
Decommissioning, Demolition and Site Restoration SSB HQ
Southside Road, St. John's, NL
Project No. R.111146.001

2020/12/01

Section 01 11 00 – Summary of Works

Page 1 of 5

PART 1 **GENERAL**

1.1 **SECTION INCLUDES**

- .1 Title and description of Work.
- .2 Contractor use of premises.

1.2 **WORK COVERED BY CONTRACT DOCUMENTS**

- .1 Work of this Contract comprises:
 - a. The demolition and disposal of the Administration Building located on Southside Road in the City of St. John's, NL. The work will consist of the deconstruction of all architectural, civil, mechanical and electrical components associated with the building. Included in the demolition is the extraction of the piled foundation in its entirety. The Contractor is to note that prior to demolition activities, the following is required: (1) interior asbestos removal operations, as further described in the specifications; and (2) removal of potential PCB containing fluorescent light ballasts and halocarbons as further described in the specifications. Transformers on site potentially contain PCBs and these are to be removed by the Contractor. Lead based paint is also present at the site which may require special handling and disposal depending on the Contractor's demolition methodology (any surfaces with leachable lead are to be disposed of as hazardous waste – refer to the environmental report appended to these specifications). Contractors are to take precautions during disturbance of materials containing paint to limit their occupational exposure to lead. Other hazardous building materials may be present, as outlined in the Hazardous Building Material Assessment appended to these specifications.
 - b. Dismantling of the existing boiler system & some associated equipment including but not limited to Chemical & Feedwater pumps (by personnel certified to work on the system), for turn-over to the Departmental Representative. The Departmental Representative will designate a location on site for the boiler to be stored after it has been dismantled. Refer to the attached appendices for the specifications associated with the existing boiler system. Note that if the Contractor decides to maintain the boiler in service during some initial hazmat removal or other activities, the Contractor will be responsible for it's maintenance and fuel supply, pending dismantling. Where appropriate, the Departmental Representative reserves the first right of refusal for salvaged generator equipment and associated panels and day tanks (once cleaned). If the Departmental Representative chooses not to have salvage these materials, they are to be disposed off site to an approved waster facility.
 - c. Supply and installation of new water meting stations, as noted on the drawings. Refer to drawings for all requirements. Note that any water and sewer work is to be completed as per the "Specifications Book, Fourth Edition, March 2010,

Decommissioning, Demolition and Site Restoration SSB HQ

Southside Road, St. John's, NL

Project No. R.111146.001

2020/12/01

Section 01 11 00 – Summary of Works

Page 2 of 5

Revised March 2011, as published by the City of St. John's – Department of Engineering – Specification Book, technical specifications under Division 2 Specifications for Water & Sewer Services"

- d. Site work, including reinstatement of sidewalk (if damaged during construction), granulars, paving, line painting and decommissioning of monitoring wells.
 - e. The existing electrical and mechanical systems in the administration building are shown on the drawings, and all components are to be removed/disposed under this contract. Consider the details shown on the mechanical and electrical demolition drawings as approximate, as they are meant to be used for illustration purposes only. Contractor responsible to confirm all critical site dimensions and make own assessment of the level of effort required to demolish and remove the existing electrical/mechanical systems and entire building structure in its entirety.
- .2 Mould may be present in the building and PPE will be required at all times when personnel are in the building.
- .3 Following building removal, the entire footprint of the building is to be in-filled with rock/gravel fill and topped with granulars and pavement.
- .4 Note that the Contractor must incorporate COVID-19 standardized protocols in their site specific Health and Safety Plan. See standard protocols appended to these specifications. The protocols are to include:
- .1 Prevention (signage, practices to reduce risk of transmission, encouragement of social distancing, use of PPE, use of individual modes of transportation, monitoring status of workers, construction jobsite and trailer cleaning protocols, etc.).
 - .2 Detection (screening at entry of construction site, unauthorized entry points, etc.).
 - .3 Response measures (shut down procedures, individual case handling, etc.).
- .5 Note that Green Government Strategy Commitments are applicable to this project which will require out-of-province transportation of waste at the Contractor's cost. Refer to specification section 01 74 19. Recycling is a contract requirement, which may require out-of province transportation for:
- .1 All steel building components such as sheet metals, concrete reinforcing steel, gratings, railings, etc., including tanks, piping, pumps and fittings, ductwork, fans and fittings, and other related components, shall be segregated and removed to an approved site where it will be cut up for recycling.
 - .2 All metal products such as copper flashings, piping, wiring, etc.; including brass piping, valves, fittings, etc., shall be segregated and removed to an approved site and cut up for recycling. The cutting up of all metal building components and the shipment of these components to a foundry for recycling will be considered as forming part of the contract.

.3 All concrete shall be broken up to permit the removal of reinforcing steel, conduits, and other piping, which is to be taken to an approved ferrous metal recycling site. The concrete will then be broken/crushed into pieces not larger than 200mm and used as backfill at waste sites or removed to a site approved by Departmental Representative.

