

**RFT44-2021
Demolition of the Former Parks & Recreation Building**

SCOPE OF WORK AND SPECIFICATIONS

SCOPE OF WORK

The successful bidder will be responsible for the complete demolition and removal of one (1) building located at 7565 Lundy's Lane in the City of Niagara Falls including required site restoration.

The limits of the demolition will be restricted to the property limits and not extend to the Right-of-way. See **Appendix A – Location Map**

The Successful Bidder shall apply for all required Permits as soon as possible after award of Contract.

The Successful Bidder will hold project meetings every two weeks and ensure key personnel, site supervisor, project manager and subcontractor representatives attend. Consultants or owner will provide written notification of any change to regular meeting schedule established upon contract award to Contractor 24 hours prior to scheduled meeting.

The City of Niagara Falls intention is that the building is demolished and the site is backfilled by December 22, 2021.

SPECIFICATIONS

1. Mobilization and Demobilization

- 1.1. The work shall consist of the mobilization and demobilization of the Successful Bidder's forces and equipment necessary for performing the work required under the contract.
- 1.2. Mobilization will not be considered as work in fulfilling the contract requirements for commencement of work.
- 1.3. Mobilization shall include all activities and associated costs for transportation of Successful Bidder's personnel, equipment, and operating supplies to the site; establishment of offices, buildings, and other necessary general facilities for the Successful Bidder's operations at the site; premiums paid for performance and payment bonds, including coinsurance and reinsurance agreements as applicable; and other items specified in this specification.
- 1.4. Demobilization shall include all activities and costs for transportation of personnel, equipment, and supplies not required or included in the contract from the site; including the disassembly, removal and site clean up, of offices, buildings and other facilities assembled on the site specifically for this contract.

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1.5. This work includes mobilization and demobilization required by the contract at the time of award.

2. Permitting and Engineering

2.1. The Successful Bidder shall apply, obtain and pay for the demolition Permit for this project. Including any damage deposits required. The Successful Bidder shall follow all Ontario Building Code requirements in the execution of the work and supply a proposed demolition procedure prepared and stamped by a Professional Engineer licensed to practice in the Province of Ontario.

2.2. It will be the responsibility of the Successful Bidder to obtain any required Construction Encroachment Permits from the City of Niagara Falls or Region of Niagara (if required) on behalf of the City for the works located within the Region's or Municipal right of way.

2.3. City Permit applications can be found at the following website:

<https://niagarafalls.ca/city-hall/building/application-forms.aspx>

2.4. Regional Permit applications can be found at the following website:

<http://www.niagararegion.ca/living/roads/permits/application-construction-encroachment.aspx>

3. Environmental Control and Protection

3.1. The Successful Bidder shall control all emissions from equipment to all provincial and local emission requirements.

3.2. Prevent extraneous materials from contaminating air beyond the work site by providing temporary enclosures, as required and as approved by the City of Niagara Falls.

3.3. Cover or wet down dry materials and rubbish to prevent blowing of dust and debris. Provide dust control where needed, with specific detail to harmful materials to the environment.

3.4. The Successful Bidder shall be held responsible for repair or cleaning due to damage or soiling to any adjacent properties, structures and vehicles caused by dust, debris and any other materials projected from the work site.

3.5. The Successful Bidder shall take all measures to avoid creating mud on the site and adjacent sidewalks and roads. If mud reaches sidewalks or roads, the Successful Bidder shall wash the affected areas at the end of the workday to the satisfaction of the City of Niagara Falls.

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- 3.6. Ensure deconstruction work does not adversely affect adjacent watercourses, groundwater and wildlife, or contribute to excess air noise pollution.
- 3.7. Do not pump water containing suspended materials into watercourses, storm or sanitary sewers, or onto adjacent properties in accordance with authorities having jurisdiction.
- 3.8. Control disposal or runoff of water containing suspended materials or other harmful substances in accordance with authorities having jurisdiction.

4. Fencing and Security

- 4.1. The Successful Bidder shall install construction-grade fencing around the site and coordinate the locations of the fencing with the City's representative. Fencing must provide protection to pedestrians from debris from the demolition process and prevent access to the site at all times especially after work hours. The fence shall have a locked gate. Silt Fencing shall be installed on the inside of the construction-grade fencing. See **Appendix B – Limits of Fencing**

5. Designated Substances Removal

- 5.1. The Successful Bidder shall review the attached Asbestos Condition Assessment 2019 (ACA) **Appendix C – 7565 Lundy's Lane Asbestos Condition Assessment 2019**, along with **Appendix D – Designated Substances Reports**, and complete a removal program to remove all identified Designated Substances as identified in the ACA in accordance with all current regulations. Proper reports documenting disposal of all Designated Substances shall be provided to the City prior to payment.

6. Removal of Materials on Site

- 6.1. Asphalt and Granular materials shall be removed to undisturbed native soil and disposed of in accordance with current regulations. See **Appendix E – Limits of Removals**
- 6.2. Concrete Sidewalk materials shall be removed to undisturbed native soil and disposed of in accordance with current regulations including sawcutting, rebar or wire mesh. See **Appendix E – Limits of Removals**
- 6.3. Materials shall be removed and disposed of via an MECP licenced waste management Successful Bidder (if required). The Successful Bidder will be required to obtain their own materials testing firm to ensure that all materials meet the required testing specifications in the event additional Toxicity Characteristic

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Leaching Procedure (TCLP) testing is required for any additional removals (if required).

