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**IQALUIT BUILDING DEMOLITION**  
**SOW - BUILDING DEMOLITION**  
**COAST GUARD IQALUIT MCTS RX SITE**  
**IQALUIT, NU**

MARITIME AND CIVIL INFRASTRUCTURE

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## **SECTION: 011100 GENERAL INSTRUCTIONS**

### **PART 1 - GENERAL**

#### **1.1 Minimum Standards**

- .1 Perform work in accordance with National Building Code of Canada (NBC) and any other code of provincial, territorial or local application. In the case of any conflict or discrepancy, the more stringent requirements shall apply.
- .1 Meet or exceed requirements of:
  - .1 Contract documents; and
  - .2 Specified standards, codes and referenced documents.

#### **1.2 Description of Work**

- .1 Work under this addendum includes but is not limited to the provision of all labour, materials, and equipment required to complete the following in addition to all sections of the original contract documents:
  - .1 Remove and dispose of any items remaining inside the building and not identified for salvage;
  - .2 Demolish unused equipment building;
    - .1 Drawings of the building are provided in Appendix D.
  - .3 Ship all waste materials to a licensed waste disposal facility; and
  - .4 Supply and install a 20 ft standard shipping container on the remaining concrete foundation.
- .2 The following work is hereby excluded:
  - .1 Demolition and disposal of the building's concrete foundation.

#### **1.3 Submittals**

- .1 Mandatory submittals and schedule for submission are detailed below and in Appendix B. The following identifies general requirements only. The relevant sections must be consulted for a complete listing of mandatory content.
- .2 Detailed Schedule:
  - .1 Deadline:
    - .1 No later than ten [10] working days following award.



- .2 Deliverables:
  - .1 The contractor shall furnish a high level schedule outlining the major construction milestones. Schedule shall clearly define the anticipated start and finish dates of the project.
  - .2 For fieldwork to proceed, all other mandatory submittals must be received and accepted by Coast Guard.
- .3 Proof of Qualifications:
  - .1 Deadline:
    - .1 No later than ten [10] working days following award.
  - .2 Deliverables:
    - .1 The Contractor shall provide the name and contact information for the following project team members:
      - .1 The Project Manager;
      - .2 The Site Forman.
  - .4 The contractor shall also provide a detailed list of all subcontractors being used to complete the work described herein (Section 011100 – 1.4).
- .5 Demolition Plan:
  - .1 Deadline:
    - .1 No less than ten [10] working days prior to mobilization.
  - .2 Deliverables:
    - .1 A Construction Plan of sufficient detail to demonstrate that the Contractor has considered all the challenges of the project and is prepared to undertake the works in a competent and professional manner in accordance with all legislation. The submission shall include:
      - .1 Project Specific Safety Program (Section 013530);
      - .2 Environmental Protection Plan (Section 013543);
      - .3 Building Removal Plan (Section 024116); and
      - .4 Container Installation Plan (Section 033000).
- .6 As-built and QA/QC:
  - .1 Deadline:



.1 No more than twenty eight [28] calendar days after construction.

.2 Deliverables:

.1 The following documents shall be forwarded upon completion of the contract:

.1 Set of red-lined as-built drawings;

#### 1.4 Contractor Qualifications

.1 The work shall be carried out under the supervision and responsibility of a sole specialized Contractor.

.2 The Contractor must be experienced in the demolition of buildings and with working with designated substances.

.3 The Contractor shall designate the following key project members, including any subcontractors. The project members shall have completed projects of similar scope and complexity to the work described herein.

.1 Project Manager: Contact information for the main point of contact for the project shall be provided by the contractor.

.2 Site Forman: Contact information for the main point of contact for the project fieldwork shall be provided by the contractor.

.3 The contractor shall provide a detailed list of all subcontractors being used to complete the work described herein.

.4 Requests to amend the project team, following contract award, must be forwarded in writing. Coast Guard reserves the right to reject any proposal to amend the project team.

#### 1.5 Site Location

.1 The work is to be completed at the Coast Guard Iqaluit Marine Communication and Traffic Services (MCTS) Receiver (Rx) Site in Iqaluit, NU. The coordinates for the site are: 63°46'9.73"N, 68°31'48.73"W.