.4 All masonry components such as concrete block, brick, structural clay tile, etc., shall be segregated from other demolition material (except concrete), broken into pieces not larger than 200mm and used as backfill at a waste site or removed to a site approved by the Departmental Representative.

.5 All asphalt such as parking lots, walks and roads shall be removed from site and recycled. Re-use of asphalt for backfill is not permitted. The landfilling or burning of building materials designated for recycling will not be permitted.

1.3

PREVIOUS REPORTS

The following previous reports are available for viewing by contacting the Departmental Representative:

- .1 Phase II/III Environmental Site Assessment, CCG South Side Base, Administration Building, Buoy Maintenance Facility, Berth 28 and Hazardous Materials Storage Area, St. John's, NL, AMEC Earth & Environmental, March 2002;
- .2 Groundwater Monitoring Program, Canadian Coast Guard Southside Base, Administration Building, Buoy Maintenance Facility, Berth 28 and Hazardous Materials Storage Area, St. John's, NL, AMEC Earth & Environmental, March 2004;
- .3 Groundwater Monitoring Program, Canadian Coast Guard Southside Base, Administration Building, Buoy Maintenance Facility, Berth 28 and Hazardous Materials Storage Area, St. John's, NL, AMEC Earth & Environmental, October 2005;
- .4 Groundwater Monitoring Program, Canadian Coast Guard Southside Base, Administration Building, Buoy Maintenance Facility, Berth 28 and Hazardous Materials Storage Area, St. John's, NL, AMEC Earth & Environmental, March 2007;
- .5 Phase III Environmental Site Assessment and Human Health & Ecological Risk Assessment, Administration Building, Canadian Coast Guard, Southside Base (DFRP #72019), Southside Road, St. John's, NL, Stantec Consulting Ltd., March 2016.
- .6 Monitor Well Maintenance Program, Canadian Coast Guard Southside Base Site (DFRP# 72019), Southside Road, St. John's, NL, GHD, March 2019.
- .7 Hazardous Building Materials Survey, Administration Building, Canadian Coast Guard Southside Base, 280 Southside Road, St. John's, NL, AMEC Environment & Infrastructure, December 2013;
- .8 Supplemental Hazardous Building Materials Assessment, Administration Building Pre-Deconstruction, Canadian Coast Guard Southside Base, 280 Southside Road, St. John's, NL (DFRP 72019), Amec Foster Wheeler Environment & Infrastructure, March 2017;

- .9 Supplemental Hazardous Building Materials Assessment, Administration Building Pre-Deconstruction, Canadian Coast Guard Southside Base, 280 Southside Road, St. John's, NL (DFRP 72019), Wood Environment & Infrastructure Solutions, March 2020.

Note that a Site Specific Environmental Management Plan (EMP) prepared by Real Property, Safety and Security, CG Atlantic Headquarters, Southside Road, St. John's, NL, dated February 15, 2021 is also available for viewing by contacting the Departmental Representative. The EMP is a DFO document for reference only. It can be used as a guide, but the Contractor will be expected to prepare their own EMP as part of this contract. All Contractor prepared EMP's are to meet the approved of the Departmental Representative.

1.4 CONTRACTOR USE OF PREMISES

- .1 Contractor does not have unrestricted use of the site and all work is to be coordinated with the Departmental Representative. Note that the power disconnects are to be coordinated with NL Power (all CIAC charges are to be paid by the Contractor).
- .2 Coordinate use of premises under direction of Departmental Representative. Use lighting plants as required, once the power is disconnected.
- .3 Obtain and pay for use of additional storage or work areas needed for operations under this Contract.
- .4 Remove or alter existing work to prevent injury or damage to portions of existing work which remain.
- .5 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.
- .6 The Contractor will not have access through the current operational zone. Coordinate all contractor points of entry with the Departmental Representative.
- .7 For construction fencing and operations (contractor vehicles, trucks, heavy machinery), coordinate requirements with the Departmental Representative.

1.5 ON-SITE DOCUMENTS

- .1 Maintain at job site documents as indicated in Section 01 31 00 – Project Management and Coordination.

1.6 ASSET RECOVERY

- .1 It is a contract requirement to identify all materials suitable for recycling or resale (off-site) of equipment from the building (either as complete units or for parts) including the elevators. Submit plan to Departmental Representative showing all items which the contractor can generate revenues associated with the demolition work, including but not

Decommissioning, Demolition and Site Restoration SSB HQ

Southside Road, St. John's, NL

Project No. R.111146.001

2020/12/01

Section 01 11 00 – Summary of Works

Page 5 of 5

limited to non-ferrous scrap metal recovery, reinforcing bars, structural steel and equipment. Note that the boiler system is to be dismantled by qualified personnel and turned over to the Departmental Representative (damage to the boiler system caused by contractor negligence during dismantling will be repaired at the contractor's expense).

PART 2 **PRODUCTS (NOT APPLICABLE)**

PART 3 **EXECUTION (NOT APPLICABLE)**

END OF SECTION