



Statement of Work - Decommission Project 2021

1) OBJECTIVE:

To secure under a global Decommission Project Contract, a demolition contractor to perform the demolition of residential building and associated debris on property at 1986 Woodview Avenue, Pickering; 2262 Meadowvale Road, Markham; 3 Reesor Road, Toronto; 4 Reesor Road, Toronto; and 1149 Concession Road 2, Stouffville.

2) ENVIRONMENT CONDITIONS:

A Property Demolition Assessment and Inventory Report (PDAIR) was conducted on site (refer to Appendix 1) The report outlines all known structures, infrastructure and conditions on properties. The PDAIR recorded the following observations:

- No industrial or hazardous materials were observed on the property
- No aboveground storage tanks were observed on the property.
- No known underground storage tanks on the property
- No visual evidence of spills, such as stains or stressed vegetation was observed on the subject property
- No environmental issues were observed on the property at the time of the site visit.
- There is a potential for the main residential building and property to have lead-based paint, asbestos containing materials, and hazardous material.

3) ENVIRONMENTAL MITIGATIONS:

- Heavy Machinery to use existing driveway and disturbed areas. Where heavy machinery must leave the existing driveway, use the shortest possible route and the same route each time.
- All imported soil, stone and gravel will be clean (quarry-sourced) and free of non-native soil, plant or animal matter.
- If groundwater is encountered during excavation work, work will halt and Parks Canada will be consulted for direction. If dewatering is required, Resource Conservation staff will review and approve dewatering plans, including sediment and erosion control measures and destination of the effluent.
- Any request to remove trees must be approved by a Parks Canada Project authority.
- The contractor will employ clean equipment protocols, meaning arriving on site with clean equipment, to avoid the spread of invasive species present adjacent to the collapsing house.
- Wild animals that may be present on site during project activities shall never be harmed, harassed, or chased. If wild animals do not or cannot leave the work area in time to allow work to proceed, contact Parks Canada Project Authority.
- The contractor is responsible for keeping the site clean and reducing the impact on and in the surrounding environments.
- Preventing materials from the job site to contaminate air, water and land during removal and application.
- Comply with municipal by-laws concerning noise pollution.
- All construction materials or otherwise contaminants are to be cleaned up on the premise.



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- Hazardous spills are to be immediately contained to limit spread and cleaned up in accordance with provincial regulation and reported to Parks Canada Project Authority.
- Refer to Appendix 5 for a complete list of mitigation measures

4) CERTIFICATION + RESPONSIBILITY OF CONTRACTOR:

- Valid type 3 asbestos training certification, and one supervisor's certificate for type 3 asbestos training.
- Insured as a demolition contractor in the province of Ontario.
- Conduct all utility service locates
- Ensure all work conforms to municipal and provincial transportation and disposal regulations.
- Health and Safety on site, including having WSIB.

5) HEALTH AND SAFETY:

- The contractor is responsible for health and safety of persons on site, safety of property on site and for protection of persons adjacent to site and environment to extent that they may be affected by conduct of Work.
- The contractor will develop a site-specific Health and Safety Plan based on hazard assessment and the COVID pandemic prior to beginning site work.
- The contractor will comply with and enforce compliance by employees with safety requirements of Contract Documents, applicable federal, provincial regulations and ordinances, with site-specific Health and Safety Plan

6) DECOMMISSION / DEMOLITION CONSTRUCTION SCHEDULE:

The demolition work is included in the Decommission 2021 Project, and will be scheduled in the Parks Canada – Decommission 2021 Contract.



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7) Houses

a. 1986 WOODVIEW AVENUE, PICKERING, ON L1V 1L6

Background:

1968 Woodview is scheduled for decommission from the RNUP. The Decommission 2021 Project list of buildings, accessory buildings and property debris negatively impacts the natural environment and poses a serious risk to public safety within the RNUP. Demolition of the buildings will incorporate wildlife conservation and protection design, and property land and forest restoration plans.



Building(S) Status:

1968 Woodview Ave. is a residential property with a 2.0 storey bungalow with major roof damage. The property also has a 1.0 storey garage/shop in the back yard

Scope of Work:

1. Removal and disposal of main residential building, concrete patio structures.
2. Remove and dispose of garage/shop structure and concrete floor
3. Supporting foundation of main residential building to be removed 200mm below existing grade, backfilling of the foundation cavity to include the create a hibernaculum (refer to Appendix 2).
4. Removal of all designated substances and Hazardous materials from the main residential/additions building and property (refer to appendix 4- DSS/DSR).
5. Removal and disposal of all debris located on site and identified in PDAIR (refer to Appendix 1)
6. Decommission all water wells located on site and identified in the PDAIR (refer to Appendix 1). Water wells to be decommissioned by a qualified person in the Province of Ontario (refer to Appendix 3)
7. Septic Systems to be disconnected from foundation, tanks and septic field, tanks to be decommissioned in an approved manner.
8. Removal and scarification (100mm depth) of building footprint, driveway, road culvert and reintroduction to road shoulder and ditching
9. Transportation and disposal of building materials, designated substances, hazardous materials, debris and spoils offsite, at the approved Disposal facilities following all municipal and provincial regulations.