#### 1.6 Existing Conditions

.1 Photographs of the site have been included in Appendix A: Site Locations and Photographs.

.2 Bidders must make their own estimate of the difficulties associated with all phases of the works.

.3 The contractor must include in their costs all expenses related to the difficulties of working at the site.



1.7 Contractor's Access to Site

- .1 Contractor is responsible for transportation of all labour, materials and equipment to and from the sites, including any and all material furnished or itemized for salvage by Coast Guard.
- .2 The site is accessible by standard vehicle.
- .3 Coast Guard must also be notified at least ten working days prior to any site access.

1.8 Completion, Scheduling and Planning of the Works

- .1 Fieldwork for demolishing the building may commence on or after July 8, 2020. All other work may commence as early as practical following award.
- .2 Site work shall not commence without written authorization of Coast Guard Project Authority.
- .3 Demolition work shall be completed no later than September 30, 2020, unless otherwise negotiated and approved in writing.

1.9 Coast Guard Staging Location

- .1 Items to be supplied by, or salvaged to Coast Guard shall be collected or delivered by the Contractor to the following staging location, unless otherwise noted. The Contractor shall be responsible for all transportation costs between the project site and the identified staging location. Material drop off or access to stored goods outside of regular operating hours shall be at the discretion of Coast Guard and may be subject to cost recovery:

- .1 Staging location:

Iqaluit MCTS Centre  
1063 Niuraivik Lane  
Iqaluit, NU X0A 0H0

- .2 Advise Coast Guard at least three (3) working days prior to pick-up/delivery
- .3 Shipping/Receiving hours: Monday through Friday, 9:00AM to 3:00PM

1.10 Temporary Facilities

- .1 Provide sanitary facilities for work force in accordance with governing regulations and ordinances.
- .2 Arrange, pay for, and maintain temporary electrical power supply as required for construction, and water supply as required, in accordance with governing regulations and ordinances.
- .3 Maintain emergency spills kit on-site at all times.

1.11 Fees, Permits, Certificates and Information



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- .1 Contractor shall provide authorities having jurisdiction with all information requested.
  - .1 Contractor shall provide copies to Coast Guard of any documentation submitted to other authorities related to the work described in this document.
- .2 Contractor shall pay fees and obtain certificates and permits required.
- .3 Contractor shall furnish certificates and permits when requested.

#### 1.12 Reference Documents

- .1 The most recent publication or edition of any document referenced in this specification should be used unless the referencing clause states that this clause does not apply.

#### 1.13 Required Submissions

- .1 A summary of the minimum mandatory submissions required can be found in Appendix B. This summary is not an exhaustive list of all submissions required for the duration of the project.
- .2 Additional submissions may be required after award.



## **SECTION: 013300 SUBMITTAL PROCEDURES**

### **PART 1 - GENERAL**

#### **1.1 General**

- .1 This section specifies general requirements and procedures for the Contractor's submissions of documents to Coast Guard for review.
- .2 For each phase of the project, work shall not progress until all mandatory submittals required before the start of that phase have been received, reviewed and accepted by Coast Guard.
- .3 Where items or information is not produced in SI Metric units, converted values are acceptable.
- .4 Contractor's responsibility for errors and omissions in submission is not relieved by Coast Guard's review of the submitted documents.
- .5 Notify Coast Guard, in writing at time of submission, identifying deviations from requirements of Contract Documents stating reasons for deviations.
- .6 Contractor's responsibility for deviations in submission from requirements of Contract Documents is not relieved by Coast Guard's review of submission, unless Coast Guard gives written acceptance of specific deviations.
- .7 Make any changes to submissions that Coast Guard may require consistent with Contract Documents and resubmit as directed by Coast Guard.
- .8 Provide Coast Guard with a written notice, when resubmitting, of any revisions other than those requested by Coast Guard.

#### **1.2 Submission Requirements**

- .1 Coordinate each submission with requirements of work and Contract Documents. Individual submissions will not be reviewed until all related information is available.
- .2 Allow three [3] working days, or as stipulated in the specifications, for Coast Guard to review the submission.
- .3 The Contractor's Engineer shall stamp and sign any submissions requiring a Professional Engineer's seal certifying his approval of samples, verification of field measurements, and compliance with Contract Documents.





