

SJC West Annex Demolition

ADDENDUM NO. 1

April 12, 2021

The following changes in the bid documents are effective immediately. This addendum will form part of the contract documents.

GENERAL

Item No. 1 Asbestos Abatement

- 1.1 Bidder are notified that some asbestos abatement of ceiling stipple was previously carried out in two areas highlighted in yellow on the drawings on page 97 and 98 of the DSR, that was included in the solicitation documents, and as indicated in the attached Letter of Completion dated April 4, 2019.

END OF ADDENDUM NO. 1



April 4, 2019

Sir John Carling Preliminary Cleaning – Completion Letter

The Custodial Health and Safety Unit of Environment, Health and Safety Services, PSPC was retained by Denis Guibord in November 2018 to address the concerns related to the Sir John Carling West Annex (SJCWA) Entry Protocol and its impacts to the demolition planning process. The SJCWA building has fallen prey to mould, vandals and significant water infiltration since the demolition of the rest of the complex in 2014. Debris, broken glass and fluorescent light tubes, furniture and items left over were strewn throughout the building, becoming tripping hazards or general safety concerns. Poor condition asbestos-containing materials were also identified in various locations during the update to the building designated substances report dated January 11, 2016. Mould was identified as prevalent on all surfaces of the building, which triggered the creation of an entry protocol to protect all visitors from asbestos and mould.

A request for proposal (RFP) was established to bring the building to a state which would allow visitors to enter the building with the least requirement for personnel protective equipment (PPE). The entry protocol required the use of full-body dust-impervious coveralls, boot covers, full-face respirators or half-mask respirators with eye protection, gloves as well as requiring the visitors to decontaminate their PPE after exiting the building.

The RFP requested the following from the Contractor:

- Remove poor condition asbestos ceiling stipple in the 1st floor lobby and stairwell near the loading dock.
- Remove an ACM elbow found in a box within the women's washroom in the basement.
- Move loose furniture and items to central locations on both 1st floor and basement levels.
- Cleaning the remaining floor space on both levels from any debris and accumulated dust.
- Install a polyethylene wall to prevent visitors from accessing the sub-basement, currently flooded.

Asbestos materials are still present and mould remains on other surfaces, but visitors should not disturb these substances by walking through the building, and must refrain from touching all other surfaces to avoid the dispersion of mould spores or asbestos fibres.

The environmental consultant retained to oversee the cleaning work and who will be monitoring the mould levels as the weather warms up; has retained a mycologist to inspect the current levels of mould. Several air samples with an adapted method for cold temperatures were collected on March 20, 2019. Analysis of these samples show presence of mould, and the mycologist has recommended the use of a minimum of N95 dust masks for visitors and P100-filtered respirators for anyone working in the building.

The building Designated Substances Report will be updated for the first floor and basement levels in the upcoming months to facilitate the demolition project. The consultant hired to oversee the demolition will be required to complete any additional intrusive investigations, as required.

In conclusion, visitors are allowed on site with a minimum of N95 dust masks for visits or P100-filtered respirators for longer duration work in the building. Updates will be provided weekly from the ongoing monitoring of airborne mould spores.

If you have any questions concerning this project, please contact the undersigned.

Sincerely,

Olivier Brazeau
Regional Asbestos Coordinator
Environment, Health and Safety Services
Technical Services
Real Property Services
PSPC