



## **STATEMENT OF WORK – Marble Campground and Kootenay Crossing Demolitions**

December 9, 2022

### **1.0 Introduction**

Parks Canada Agency (PCA) is seeking an experienced contractor to demolish an old staff residence located at the Marble Canyon Campground as well as an old residential housing unit at the Kootenay Crossing Warden Station in Kootenay National Park. The general requirements that the Contractor must perform for each structure are: Abatement of all hazardous materials; Demolition of all structural elements and foundations; Removal of all waste; As well as rehabilitation of the site. The Contractor will coordinate all work with a Departmental Representative (DR) from PCA throughout the duration of this project.

The staff residence in Marble Campground is a one story house with a crawl space and no basement and has a footprint of approximately 600 square feet.

The residential house located at the Kootenay Crossing Warden Station in Lake Louise is a 1 story house with a basement that has a footprint of approximately 1000 square feet. Square footage estimates are for reference purposes only.

### **2.0 Location**

The Marble Canyon Campground is located 17 km South-West of Castle Junction along Highway 93 South in Kootenay National Park. The site is secured by a fence at the entrance of the campground. The Contractor will be provided with key access and is responsible for ensuring the site remains secure at all times.

The Kootenay Crossing Warden Station is located 62 km South-West of Castle Junction along Highway 93 South in Kootenay National Park. The residential house is located in the Kootenay Crossing Warden Station and is identified as House A in the Kootenay Crossing Site Plan included in the reference package. The site is secured with a pin-code combination gate. The Contract will be provided with pin-code access for the duration of the project.

### **3.0 Scope of Work**

Perform all work as described in this Statement of Work. The general requirements that the Contractor must complete include:

- 3.1 The Contractor shall carefully review and adhere to the Hazardous Materials inspection report, and WorkSafe BC's hazardous materials abatement procedures before demolition activities can begin.
- 3.2 Mobilization of all required equipment, personnel, and materials to the worksite(s). Contractor's use of the worksite is exclusive and complete for the execution of the work. The



Contractor is the Prime Contractor and assumes responsibility for assigned premises for performance of this work.

- 3.3 Snow removal as required. Marble Campground has approximately 2 km of roads that are not cleared of snow in the winter. Snow removal at each location is the sole responsibility of the Contractor for the duration of the project.
- 3.4 No water, electricity, propane or washrooms will be available at the demolition location. It is the sole responsibility of the Contractor to provide sources of water, electricity, heat and washrooms as required for the duration of the project.
- 3.5 Removal of all existing furniture and leftover remaining items in each building for disposal. The Contractor will be responsible for removing all interior and exterior items including but not limited to: furniture, appliances, garbage and small leftover items. Items and furniture are to be hauled offsite and outside of the national park for disposal by the Contractor. The Contractor shall salvage and set aside any item for PCA that is specifically mentioned by the DR.
- 3.6 Disconnection and decommissioning of all connected utilities at each location prior to demolition. The Contractor shall organize and conduct all utility locates and coordination with any relevant utility providers prior to undertaking the work. Associated materials are to be recycled where possible.
  - 3.6.1 Water main supply lines and sanitary lines shall be terminated properly, marked, protected, and buried at the property limits before the curb stop. This work must be coordinated with the appropriate authority. The curb stop must be protected during all demolition activities. **The water well located in the basement of the Kootenay Crossing shall be capped properly and buried.**
  - 3.6.2 Communication lines must be identified and terminated correctly.
  - 3.6.3 The methods and location of which the utility lines where terminated must be clearly communicated to the DR in written form. On-site location of buried utility lines must be represented by wooden stakes or an approved alternative.
  - 3.6.4 ~~The propane tanks that serviced the buildings have been removed. Propane lines have been disconnected from the buildings.~~ **The Contractor will be responsible for removing all remaining buried propane lines at each location. connected to the buildings.**
- 3.7 Conduct a complete hazardous materials abatement on each building prior to major demolition works. All abated hazardous materials shall be disposed of properly outside the National Parks as per provincial and municipal requirements. Refer to the Hazardous Materials Assessment Reports included in the Reference Package for all identified hazardous materials. The Contractor must perform all work in accordance to WorkSafe BC's hazardous materials abatement procedures and Occupational Health and Safety Regulations.
  - 3.7.1 All hazardous waste disposal arrangements and health and safety precautions must be in place before any abatement work can begin.



