

**Part 1      General**

**1.1      WORK SEQUENCE**

- .1 Construct Work in stages to accommodate the Departmental Representative (Public Works and Government Services Canada) and the occupants of the building (Department of National Defence and Office of the Secretary to the Governor General) use of premises during construction.
- .2 Required stages:
  - .1 In order to allow for activities already planned at the Officers' Mess in 2015, the deck will remain open until Labor Day. The Contractor will therefore have to complete work as follows:
    - .1 April 1st to December 15<sup>th</sup>, 2015: northern half of the building (private quarters of Governor General's Residence, chimney no 5 to 8)
    - .2 August 15<sup>th</sup> to December 15<sup>th</sup>, 2015: southern half of the building (Officers' Mess, chimney no 1 and 2);
    - .3 Day after Labor Day to December 15, 2015: southern half of the building (Officers' Mess and Commander's Residence, chimney no 1 to 4);
    - .4 April 1<sup>st</sup> to June 15, 2016: southern half of the building (Officers' Mess and Commander's Residence, chimney no 1 to 4).
  - .2 Masonry work will not be permitted from November 1<sup>st</sup> 2015 to April 1<sup>st</sup> 2016.
- .3 Maintain fire access/control.

**1.2      WORK AIMED BY THE CONTRACTUAL DOCUMENTS**

- .1 The work included in this contract consists of rehabilitating the roof and the chimneys of the Former Officers' Barracks, a building that is part of the Québec Citadel National Historic Site of Canada. The Former Officers' Barracks shelters, in its southern section, the Commander's Residence and the Officers' Mess (building no 18, property of the Department of National Defence (DND)) and, in its northern section, the private quarters of the Governor General's Residence (building no 28, property of the Department of Public Works and Governmental Services Canada occupied by the Office of the Secretary to the Governor General (OSGG)).
- .2 More specifically, the work consists of, but is not limited to:
  - .1 Dismantling and demolition
    - .1 Pruning of trees to facilitate access to roof and chimneys;
    - .2 Removing of all accessories (ladder, hooks, anchors, snow guards, lightning protection system and temporary lifeline);
    - .3 Selective demolition of the concrete caps;
    - .4 Dismantling the stone facing of the chimney stalks, removing the friable portions of the masonry cores (including the brick smoke ducts);
    - .5 Removing the existing roofing, gutters and downspouts;

- .6 Removing and disposal hazardous materials as required by current regulation. These materials are found in the mortar of the existing chimney stalks (lead), all sheet metal and painted galvanized steel elements (lead), fire separation panels (asbestos) and the wood framing members deteriorated by water infiltrations (molds);
  - .7 Removing all the existing debris in the attic;
  - .8 Dismantling and reinstalling the existing canopy over the Officers' Mess deck.
- .2 Masonry
- .1 Reconstructing chimney stacks and the smoke ducts;
  - .2 Fabricating new concrete caps;
  - .3 Installing new chimney pots;
  - .4 Filling in the existing holes left into the stone cladding where downspouts and conductive cables are removed;
  - .5 Blocking the openings in the masonry floor of the attic.
- .3 Wood Framing
- .1 Repairing and reinforcing the damaged wood elements, and replacing wood elements that are too deteriorated (purlins, trusses).
  - .2 Replacing the deteriorated decking planks;
  - .3 Constructing a new fire separation.
  - .4 Installing new ladders to facilitate access to roof hatches.
- .4 Roofing
- .1 Covering the decking with a new tongue-and groove plywood sheeting and a self-adhered roofing underlayment
  - .2 Installing a new cooper roofing (batten seam), including flashing, counter flashing, vents, fans and roof hatches;
  - .3 Installing a new stainless steel cladding to protect the concrete caps;
  - .4 Drilling opening vents into the exiting sill plate;
  - .5 Modifying and painting the existing vents attached to the façades;
  - .6 Repairing the gutters' existing wrought iron brackets;
  - .7 Installing new gutters, leaf guards and downspouts;
  - .8 Installing a new fall protection system;
  - .9 Installing a new lightning protection system.
- .5 Electrical.
- .1 Installing new lamps, electrical accessories inside the attic;
  - .2 Installing new heat detection networks;
  - .3 Installing new heating cables.
- .6 Excavation, borings and earthwork.
- .1 Putting in place new stone beds below some of the downspouts;
  - .2 Boring for the installation of new grounding rods;
  - .3 Finishing off grounds and turf.

### **1.3 CONTRACTOR USE OF THE PREMISES**

- .1 Limit use of premises for Work, for storage, and for access, to allow:
  - .1 Occupancy of the building.
  - .2 Public usage of the site (outside the construction fence).
- .2 Co-ordinate use of premises under direction of Departmental Representative.
- .3 Remove or alter existing work to prevent injury or damage to portions of existing work which remain.
- .4 Repair or replace portions of existing work which have been altered during construction operations to match existing or adjoining work, as directed by Departmental Representative.
- .5 At completion of operations condition of existing work: equal to or better than that which existed before new work started.

### **1.4 OCCUPANCY BY THE DEPARTMENTAL REPRESENTATIVE**

- .1 The Departmental Representative (TPSGC) and the occupants of the building (Department of National Defence and the Office of the Secretary to the Governor General) will occupy premises during entire construction period for execution of normal operations.
- .2 Co-operate with the Departmental Representative in scheduling operations to minimize conflict and to facilitate the Departmental Representative usage.

