

Decommissioning, Demolition and Site Restoration SSB HQ – Southside Road, St. John's, NL

EA003-221976/A

AMENDMENT # 4

THE FOLLOWING AMENDMENT TO THE TENDER DOCUMENTS IS EFFECTIVE IMMEDIATELY.
THE AMENDMENT SHALL FORM A PART OF THE CONTRACT DOCUMENTS.

ADDENDUM NO. 3

QUESTIONS AND ANSWERS:

Question 1: Section 02 81 00, 1.1.3.8 Hazardous Materials, refers to asbestos in white caulking on interior walls. Please confirm location of the caulking on interior walls.

Answer 1: Refer to Appendix A.

Question 2: Sample ID 20PS23 beige paint on ceiling in elevator storage room on 4th floor is confirmed as asbestos containing. Is this the same paint that is present on underside of each floor upper decks throughout the building?

Answer 2: Refer to Appendix A.

Question 3: There are no drywall recycling facilities in this province. Any drywall that does not contain asbestos and is in good condition can be reused as a construction material. If the drywall is not in condition for reuse and does not contain asbestos, does it have to be shipped off island to nearest drywall recycling facility?

Answer 3: Where gypsum board does not contain asbestos or other hazardous materials such as lead paint, and it cannot be reused as a construction material, will not have to be shipped out of the province for recycling. Contractors shall employ all reasonable procedures to minimize this waste as stated in Section 01 74 19, clause 1.0.2 as amended below.

Question 4: There are no wood recycling facilities in this province. If wood products are not disposed of as hazardous waste, or reused as a construction material or firewood, does the remaining material have to be shipped out of province to nearest recycling facility?

Answer 4: No, we will not require this to be shipped out of province but care must be taken to salvage as much as possible and shall follow procedures as stated in Section 01 74 19, clause 1.0.2 as amended below.

Question 5: There are no glass recycling facilities in this province. If glass products are not disposed of as hazardous waste, or reused as a construction material, does the remaining material have to be shipped out of province to nearest recycling facility?

Answer 5: Intent is to recycle metal/steel/aluminum/etc. window frames. Broken glass can be disposed of at an approved waste disposal facility in the Province.

Question 6: There are 12 inch by 12 inch wood fiber ceiling tiles glued to the upper deck throughout the building. Has the glue of mastic been sampled and does it contain hazardous material?

Answer 6: The mastic material is to be considered asbestos containing. During deconstruction, the Contractor will be permitted to sample this material (at their own cost) to determine appropriate disposal options.

Question 7: There are materials on site that are lead containing (example paint) that have levels that are below acceptable thresholds for landfill. If the painted materials are not recycled, can these materials be diverted to landfill?

Answer 7: Non-hazardous materials are to be diverted from landfilling where possible see Section 01 74 19 & If you have Service NL and certified landfill owner approval, the painted materials can go to a certified municipal landfill.

Question 8: Has the refrigerant been removed from the window air conditioners?

Answer 8: Yes.

Question 9: Does all paint need to be removed from concrete prior to demolition/recycling?

Answer 9: All peeling/flaking or easily removable contaminated paint must be removed as hazardous material and disposed of in accordance with regulations, the remaining can be disposed of at a certified landfill with Service NL and certified landfill owner approval.

Question 10: Is the intent of this tender to have waste transported out of province for recycling purposes? We have not been able to locate a recycling facility within the province that is willing to recycle the majority of materials.

Answer 10: See answers above.

Question 11: There are sections of the building that have been recently renovated (third floor), are we to assume all drywall contains asbestos and needs to be removed as a hazardous material?

Answer 11: Refer to Appendix A & answers above.

Question 12: Is the intent of window removal to separate leachable lead frames from glass panels in order to recycle the glass, or can the windows be sent in tact as lead waste? (there is overpainting located on glass).

Answer 12: All peeling/flaking or easily removable paint must be removed as hazardous material and disposed of in accordance with regulations, the remaining can be disposed of at a certified landfill with Service NL and certified landfill owner approval. Glass does not need to be recycled and can be landfilled. Please refer to the 2020 CCG Admin Bld. HAZMAT report and the following excerpt taken from that report "Prior to the painted concrete foundation being demolished, any deteriorated or flaking grey paint in Room 160 should be removed and disposed of at a hazardous waste treatment facility. The concentration of leachable lead in one composite white over green paint sample with wood substrate, collected from the exterior of window frames in Rooms 158, 233, 241 and 243, contained leachable lead at a concentration of 14 mg/L, which was above the Schedule II leachate criterion of 5.00 mg/L for lead. Since the concentration of leachable lead in this composite paint sample, which included the wood substrate, was at a level considered to be hazardous, it was determined that this paint and the wood substrate, if removed from the site, must be disposed of at a hazardous waste treatment facility. All interior and exterior wood window frames with this colour paint are to be assumed to be hazardous waste and must be disposed of at a hazardous waste treatment facility."

