

Part 1 General

1.1 SUMMARY

- .1 Due to the historic significance of the site, all work must be done in such a way to ensure building and structure integrity is maintained.
- .2 Sequencing of work must be done in such a way to ensure no additional contamination occurs as a result of the work and approved by Departmental Representative.
- .3 Locations and Quantities of hazardous building materials are outlined in the attached Table 1.1 for purpose of the tender.
- .4 In the event of abatement activities, the contractor will be responsible for accurately verifying/calculating the amount of each hazardous material identified and including the removal and disposal of all the identified materials or products in their bid price. Hazardous materials may be found in other areas of the buildings. It is the responsibility of the Contractor to identify and handle, remove and dispose of all materials.
- .5 In the event that an item is to be salvaged rather than disposed of, remove the lead or mercury paint to meet applicable guidelines and provide proof to Parks Canada Agency (or Designated Representative).
- .6 The Contractor will displace, as required, existing items such as furniture, buildings materials, etc. to carry out the contract work.

1.2 RELATED REQUIREMENTS

The following specifications have been prepared for the Georges Island National Historic Site

- .1 Asbestos Abatement – Minimum Precautions: Section 02 82 10
- .2 Lead Paint Abatement – Minimum Precautions: Section 02 83 10
- .3 Lead Paint Abatement – Intermediate Precautions: Section 02 83 11
- .4 Precautions for Mould Removal: Section 02 87 13.13

1.3 DESIGNATED OR HAZARDOUS SUBSTANCES/MATERIALS

.1 Artillery Store

- .1 Asbestos-containing materials:
 - .1 Caulking (light grey) surrounding the plywood window coverings. Removal to be completed following Asbestos Abatement Low Precautions (unless non-HEPA equipped powered tools are used, in which case higher levels of precautions are required).
 - .2 Metal-containing paint finishes requiring removal and disposal at an approved hazardous waste facility (which accepts leachate toxic material) include the following:
 - .1 White flaking paint on interior brick walls of the of the Front Room (large) and removal of all lead paint in the back room. Removal to be completed following Lead Based Paint Abatement – Minimum

Precautions (unless non-HEPA equipped powered tools are used, in which case higher levels of precautions are required).

- .2 In addition to the white flaking paint, there may be other painted areas (not in poor condition at the time of the assessment) which may contain high levels of metals such as lead and/or mercury, including grey painted surfaces. Therefore, if renovations involve sanding, scraping and repainting of these areas, or if their conditions worsen over time, precautions must also be taken to ensure worker protection.
- .3 Microbial growth was identified on the wood ceiling/trusses in the Front Room (large) and the back room. While there are no disposal concerns with microbial growth, the mould must be cleaned following the Precautions for Mould Removal. Note that mould conditions deteriorate over time and may have become worse since the original site visit.

.2 Field Forge Building

- .1 Asbestos-containing materials:
 - .1 Caulking (light grey) surrounding the plywood window coverings. Removal to be completed following Asbestos Abatement Low Precautions (unless non-HEPA equipped powered tools are used, in which case higher levels of precautions are required).
- .2 Metal-containing paint finishes requiring removal and disposal at an approved landfill include the following:
 - .1 Metal-containing paint exceeding the leachate disposal guidelines were not identified; however, metal-containing paint in poor condition are present (grey flaking paint on the wood window frames and the white flaking paint on the brick walls of the Forge Room and Small Room). Worker protection section of metal paint abatement procedures still apply.
 - .2 There may be other painted areas (not in poor condition at the time of the assessment) which may contain high levels of metals such as lead and/or mercury. Therefore, if renovations involve sanding, scraping and repainting of these areas, or if their conditions worsen over time, precautions must also be taken to ensure worker protection.
- .3 Microbial growth was identified on the wood door framing. While there are no disposal concerns with microbial growth, the mould must be cleaned following the Precautions for Mould Removal Note that mould conditions deteriorate over time and may have become worse since the original site visit.

.3 RML Laboratory

- .1 Asbestos-containing materials:
 - .1 Caulking (light grey) surrounding the exterior plywood window coverings. Removal to be completed following Asbestos Abatement Low Precautions (unless non-HEPA equipped powered tools are used, in which case higher levels of precautions are required).
- .2 Metal-containing paint finishes requiring removal and disposal at an approved landfill include the following:

- .1 Metal-containing paint exceeding the leachate disposal guidelines were not identified; however, metal-containing paint in poor condition (flaking) is present (white flaking paint on brick walls and black flaking paint on metal pipe system). Worker protection section of metal paint abatement procedures still apply.
- .2 There may be other painted areas (not in poor condition at the time of the assessment) which may contain high levels of metals such as lead and/or mercury. Therefore, if renovations involve sanding, scraping and repainting of these areas, or if their conditions worsen over time, precautions must also be taken to ensure worker protection.
- .3 Microbial growth was identified on the interior walls beneath the windows. While there are no disposal concerns with microbial growth, the mould must be cleaned following the Precautions for Mould Removal Note that mould conditions deteriorate over time and may have become worse since the original site visit.