### **1.5 ALTERATIONS, ADDITIONS OR REPAIRS TO EXISTING BUILDING**

- .1 Execute work with least possible interference or disturbance to building operations, occupants, public and normal use of premises. Arrange with Departmental Representative to facilitate execution of work.
- .2 For the transportation of the works, and materials, only use the temporary stairs that are part of the scaffolding that will be used by the Contractor and that the lifting equipment provided by the Contractor. No circulation in the inside of the building will be tolerated unless work is needed to be done in precise locations. For any circulation inside the building, the Contractor will need to notify the Department Representative at least 72 hours in advance in order for the workers to be escorted by a commissionnaire.

### **1.6 EXISTING UTILITY SERVICES**

- .1 Notify at least 72 hours in advance the Departmental Representative and utility companies of intended interruption of services and obtain required permission.
- .2 Where Work involves breaking into or connecting to existing services, give Departmental Representative 48 hours notice for necessary interruption of mechanical or electrical service throughout course of work. Minimize duration of interruptions. Carry out work at

- times as directed by governing authorities with minimum disturbance to pedestrian, vehicular traffic and occupants operations.
- .3 Provide alternative routes for personnel and pedestrian and vehicular traffic.
  - .4 Establish location and extent of service lines in area of work before starting Work. Notify Departmental Representative of findings.
  - .5 Submit schedule to and obtain approval from Departmental Representative for any shut-down or closure of active service or facility including power and communications services. Adhere to approved schedule and provide notice to affected parties.
  - .6 Provide temporary services when directed by Departmental Representative to maintain critical building and tenant systems.
  - .7 Provide adequate bridging over trenches which cross sidewalks or roads to permit normal traffic.
  - .8 Where unknown services are encountered, immediately advise Departmental Representative and confirm findings in writing.
  - .9 Protect, relocate or maintain existing active services. When inactive services are encountered, cap off in manner approved by authorities having jurisdiction.
  - .10 Record locations of maintained, re-routed and abandoned service lines.
  - .11 Construct barriers in accordance with Section 01 56 00 - Temporary Barriers and Enclosures.

## **1.7 REQUIRED DOCUMENTS**

- .1 Maintain at job site, one copy each document as follows:
  - .1 Contract Drawings.
  - .2 Specifications.
  - .3 Addenda.
  - .4 Reviewed Shop Drawings.
  - .5 List of Outstanding Shop Drawings.
  - .6 Change Orders.
  - .7 Other Modifications to Contract.
  - .8 Field Test Reports.
  - .9 Copy of Approved Work Schedule.
  - .10 Health and Safety Plan and Other Safety Related Documents.
  - .11 Other documents as specified.

**1.8 HISTORICAL/ARCHEAOLOGICAL CONTROL**

- .1 The Québec Citadel is considered to be a national archaeological site. Notify Departmental Representative immediately of any archaeological discovery made during Work and await written instructions before resuming Work in the area of the discovery.
- .2 During excavation Work, PWGSC will supply and pay for an archaeologist to be present on site to determine the possibility of archaeological discoveries.
- .3 Notify Departmental Representative 48 hours prior to beginning excavation, to ensure a PWGSC archaeologist will be present.
- .4 Contractor to facilitate archaeologist's access to construction site and ensure collaboration to provide any desired information.
- .5 Contractor to include one fifteen-minute work stoppage per half-day of work in their Contract and at their cost, during which time archaeological surveys will take place. Work stoppages not used may be taken at any time and accumulated for a longer interruption, if necessary, but only for archaeological purposes.
- .6 Contractor shall plan for four prolonged work stoppages, four hours each, in the event of unexpected discoveries that would require more time than the previously described fifteen-minute stoppage. These four-hour periods may be used as needed or may be combined. Contractor to take these stoppages into account when establishing tenders and may not subsequently claim supplementary payment due to application of said stoppages.
- .7 If discoveries occur requiring a stoppage over and above allotted time, Contractor shall assign machinery to a different task in a different area of the construction site to allow archaeological work to take place in original location. If such re-assignment of machinery is impossible, Contractor shall be compensated, subject to Departmental Representative approval, for the delays and costs effectively and directly caused by said situation.
- .8 Due to the possibility of archaeological discoveries, manual excavation may be required. The presence of archaeological resources could also necessitate slowing of excavation activities, in order to be able to uncover certain type of remains and protect them from damage. In that event, Contractor shall be compensated, subject to Departmental Representative approval, for the delays and costs effectively and directly caused by said situation.
- .9 Protection of remains and structures: Contractor shall take all reasonable precautions necessary during excavation work to protect any remains brought to light so that said remains may be uncovered for examination by archaeologists. The Departmental Representative will tolerate no exceptions in this regard.
- .10 Should historical, archaeological, cultural or biological resources be uncovered during construction, on site or in the area, immediately notify the Departmental Representative who will define the measures to be implemented in order to identify and protect these resources.
- .11 Any element of historical/archaeological nature discovered on site during excavation work shall be returned to the Departmental Representative.

**Part 2            Products**

**2.1                NOT USED**

.1            Not Used.

**Part 3            Execution**

**3.1                NOT USED**

.1            Not Used.

**END OF SECTION**