## **SECTION: 013530 HEALTH AND SAFETY REQUIREMENTS**

### **PART 1 - GENERAL**

#### 1.1 Scope

- .1 The Contractor shall be responsible to develop, implement and enforce a safety program which addresses all elements of the work.

#### 1.2 References

- .1 Work under this section shall be undertaken in strict conformance with all listed references, In the case of any conflict or discrepancy the more stringent requirements shall apply.
  - .1 Canada Labour Code Part II - January 2008;
  - .2 NRC-CNRC National Building Code of Canada, 2015;
  - .3 Nunavut Occupational Health and Safety (OHS) Regulations, 2016;
  - .4 Nunavut Safety Act, 2016;
  - .5 Any and all other Provincial/Territorial Regulations and Policies, Worker's Compensation Board Policies or Local municipal regulations pertaining to safety of the contractor's workers.

#### 1.3 Submittals

- .1 Submittals shall be forwarded to Coast Guard in accordance with the provisions of section 013300.
- .2 Project Specific Safety Program
  - .1 Deadline:
    - .1 With Demolition Plan
  - .2 Deliverables:
    - .1 Safety Program Document, include:
      - .1 A listing of all activities specific to each phase of the project and their Health & Safety risks or hazards;
      - .2 Detailed descriptions of how the activities are to be carried out as well as methods for mitigating hazards and risks;
      - .3 A detailed description of how the hazardous materials will be handled, stored and transported to a licensed hazardous waste disposal facility;



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- .4 A listing of personnel responsible for health and safety measures, and Emergency procedures; and
  - .5 Material Safety Data Sheets for hazardous products to be utilized in the execution of the works.
- .3 Contractor shall submit completed Field Level Hazard Assessment (FLHA) forms to Coast Guard upon request.
- 1.4 Existing Conditions
- .1 Handling and removal of designated substances identified in Designated Substance Survey shall be undertaken as per industry best practices and using recommendations provided in survey.
  - .1 Designated Substance Survey is provided in Appendix E.



## **SECTION: 013543 ENVIRONMENTAL PROCEDURES**

### **PART 1 - GENERAL**

#### **1.1 Scope of Work**

- .1 The contractor must implement and enforce the following procedures throughout the duration of the work to mitigate potential negative impacts on the surrounding environment.

#### **1.2 References**

- .1 Work under this section shall be undertaken in strict conformance with all listed references, In the case of any conflict or discrepancy the more stringent requirements shall apply.
  - .1 Canadian General Standards Board (CGSB);
  - .2 Transportation of Dangerous Goods;
  - .3 Canadian Council of Ministers of the Environment (CCME) Documentation; and
  - .4 Canadian Environmental Protection Act.

#### **1.3 Submittals**

- .1 Submittals shall be forwarded to Coast Guard in accordance with the provisions of section 013300.
- .2 Contractor shall submit an Environmental Protection Plan
  - .1 Deadline:
    - .1 With Demolition Plan
  - .2 Deliverables:
    - .1 Submit a plan addressing procedures to be implemented to mitigate any negative impact on the environment. Detail (if applicable):
      - .1 Equipment features (age, spill containment);
      - .2 Staging, refueling, and cleaning areas;
      - .3 Clean-up and/or containment procedures (including concrete/grout);
      - .4 Waste disposal methods and sites; and
      - .5 Sedimentation control measures.



## **PART 2 - PRODUCTS**

### **2.1 General**

- .1 Avoid use of hazardous products. Use environmentally friendly products where practical.

## **PART 3 - EXECUTION**

### **3.1 Construction Area**

- .1 Confine construction activities to as small an area as practical.
- .2 Establish material storage, cleaning, and refueling areas where impacts to the surrounding environment will be negligible or readily mitigated.

### **3.2 Stockpiling of materials**

- .1 Materials must be stockpiled as far from the shoreline as practical. Tarps must be used to control dust and run-off.
- .2 Stockpiled excavated materials shall be skirted using filter fabric to control run-off of fines during rain and to prevent excavation of soils below stockpiles.