Designated Substances and Hazardous Material:

Due to the collapsing of the building and the structurally unsafe condition, no designated substance and hazardous materials survey (DSHMS) can be assessed and viewed in the interior of the structure. Information must be obtained in DSS/DSR (refer to Appendix 4) by the contractor.



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b. 2262 MEADOWVALE ROAD, SCARBOROUGH, ON M1X 1R3

Background:

2262 Meadowvale is scheduled for decommission from the Rouge National Urban Park. The main residential building remains under heritage review and is not scheduled for demolition at this time. The accessory building(s), property infrastructure and debris are subject to decommission and removal.

The Decommission 2021 Project list of buildings, accessory buildings and property debris pose serious environment hazards to the lands and risks to public safety within the RNUP. Decommission of the property and buildings will incorporate wildlife conservation and protection design, and property land and forest restoration plans.



Building(S) Status:

2262 Meadowvale is a small cabin structure with 2 small additions. The residential building is considered unsafe for access into interior. 5 accessory building exist on the property, 1 small collapsed cabin, 3 driving sheds and cabin/shed structure located close to road. The property is littered with unfit vehicles, abandon equipment and debris

Project Scope of Work:

- 1 **Secure main residential building perimeter with 33m of 6' high construction fencing (Heritage review – not available for demolition)**
- 2 Removal of accessory buildings and structural foundations, footings and concrete floors
- 3 Supporting foundation to be removed 200mm below existing grade, backfilling of the foundation cavity to include the create a hibernaculum (refer to Appendix 2).
- 4 Removal of all designated substances and Hazardous materials from accessory building and the property (refer to appendix 4- DSS/DSR).
- 5 Removal and disposal of all debris identified in PDAIR (refer to Appendix 1)
- 6 Decommission all water wells identified on the property in the PDAIR (refer to Appendix 1). Water wells to be decommissioned by a qualified person in the Province of Ontario (refer to Appendix 3)
- 7 Septic Systems to be disconnected from foundation, tanks and septic field, tanks to be decommissioned in an MOE approved manner.
- 8 Removal and scarification of building footprint, driveway, road culvert and reintroduction to road shoulder and ditching
- 9 Transportation and disposal of building materials, designated substances, hazardous materials, debris and spoils offsite, at the approved Disposal facilities following all municipal and provincial regulations.

Designated Substances and Hazardous Material:

Due to the collapsing of the building and the structurally unsafe condition, no designated substance and hazardous materials survey (DSHMS) can be assessed and viewed in the interior of the structure. Information must be obtained in DSS/DSR (refer to Appendix 4) by the contractor.



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c. 3 REESOR ROAD, TORONTO, ON M1B 5W5

Background:

3 Reesor Road Property is scheduled for Decommission from the RNUP. The Decommission 2021 Project list of buildings, accessory buildings and property debris negatively impacts the natural environment and poses a serious risk to public safety within the RNUP. Decommission of the property and buildings will incorporate wildlife conservation and protection design, and property land and forest restoration plans.



Building(s) Status:

3 Reesor Road is a residential/agricultural property, with a single residential building. The site is a well forested property with grown up farm fields. Remains of an old stone foundation is the only sign of agriculture on the property.

Scope of Work:

1. Removal and disposal of main residential building, additions and attached structures.
2. The remains of the barn foundation are grown over with native vegetation and will remain a cultural feature on landscape, debris within the foundation will be removed and disposed
3. Supporting foundation of main residential building to be removed 200mm below existing grade, backfilling of the foundation cavity to include the create a hibernaculum (refer to Appendix 2).
4. Removal of all designated substances and Hazardous materials from the main residential/additions building and property (refer to Appendix 4- DSS/DSR).
5. Removal and disposal of all debris located on site and identified in PDAIR (refer to Appendix 1)
6. Decommission all water wells located on site and identified in the PDAIR (refer to Appendix 1). Water wells to be decommissioned by a qualified person in the Province of Ontario (refer to Appendix 3)
7. Septic Systems to be disconnected from foundation, tanks and septic field, tanks to be decommissioned in an MOE approved manner.
8. Removal and scarification (100mm depth) of building footprint, driveway, road culvert and reintroduction to road shoulder and ditching
9. Transportation and disposal of building materials, designated substances, hazardous materials, debris and spoils offsite, at the approved Disposal facilities following all municipal and provincial regulations.