- 3.7.2 All work associated with the removal of hazardous material shall be performed and managed by a qualified person as defined by WorkSafe BC.
  - 3.7.3 The Contractor shall be responsible for constructing and maintaining a worker decontamination enclosure system (equipment, and access room, shower room and clean room). The worker decontamination enclosure system must conform to WorkSafe BC's and CSA S350's requirements.
  - 3.7.4 Establish critical barriers and signage at all points of entry during abatement work. The Contractor must control the spread of dust from asbestos work.
  - 3.7.5 Hazardous waste must immediately be completely contained after removal through labeled, sealed waste containers. The Contractor must perform a final sweep at the end of each work day to ensure that no hazardous waste is exposed to the public.
  - 3.7.6 The Contractor will be responsible for providing daily air quality monitoring when and as required by WorkSafe BC during abatement procedures. Additionally, The Contractor must use appropriate control measures for each abatement activity risk level including, but not limited to: Signage, personal protective equipment, containment enclosures, HEPA filtration, and washing/decontamination facilities.
  - 3.7.7 If additional suspected hazardous material that is not specifically mentioned in the hazardous materials assessment report is found during demolition notify the DR immediately. Upon approval from the DR, The Contractor shall perform all works in accordance with WorkSafe BC requirements to safely identify and remove the hazardous material. Additional costs associated with the abatement of unspecified hazardous materials shall be dealt with via a Change Order.
  - 3.7.8 The Contractor shall provide PCA with written confirmation from a qualified person that all hazardous material was safely removed or contained from each housing unit. This must be completed before any further demolition work can continue.
- 3.8 Demolition of the old staff residence at the Marble Canyon Campground as well as the residential House A (as shown in the Kootenay Crossing Site Plan included in the reference package) located at the Kootenay Crossing Warden Station. Work associated with each demolition includes, but is not limited to:
- 3.8.1 Coordination of all equipment and materials identified for demolition with the Client to determine which items are to be salvaged. If identified for salvage, the Contractor will transport salvage items to an area directed by the Client. Any other equipment or materials not identified for salvage are to be disposed offsite by the Contractor.
  - 3.8.2 Glass that could endanger workers or pedestrians during demolition shall be removed before demolition continues.
  - 3.8.3 Building drains must be blocked with a concrete plug prior to demolition to avoid demolition waste entering the municipal systems.



- 3.8.4 Demolition of walls, framing, decking, flooring, roofing and all other structural elements as well as mechanical systems.
- 3.8.5 Demolition of all existing concrete foundations, and walkways. A small retaining wall (approximately 1-foot in height) located near the old staff residence at Marble Campground shall also be demolished.
- 3.8.6 Demolition and removal of the treated wood fence that surrounds House A at the Kootenay Crossing Warden Station.**
- 3.9 Removal of all waste associated with each demolition for proper disposal outside of the National Parks. The Contractor must make a reasonable effort to sort demolished waste and recycle applicable material. Supply and removal of waste containers is the responsibility of The Contractor. The Contractor must supply receipts for confirmation of disposal upon request.
- 3.10 Rehabilitation of each demolition site. Building footprints, walkways and driveways must be backfilled to existing elevation, properly compacted using a vibrating plate tamper to avoid settling, and graded smoothly to match the existing landscape. All disturbed areas must also be seeded by means of hand distribution with an approved seed mix outlined in the *Seed Mixes and Reclamation Strategies for Projects* in the LLYK Field Unit document included in the Reference Package. The seed mix shall have a seed analysis performed and submitted to the DR for approval prior to use. Contractor shall use their best effort to minimize their footprint during demolition. Other rehabilitation related work that that The Contractor must complete includes:
  - 3.10.1 Supplying and transporting backfill material to the site. Backfill material is to be a clean fill that is free of organic material and frozen ground. All fill and aggregate materials must be preapproved by the DR prior to purchase and certificates of composition must be submitted. The site must be graded so that water drains effectively. All excavated topsoil shall be stockpiled on site. The backfilled building footprint shall have existing local topsoil distributed and graded evenly across the site for seeding purposes.
  - 3.10.2 The worksite must remain free of all waste and debris including, but not limited to: Drywall scraps, wood, glass, metal scraps as well as nails and screws. Snow that has been contaminated with demolition waste must be hauled for disposal outside of the National Park. The overall appearance of the site must closely match the surrounding landscape. A warranty walkthrough will be required in the spring of 2023 to ensure that all demolition waste was cleaned up.
- 3.11 All damages to the property or surrounding properties incurred by the Contractor must be repaired with no cost to the Client. All repairs must be done in accordance with applicable standards and norms and consistent with existing finishes and conditions.
- 3.12 Demobilization of all equipment, resources and personal. All debris and waste shall be removed from site and disposed of properly.



