 Not Used.

Partie 3 - Execution

3.1 NOT USED

- .1 Not Used.

END OF SECTION