Designated Substances and Hazardous Material:

Due to the condemned vacant building and the potential structurally unsafe condition, no designated substance and hazardous materials survey (DSHMS) can be assessed and viewed in the interior of the structure. Information must be obtained in DSS/DSR (refer to Appendix 4) by the contractor.



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d. 4 REESOR ROAD, TORONTO, ON M1X 1R7

Background:

4 Reesor Road is scheduled for removal from the RNUP. The Decommission 2021 Project list of buildings, accessory buildings and property debris negatively impacts the natural environment and poses a serious risk to public safety within the RNUP. Demolition of the buildings will incorporate wildlife conservation and protection design, and property land and forest restoration plans.



Building(s) Status:

This is a remote property with 2- 1.5 storey main building sections joined with 1.0 storey breezeway residential building. The building site is barely visible from Reesor Road. 100m + driveway supporting minimal granular base.

Scope of Work:

1. Removal and disposal of main residential building/addition structures.
2. Supporting foundation to be removed 200mm below existing grade, backfilling of the foundation cavity to include the create a hibernaculum (refer to Appendix 2).
3. Removal of all designated substances and Hazardous materials from the main residential/additions building and property (refer to appendix 4- DSS/DSR).
4. Removal and disposal of all debris located on site and identified in PDAIR (refer to Appendix 1)
5. Decommission all water wells located on site and identified in the PDAIR (refer to Appendix 1). Water wells to be decommissioned by a qualified person in the Province of Ontario (refer to Appendix 3)
6. Septic Systems to be disconnected from foundation, tanks and septic field, tanks to be decommissioned in an approved manner.
7. Removal and scarification (100mm depth) of building footprint, driveway, road culvert and reintroduction to road shoulder and ditching
8. Transportation and disposal of building materials, designated substances, hazardous materials, debris and spoils offsite, at the approved Disposal facilities following all municipal and provincial regulations.

Designated Substances and Hazardous Material:

Due to the collapsing of the building and the structurally unsafe condition, no designated substance and hazardous materials survey (DSHMS) can be assessed and viewed in the interior of the structure. Information must be obtained in DSS/DSR (refer to Appendix 4) by the contractor.



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e. 1149 CONCESSION ROAD 2, WHITCHURCH-STOUFFVILLE, ON L4A 7X4

Background:

1149 Concession Road 2 Whitchurch-Stouffville Property is scheduled for Decommission from the Rouge National Urban Park. The Decommission 2021 Project list of buildings, accessory buildings and property debris pose serious environment hazards to the lands and risks to public safety within the RNUP. Demolition of the buildings will incorporate wildlife conservation and protection design, and property land and forest restoration plans.



Building(s) Status:

1149 Concession Road 2 is a 1-storey bungalow residential building located adjacent to a small creek on a larger residential Property, the residential building was renovated on the exterior within the last 10-15 years, with, aluminum siding, soffit, fascia and flashing on windows. Asphalt roof is partially collapsed and appears to have the presence of wildlife in attic area. The building is considered unsafe for access into interior.

Scope of Work:

1. Removal and disposal of main residential building/addition structures.
2. Supporting foundation to be removed 200mm below existing grade, backfilling of the foundation cavity to include the create a hibernaculum (refer to Appendix 2).
3. Removal of all designated substances and Hazardous materials from the main residential, additions and property (refer to appendix 4- DSS/DSR).
4. Removal and disposal of all debris identified in PDAIR (refer to Appendix 1)
5. Decommission all water wells identified on the property in the PDAIR (refer to Appendix 1). Water wells to be decommissioned by a qualified person in the Province of Ontario (refer to Appendix 3)
6. Septic Systems to be disconnected from foundation, tanks and septic field, tanks to be decommissioned in an MOE approved manner.
7. Removal and scarification of building footprint, driveway, road culvert and reintroduction to road shoulder and ditching
8. Transportation and disposal of building materials, designated substances, hazardous materials, debris and spoils offsite, at the approved Disposal facilities following all municipal and provincial regulations.

Designated Substances and Hazardous Material:

Due to the collapsing of the building and the structurally unsafe condition, no designated substance and hazardous materials survey (DSHMS) can be assessed and viewed in the interior of the structure. Information must be obtained in DSS/DSR (refer to Appendix 4) by the contractor.

Kirk Gibbons – Project Authority