Question 13: Specifications state that PWGS have last right of refusal for the generator. We need to know if you want it or not before the bid closes as it has financial implications. Please advise.

Answer 13: Generator will become property of the Contractor and is to be removed from site.

Question 14: Regulatory Requirements section 01 41 00 item 1.2.1 states the hazardous reports may not identify all the asbestos, and to remove all asbestos at no additional cost. This is not a fair or reasonable clause, and we have to rely upon the information provided to formulate a price and therefore request to have this clause deleted. Please advise.

Answer 14: See revision below.

Question 15: Please provide existing archaeological assessments that may exist.

Answer 15: No existing reports to provide.

Question 16: There have been renovations to the interior spaces. Please provide renovation drawings.

Answer 16: Renovation drawings are not available for review at this time.

Question 17: Is there a requirement to have site security after hours of operations?

Answer 17: There is site security within the compound after hours for CCG operations, however at all times the Contractor remains responsible for the security of the equipment/materials/etc., related to their Site Works.

Question 18: Section 01 55 26.1.1.2 – Traffic Control – Specification states “Flagspersons within the working compound and along Southside Road will be required at all times when heavy equipment is operating.” Does this mean that flaggers are required even when heavy equipment work is being completed within the fenced in area?

Answer 18: Flaggers will not be required when heavy equipment is only active within the contractor’s fenced working compound.

Question 19: Can you confirm the length of the Recon wall & is there a grading plan available?

Answer 19: Refer to Addendum No 1, answer 11.

Question 20: Is the general contractor responsible for any City permits?

Answer 20: Yes, refer to section 01 10 10, clause 1.10 and section 01 35 29.06, clause 1.9.

Question 21: Who owns the transformer located in the vault, NL Power or Coast Guard?

Answer 21: There are 6 transformers, 3 transformers for 240volt on one wall and 3 transformers for 600 volts on the opposite wall. The transformer room door is locked for a reason. There is where the main source of power enters the building. Overhead bare copper grid conductors containing 4160 volts from the street pole and NL Power owns the transformers.

Drawings

All: Note: in all locations where sidewalk is being relocated or has been disrupted for utilities removal, reinstatement of sidewalk shall conform to City specifications & shall include curb & gutter installation.

SP2: Delete the following requirement/note; "Retaining wall to be designed and installed by contractor (minimum requirement is 300mmTH. Reinforced wall extending below grade by 1200mm"

AND replace with the following note: "Contractor shall blend/grade new parking lot asphalt surface into existing asphalt at limits of excavation"

Specifications

Section 01 74 19 : Delete clause 1.0.2 in its entirety and replace with new clause 1.0.2 to read as follows;

Departmental Representative has established that this project shall follow procedures so as to generate the least amount of waste possible in accordance with section 01 74 19, clause 3.3. Due diligence must be demonstrated by the contractor to ensure their demolition/reuse processes shall generate as little waste as possible. Any additional waste generated by the contractor's procedures whether due to error, poor planning, breakage, mishandling, contamination, or other factors being employed by the Contractor will not be tolerated by the Departmental Representative.

Section 01 41 00: Delete Clause 1.2.1 in its entirety and replace with new Clause 1.2.1 as follows;

Asbestos: the approximate location of asbestos containing materials are included in the reports attached to these specifications & noted in section 01 11 00, clause 1.3. Note that the asbestos materials identified on the drawings is not a complete list of all asbestos containing materials that could be encountered at this site. Should asbestos materials not identified in these specifications, reports or on the drawings be encountered, the Contractor is to advise Departmental Representative prior to proceeding. Perform asbestos abatement and repair in accordance with Newfoundland and Labrador Asbestos Abatement Regulations, Latest Edition.

Section 01 11 00: ADD the following clause 1.2.1 f.

Miscellaneous hazardous materials are present throughout the building, such as but not limited to cleaning products, chemicals, gas cylinders and hydraulic fluids. During the decommissioning of the building, each chemical will be handled in accordance with safe work procedures; placed into an appropriate container, which will be properly labelled; and shipped to an approved waste disposal facility in accordance with the applicable material safety data sheet (MSDS).

BY SUBMISSION OF ITS TENDER, THE TENDERER CONFIRMS THAT IS HAS READ AND UNDERSTANDS THE REQUIREMENTS EXPRESSED IN ALL ADDENDA AND HAS INCLUDED ALL COSTS OF THESE REQUIREMENTS IN THE TOTAL TENDER AMOUNT.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.