.4 Guardroom

- .1 Asbestos-containing materials:
 - .1 Caulking (light grey) surrounding the entryway door. Removal to be completed following Asbestos Abatement Low Precautions (unless non-HEPA equipped powered tools are used, in which case higher levels of precautions are required).
 - .2 Metal-containing paint finishes requiring removal and disposal at an approved hazardous waste facility (which accepts leachate toxic material) include the following:
 - .1 Grey flaking paint on the wood door, the door frame, and window frames. Removal to be completed following Lead Based Paint Abatement – Minimum Precautions (unless non-HEPA equipped powered tools are used, in which case higher levels of precautions are required).
 - .2 In addition to the grey flaking paint, there may be other painted areas (not in poor condition at the time of the assessment) which may contain high levels of metals such as lead and/or mercury. Therefore, if renovations involve sanding, scraping and repainting of these areas, or if their conditions worsen over time, precautions must also be taken to ensure worker protection.
- .3 Microbial growth was identified on walls, ceiling, and floor surfaces of the Guardroom. While there are no disposal concerns with microbial growth, the mould must be cleaned following the Precautions for Mould Removal. Note that mould conditions deteriorate over time and may have become worse since the original site visit.

.5 Jail Cells

- .1 Asbestos-containing materials:
 - .1 Caulking (grey) surrounding the window frame brick/wood interface. Removal to be completed following Asbestos Abatement Low

Precautions (unless non-HEPA equipped powered tools are used, in which case higher levels of precautions are required).

- .2 Metal-containing paint finishes requiring removal and disposal at an approved landfill include the following:
 - .1 Metal-containing paint exceeding the leachate disposal guidelines was not identified; however, metal-containing paint in poor condition (flaking) is present (white paint on brick walls and ceilings and black flaking paint on jail cell bars). Worker protection section of metal paint abatement procedures still apply.
 - .2 Remove all paint flaking black paint on the jail cell bars
- .3 Microbial growth was identified on the brick walls and ceilings. While there are no disposal concerns with microbial growth, the mould must be cleaned following the Precautions for Mould Removal Note that mould conditions deteriorate over time and may have become worse since the original site visit.

.6 Married Officers Quarters

- .1 Asbestos-containing materials:
 - .1 Caulking (grey) surrounding the window frame of guard hut (and assume all other window coverings). Removal to be completed following Asbestos Abatement Low Precautions (unless non-HEPA equipped powered tools are used, in which case higher levels of precautions are required).
- .2 Metal-containing paint finishes requiring removal and disposal at an approved hazardous waste facility (which accepts leachate toxic material) include the following:
 - .1 Complete removal of the Grey and beige flaking paint on white parging cement on the interior brick walls. Removal to be completed following Lead Based Paint Abatement – Minimum Precautions (unless non-HEPA equipped powered tools are used, in which case higher levels of precautions are required).
 - .2 In addition to the grey and beige flaking paint, there may be other painted areas (not in poor condition at the time of the assessment) which may contain high levels of metals such as lead and/or mercury. Therefore, if renovations involve sanding, scraping and repainting of these areas, or if their conditions worsen over time, precautions must also be taken to ensure worker protection.
- .3 Apparent microbial growth was identified on the wall and ceiling surfaces within the Married Officers Quarters. While there are no disposal concerns with microbial growth, the mould must be cleaned following the Precautions for Mould Removal. Note that mould conditions deteriorate over time and may have become worse since the original site visit.

.7 Coal Shed

- .1 Metal-containing paint finishes requiring removal and disposal at an approved landfill include the following:

- .1 Metal-containing paint exceeding the leachate disposal guidelines was not identified; however, metal-containing paint is present white flaking paint on the interior brick walls. Worker protection section of metal paint abatement procedures still apply.
 - .2 There may be other painted areas (not in poor condition at the time of the assessment) which may contain high levels of metals such as lead and/or mercury. Therefore, if renovations involve sanding, scraping and repainting of these areas, or if their conditions worsen over time, precautions must also be taken to ensure worker protection.
- .2 Microbial growth was identified on the on the surfaces within the Coal Shed. While there are no disposal concerns with microbial growth, the mould must be cleaned following the Precautions for Mould Removal. Note that mould conditions deteriorate over time and may have become worse since the original site visit.

.8 Tunnels

- .1 Metal-containing paint finishes requiring removal and disposal at an approved hazardous waste facility (which accepts leachate toxic material) include the following:
- .2 Metal-containing paint finishes (not considered leachate toxic) requiring removal and disposal at an approved landfill include the following:
 - .1 Flaking white paint on interior brick walls and ceilings of the Main Magazine and the Lower Battery Casement #4. Worker protection section of metal paint abatement procedures still apply.
 - .2 In addition to the black (leachate toxic) and white (not leachate toxic) flaking paint, there may be other painted areas (not in poor condition at the time of the assessment) which may contain high levels of metals such as lead and/or mercury. Therefore, if renovations involve sanding, scraping and repainting of these areas, or if their conditions worsen over time, precautions must also be taken to ensure worker protection.
- .3 Microbial growth was identified within the Tunnels (specifically the Main Magazine and the Lower Battery Casement #4). While there are no disposal concerns with microbial growth, the mould must be cleaned following the Precautions for Mould Removal. Note that mould conditions deteriorate over time and may have become worse since the original site visit.

.9 The Workshop

- .1 Asbestos-containing materials:
 - .1 Caulking (white and grey) surrounding the window frame brick/wood interface. Removal to be completed following Asbestos Abatement Low Precautions (unless non-HEPA equipped powered tools are used, in which case higher levels of precautions are required).
- .2 Metal-containing paint finishes requiring removal and disposal at an approved landfill include the following:

- .1 Metal-containing paint exceeding the leachate disposal guidelines was not identified; however, metal-containing paint is present (white paint on brick walls). Worker protection section of metal paint abatement procedures still apply.

END OF SECTION