### **3.3 Disposal of Wastes**

- .1 Clean-up the site at the end of each working day.
- .2 All waste material is to be disposed of in a legal manner at a site approved by local authorities. Transporter/hauler must be appropriately licensed.
  - .1 Recycle or reuse materials where possible.
- .3 Fires and burning of rubbish on site not permitted.
- .4 Do not bury rubbish and waste materials on site.

### **3.4 Clearing and Grubbing**

- .1 Only clear vegetation that interferes with construction once approved to do so by Coast Guard.

### **3.5 Drainage**

- .1 Provide temporary drainage and pumping as necessary to keep excavations and site free from water.
  - .1 Suspend works during periods of heavy rainfall and add temporary covers to discourage run-off.
  - .2 Water pumped from excavation shall be adequately treated to ensure that water returning to



the watercourse contains minimal fines. Procedures anticipated for preventing the pumping of fines shall be identified in the environmental protection plan, and may include the following:

- .1 The use of filter bags;
- .2 Straw bale check dams or silt fence;
- .3 Discharge through naturally occurring vegetation.
- .3 The means for controlling silt run-off shall be dependent on the site and the quantity of water pumped, and shall be to the discretion of the CCG site staff.
- .4 Sediment control measures shall be inspected and improved/cleaned/replaced as necessary.

### 3.6 Pollution Control

- .1 Provide methods, means, and facilities to prevent the contamination of soil, water, and atmosphere from the discharge of pollutants produced by construction operations.
- .2 Vehicles, machinery, and equipment shall be in good repair, equipped with emission controls as applicable and operated within regulatory requirements.
- .3 Abide by local noise by-laws.
- .4 Avoid unnecessary idling of vehicles or heavy machinery.
- .5 Limit use of equipment around the shoreline where possible.
- .6 Implement and maintain dust and particulate control measures in accordance with provincial requirements:
  - .1 All bulk material haul equipment shall be appropriately tarped. Watertight vehicles shall be used to haul wet materials
- .7 Designate a cleaning area for tools to limit water use and runoff. Do not allow deleterious materials to enter waterways. Ensure emptied containers are sealed and stored safely for disposal.
- .8 The contractor shall take all necessary precautions to guard against the release of any noxious substance or pollutant to the environment. In the event of any spill the Contractor shall take immediate action to contain the release and mitigate any impact.
  - .1 Materials and equipment to intercept, contain, and clean-up any spill or other release shall be maintained on site throughout the construction period and must be readily accessible at



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all times.

- .2 Any uncontrolled release of a known contaminant (spills, fire/smoke) shall be reported to appropriate Territorial Authority and Coast Guard. Spills of deleterious substances to be immediately contained and cleaned up in accordance with provincial regulatory requirements.
- .3 Territorial Authority: Nunavut 24-Hour Spill Report Line 1-867-920-8130

### 3.7 Traffic

- .1 Minimize soil compaction by driving, parking vehicles, and walking, etc. on existing paved roadways/laneways. If soil is impacted by compaction, compensate by restoring areas with new soil, as required.
- .1 Avoid the use of heavy machinery in areas of sensitive slopes. Avoid using machinery on land during wet weather.



## **SECTION: 014500 QUALITY CONTROL**

### **PART 1 - GENERAL**

#### **1.1 Inspection**

- .1 Coast Guard or its representative shall have access to the work at all times. If parts of the work are prepared off-site or in a shop, access shall be given to such work throughout the duration of the project.
- .2 In the event the work must be submitted to special testing, inspection or approvals prescribed by Coast Guard in these specifications or provided for in work-site regulations, the request for inspection must be made without unreasonable delay.
- .3 The below list identifies key milestones where the Coast Guard will require an opportunity to take samples/inspect:
  - .1 Abatement: Coast Guard will observe that hazardous materials are handled and disposed of appropriately.
  - .2 Upon completion of demolition: Coast Guard will confirm the site has been left in satisfactory condition

#### **1.2 Procedures**

- .1 Provide Coast Guard with advance notice whenever testing is required in accordance with these specifications, so that all parties involved can be present.
- .2 Provide necessary manpower and installations for obtaining and handling samples and material on site.
- .3 Provide access to site if the site is of remote nature whereby the contractor is responsible for providing access to the site

#### **1.3 Rejected Work**

- .1 Remove defective work, whether incorporated into the work or not, which has been rejected by Coast Guard as failing to comply with the contract documents. Replace or re-execute in accordance with the Contract Documents.