Items not specifically mentioned that are associated with the proper execution of this work are considered incidental to the contract work and will not result in additional cost to PCA.

#### **4.0 General Constraints**

Constraints that the contractor must comply with for this project include:

- 4.1 The Contractor and any subcontractor must obtain and maintain a valid PCA business license for Kootenay National Park.
- 4.2 Work shall only be completed between the hours of 8am and 6pm, Monday through Friday. Necessary work to be completed on weekends or statutory holidays will require preapproval from the DR.
- 4.3 Prior to any service interruption to adjacent properties, notice must be given to the DR and approval must be granted at a minimum of 48 hours prior.
- 4.4 The Contractor shall cease work and notify the DR immediately if artifacts or unknown objects with potential archeological value are found during excavation activities.
- 4.5 Contain all work and debris within the property boundary at each location or within 10 meters of each structure if property boundaries are not known.
- 4.6 There is no cell reception at any of the demolition sites. For safety purposes the Contractor must provide their own means of satellite communication.
- 4.7 The Contractor shall strive to begin work as soon as possible after contract award. All work described in this Statement of Work must be complete by February 28, 2023.

#### **5.0 Environmental Constraints**

- 5.1 All work performed must adhere to the environmental regulations in the Preapproved Routine Impact Assessment Front-country Areas (PRIA) provided in the Reference Package.
- 5.2 Maintain a tidy and consolidated workspace that is rid of uncontained hazardous materials, animal attractants, or accumulated waste. Ensure cleanup of the work areas each day after completion of work.
- 5.3 If evidence of a bat or bird species is found within the building during demolition, the Contractor shall cease all work and notify the DR immediately.
- 5.4 The Contractor shall be responsible for all sediment and erosion control measures.
- 5.5 Trees are not to be removed or damaged during the demolition process. Tree protection measures will be required for all trees on the property. The Tree Protection Zone distances are to be measured from the base of the tree trunk outward beyond the drip line. The



contractor shall install 1.2 m brightly colored snow fencing along the Tree Protection Zone as part of the tree protection measures if required.

- 5.6 Necessary equipment shall arrive on site clean, and free of invasive species and foreign soil. Additionally, equipment must be properly maintained, free of leaks, fitted with a fire extinguisher, first aid kit and spill kits of sufficient size. A leakage collection device must be placed under any piece of heavy equipment stored overnight or longer. Review and abide by additional requirements for equipment outlined in the PRIA.
- 5.7 Burning of debris or waste is not permitted.
- 5.8 A PCA Environmental Assessment Officer will conduct site visits regularly in order to perform surveillance and enforce environmental regulations and Best Management Practices. Failure to comply with any environmental regulation will result in a stop work order as well as applicable legal/penalty recourse.