#### **1.4 Factory Tests**

- .1 Submit test certificates as prescribed in the relevant section of the specifications.

#### **1.5 Acceptance of Work**



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- .1 Coast Guard will make acceptance visits of work executed by the Contractor at critical milestones identified in the following sections.
- .2 The Contractor shall inform Coast Guard at least five [10] working days before these inspection visits.
- .3 All work shall be completed in compliance with the specifications before requesting the visit for inspection. If the work is not completed or deemed non-compliant, the Contractor shall be responsible for all costs incurred for subsequent inspections.





## **SECTION: 016100 COMMON PRODUCT REQUIREMENTS**

### **PART 1 - GENERAL**

#### **1.1 General**

- .1 Secure Coast Guard approval of all products to be incorporated into the works. Work shall not commence until product data and/or samples have received Coast Guard approval.
- .2 Supply and/or fabricate material and equipment of prescribed quality, with performance conforming to established standards.
- .3 Use new material and equipment unless otherwise specified.
- .4 Ensure replacement parts may be readily procured.
- .5 Use products from one manufacturer for material and equipment of same type or classification, unless otherwise specified.

#### **1.2 Manufacturer's Instructions**

- .1 Unless otherwise specified, comply with manufacturer's latest printed instructions for materials and installation methods.
- .2 Notify Coast Guard in writing of any conflict between these specifications and manufacturer's instructions; Coast Guard will designate which document is to be followed.

#### **1.3 Compliance**

- .1 When material or equipment is specified by standard or performance specifications, upon request of Coast Guard, obtain an independent testing laboratory report from the manufacturer, stating that material or equipment meets or exceeds specified requirements.

#### **1.4 Substitution**

- .1 Where specific products have been specified, proposals for substitution may only be submitted after award of contract. Such requests must include statements of respective costs of items originally specified and the proposed substitution.
- .2 No substitutions will be permitted without prior written approval of Coast Guard. Substitutions will be considered by Coast Guard only when:
  - .1 Materials specified in Contract Documents, are not available or,
  - .2 Delivery date of materials selected from those materials specified would unduly delay completion of contract or,



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- .3 Alternative materials to those specified which are brought to the attention of and considered by Coast Guard as equivalent to the material specified will result in a credit to the Contract amount.
  - .3 Should the proposed substitution be accepted either in whole or in part, the Contractor must assume full responsibility and costs when such substitution affects other work on the project including any and all design or drawing changes required as a result of substitution.
- 1.5 Submittals
- .1 Provide product specifications and/or samples upon request from Coast Guard.



## **SECTION: 024116 STRUCTURE DEMOLITION**

### **PART 1 - GENERAL**

#### **1.1 Scope of Work**

- .1 Work under this section includes the supply of all labor, material and equipment required to complete the following:
  - .1 Disconnect electrical power to the building;
  - .2 Remove the wood-studded and gypsum covered walls;
  - .3 Remove any and all roofing materials;
  - .4 Remove windows and doors and any other items that might be uncovered during demolitions;
  - .5 Remove concrete stands previously used to hold a fuel tank;
  - .6 Remove existing furnishings – steel racks, wiring, etc.; and
  - .7 Store any items identified for salvage until project completion.
- .2 The following work is hereby excluded:
  - .1 Demolition and disposal of the building's concrete foundation.

#### **1.2 References**

- .1 CAN/CSA-S350 (Latest Edition) Code of Practice for Safety in Demolition of Structures;
- .2 Canada Labour Code Part II – January 2008;
- .3 Nunavut Occupational Health and Safety (OHS) Regulations, 2016;
- .4 Nunavut Safety Act, 2016;
- .5 NRC-CNRC National Building Code of Canada 2015 Part 8 Safety Measures at Construction and Demolition Sites, and local Authority having jurisdiction.