## 6.0 Health and Safety

The Contractor shall be responsible for the health and safety of all persons, property and the environment on site. The Contractor must:

- 6.1 Ensure that all staff have a working knowledge of Occupational Health and Safety Guidelines and that all work is executed in accordance with WorkSafe BC requirements.
- 6.2 Provide necessary barricades, fencing, and signage to prevent the public from accessing the worksite.
- 6.3 Ensure that Personal Protective Equipment (PPE) is used and employed correctly by all persons accessing the site.
- 6.4 Provide properly maintained first aid equipment on site.
- 6.5 Record and document any near miss or injuries and communicate all incidents with the DR immediately after appropriate action is taken.
- 6.6 Comply with and enforce any applicable Federal, Provincial and Municipal regulations and statutes.
- 6.7 Adhere to COVID-19 safety regulations and advisories.

## 7.0 Meetings

Meeting requirements and purposes for this contract consist of the following:

- 7.1 Initial meeting upon contract award to discuss scheduling, project submittals, as well as any other outstanding or general project requirements (Virtual meeting is acceptable).
- 7.2 Regular site inspections with Parks Canada DR.



- 7.3 A substantial completion walkthrough to identify deficiencies.
- 7.4 A final walkthrough prior to demobilization.

## 8.0 Submissions

Prior to mobilization the Contractor will be required to submit the follow documents to the DR. All submittals are subject to revisions and re-submissions at the discretion of the DR. All submissions shall be submitted in pdf format unless otherwise approved or requested by the DR. Work affected by submittals shall not proceed until review is complete. Additional submittals not specifically mentioned below may be requested at no additional cost to PCA.

- 8.1 Environmental Protection Plan (EPP). The EPP shall include all associated potential environmental impacts and associated risk mitigations.
- 8.2 Confirmation of a Notice of Project (NOP) filed with WorkSafe BC. The NOP must be submitted to WorkSafe BC at least 48 hours before any work involving hazardous materials can begin.
- 8.3 Site safety plan showing project layout, locations of the first-aid station, evacuation route and marshaling station, and the emergency transportation provisions.
- 8.4 Health and Safety plan, Fire Safety Plan and an Emergency Response Plan as separate documents.
- 8.5 Asbestos Exposure Control Plan and Respirator Program. Provide a contact list of key personal, qualified first aid staff and qualified staff with hazardous material training and experience. Proof of certifications and experience shall be provided for any qualified person working with hazardous materials.
- 8.6 Copies of necessary work permits, permits for transportation and disposal of hazardous waste obtained from appropriate agencies.
- 8.7 Proof that suitable arrangements have been made to receive and dispose of hazardous waste, and that the operator of the disposal facility is fully aware of the hazardous nature of the material being dumped, and of the proper methods of disposal.
- 8.8 Demolition Sequence Plan and initial schedule. Updated schedules shall be provided to the DR upon request.
- 8.9 Confirmation of a valid business license in Kootenay National Park.
- 8.10 Confirmation of a BC One Call and Utilities Coordination Plan.

## 9.0 Deliverables

Upon project completion, deliverables associated with this project consist of:

- 9.1 Hazardous Materials Clearance Documents.



- 9.2     The successful demolition of the buildings described by this Statement of Work followed by the removal and proper disposal of all waste and demolished material.
- 9.3     Properly terminated utility lines that are protected for future use.
- 9.4     Backfill and rehabilitation of each site.

## **10.0    Reference Documents**

All reference documents will be provided in the Reference Package which include:

- 10.1    Pre-Demolition Pictures.
- 10.2    Marble Campground Demolitions Site Map.
- 10.3    Kootenay Crossing Site Plan.
- 10.4    Pre-Demo Hazmat Assessment - Kootenay Crossing House A
- 10.5    Pre-Demo Hazmat Assessment – Marble Canyon Campground.
- 10.6    Seed Mixes and Reclamation Strategies for Projects in the LLYK Field Unit.
- 10.7    Preapproved Routine Impact Assessment Front-Country Areas.