#### **1.3 Submittals**

- .1 Building Demolition Plan
  - .1 Deadline:
    - .1 No less than ten [10] working days prior to mobilization.
  - .2 Deliverables:



- .1 List of equipment to be used for demolition of building; and
  - .2 Detailed plan for handling designated substances identified in the Designated Substance Survey provided in Appendix E.
- .2 Submit copies of certified receipts from the disposal sites for all material removed from the work site upon request.
- 1.4 Protection
- .1 All work is to be completed in accordance with section of Health and Safety Requirements
  - .2 Prevent movement, settlement, or damage to adjacent structures.
- 1.5 Description of existing structures to be removed
- .1 *Refer to Appendix A for pictures of existing installation;*
  - .2 *Drawings for the building to be removed are included in Appendix D;*
  - .3 *Refer to Appendix E for details on hazardous building materials.*
  - .4 Main building including foundations:
    - .1 *The exterior walls are wood bearing on the concrete foundation. The floor is presumed to be 600 mm thick reinforced concrete. The building is 5.5 m by 12 m (18 ft x 39 ft) wood building with steel exterior siding and cement board interior (in the HVAC room) and gypsum board (in other rooms) with a flat roof. The building comprises a large equipment room, an EPU room, an HVAC room/storage area, one small hallway and a small entrance.*

*The equipment room has a suspended acoustic ceiling and fluorescent lighting is present throughout the building. The floor throughout is concrete and is covered with vinyl tiles (in good condition). There are equipment troughs in the floor throughout the equipment room have wood covers.*

*The roof has a metal flashing all around the fascia. The building is equipped with wood exterior doors.*
- 1.6 Site restoration
- .1 After removal off site and disposal of all building material, contractor is to make good to compound area by restoring the grounds to pre-project conditions.



## **SECTION: 033000 SITE IMPROVEMENTS**

### **PART 1 - GENERAL**

#### **1.1 Scope of Work**

- .1 Work under this section includes the supply of all labor, material and equipment required to complete the following:
  - .1 Supply and install a 20 ft standard shipping container on the slab of the removed building;  
and
  - .2 Store items identified as salvage inside the shipping container.

#### **1.2 References**

- .1 Canada Labour Code Part II – January 2008;
- .2 NRC-CNRC National Building Code of Canada – 2015;
- .3 NRC-CNRC National Fire Code of Canada – 2015;
- .4 Nunavut Occupational Health and Safety (OHS) Regulations, 2016;
- .5 Nunavut Safety Act, 2016;
- .6 Any and all other Provincial/Territorial Regulations and Policies; Worker's Compensation Board Policies; Local municipal regulations; pertaining to work of this section.

#### **1.3 Submittals**

- .1 Submittals shall be forwarded to Coast Guard in accordance with the provisions of section 013300.
- .2 Container Installation Plan
  - .1 Deadline:
    - .1 With Demolition Plan
  - .2 Deliverables:
    - .1 A document outlining the transportation method(s) and installation plan for the shipping container.

#### **1.4 Quality Assurance**

- .1 Coast Guard's minimum inspection requirements are detailed herein.



- .2 The Contractor shall be responsible to notify Coast Guard of the date and time that the works may be inspected. Notice must be provided no less than five [5] working days in advance to permit scheduling of quality assurance testing.
- .3 All deficiencies in the works identified at the time of inspection shall be remedied to the satisfaction of Coast Guard, at the Contractor's expense. Work shall not progress until inspections have been completed and the Contractor has been provided with written notice to proceed with the works.
- .4 The below list identifies key milestones for which Coast Guard will require an opportunity to take samples, inspect, or witness testing:
  - .1 Final completion: The Coast Guard will conduct final inspection upon completion of the work.

## **PART 2 - PRODUCTS**

### **2.1 General**

- .1 20 ft standard shipping container.
  - .1 Container must be in new or lightly used condition;
    - .1 In the case of a used container, the container shall be delivered to site emptied of all previous contents.
    - .2 The container interior and exterior must not have holes, dents larger than 101 mm (4 in) or show significant amounts of rust;
    - .3 The interior must not emit foul odours;
    - .4 The walls, floor and ceiling must not be stained;
    - .5 Doors and any locking mechanisms must be in working condition;

## **PART 3 - EXECUTION**

### **3.1 General**

- .1 Install the shipping container on the slab as indicated by the drawing in Appendix C.
- .2 Installation of the site improvements must not disturb the integrity of the existing facilities or the continued operation of the site.

### **3.2 Inspection**

- .1 The results of the building demolition and other site improvements shall be inspected by Coast Guard upon completion of the work.