7. Demolition

- 7.1. The complete dismantling and removal and disposal of **all** above-grade and below-grade structures including foundations, walls, beams, concrete floors, deck, roofing, miscellaneous metals and underground services up to property line. See **Appendix F – Underground Utilities**
- 7.2. The complete removal and disposal of any remaining items left on the premises including but not limited to: furniture, appliances and debris.
- 7.3. The Successful Bidder to make good public roads, curbs, adjoining fences which have become soiled or damaged due to demolition work and shall make good in accordance with the requirements of local authorities including the City of Niagara Falls and the Niagara Region and to the complete satisfaction of the City's Representative.
- 7.4. The supply of water and electrical power and all other related needs required for the Successful Bidder's workers shall be the sole responsibility of the Successful Bidder.
- 7.5. A temporary washroom facility must be provided on the work site by the Successful Bidder for the Successful Bidder's workers and the workers of any sub-contractors.
- 7.6. Burying of waste materials or rubbish on the work site is not permitted under any circumstances unless noted otherwise in this Section.
- 7.7. Transport material designated for alternate disposal using approved haulers, facilities, and receiving organizations in accordance with applicable regulations.
- 7.8. Dispose of materials not designated for alternate disposal in accordance with applicable regulations.
 - 7.8.1. Disposal facilities must be those approved by authority having jurisdiction.
- 7.9. For all work, the Successful Bidder must provide traffic and pedestrian control in accordance with Book 7, latest edition, of the Ontario Traffic Manual. Daily traffic plans are to be prepared by a qualified person and kept on the work site at all times. The Successful Bidder will be required to submit documentation that all persons assigned to traffic control have completed the required training per Book 7 as identified.
- 7.10. The work shall be fully supervised and controlled to cause as little disruption, dust and noise as possible consistent with the Successful Bidder's stated dust

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abatement policy and the applicable City of Niagara Falls bylaws related to noise and public disturbances. The supervision will be the responsibility of the Successful Bidder.

- 7.11. Adjacent sidewalks must be accessible to pedestrians at all times.
- 7.12. The Successful Bidder is entirely responsible to ensure/confirm that existing electrical, water, natural gas, telephone and other services have been located and disconnected to the site property line prior to commencement of any demolition work. All capping of service lines, pipes, etc. must be per the appropriate Acts, Statutes, Codes, Standards and Regulations. All laterals are to be capped at the property line with an approved leak-proof cap if not removed previously. The waterline should be cut at the curb stop and the box, if not removed previously.
- 7.13. All municipal services, sewer, water, cable, phone, gas and hydro are in the process of being disconnected, and will be disconnected prior to the commencement of demolition. The City of Niagara Falls will provide confirmation to the Successful Bidder. See **Appendix G – Utility Decommissioning Tracking Sheet**
- 7.14. All work to be carried out in accordance with all government and industry Acts, Statutes, Codes, Standards, Regulations and Guides thereto that are applicable to the demolition. The City of Niagara Falls will not list all potential references, however, the Successful Bidder must know and abide by the Acts, Statutes, Codes, Standards and Regulations and Guides thereto.
- 7.15. The Successful Bidder shall carry out the work as stated in this tender between the hours of 7:00 a.m. to 7:00 p.m. only, Monday to Saturday in accordance with City of Niagara Falls Noise Control By-law 2004-105 as amended from time to time. No work of any kind will be allowed outside of the said days and times unless written approval is obtained from the City of Niagara Falls. The City's Noise Control By-law can be found at the following website:
https://niagarafalls.ca/pdf/by-laws/noise_by-law.pdf
- 7.16. The Successful Bidder shall diligently enforce all Provincial Standards and Regulations for fire prevention at the work site by the Successful Bidder's workers and the workers of any sub-Successful Bidders and shall apply to any site visitors.
- 7.17. No cutting, burning or use of an open flame may be conducted in the building or on the work site without prior approval from the City's Representative. All fire prevention measures shall be undertaken by the Successful Bidder to ensure no possibility of fire on the work site. The City's Representative may stop work at the site immediately if dangerous conditions of any kind are found that endanger the site workers or the public.

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- 7.18. The work site shall be designated as a “non-smoking” work environment.
- 7.19. Fires and burning of rubbish on the work site is **not** permitted under any circumstances.
- 7.20. The Successful Bidder shall make themselves aware and duly protect the existing Bell pedestal located on Montrose Road adjacent to the building to be demolished.

8. Grading Including Imported Native Materials

- 8.1. Following the completion of the demolition and removal of the building materials and underground services, the entire work-site shall be left in a clean state with imported clean material used as backfill to existing grade. The Successful Bidder will be required to obtain their own materials testing firm to ensure that all materials meet the required testing specifications. Provide compaction of the backfill material to ensure settlement will not occur or create low spots within the property. The Successful Bidder is required to provide copies of the compaction testing reports to the City of Niagara Falls.
 - 8.1.1. All imported clean fill must be approved by the City prior to placement. All fill must be compacted to 95% SPMDD. Contractor shall provide test results and address of site for soil proposed to be used for backfill.
 - 8.1.2. All fill material shall be supplied by the Successful Bidder. The City has made available approximately 240m³ of clean fill located northeast of the building as shown in **Appendix A – Location Map**
- 8.2. This shall be complete compensation for the supply, hauling, placement, grading and compaction of all materials to 95% Standard Proctor Maximum Dry Density.
- 8.3. The site shall be graded so that water does not pond or accumulate on the site nor adversely affect adjacent properties. Site Grading to be discussed with the City Representative prior to final reinstatement of the property.
- 8.4. The compacted backfill shall consist of selected native soil and shall be constructed in 300mm lifts to achieve 95% of the Standard Proctor Density.

9. Reinstatement

- 9.1. Section includes Seeding, sodding and lawn restoration. Restoration work to provide the quality of landscape equal to or better than that which existed before initiation of the Work.
- 9.2. Only vehicles and equipment necessary to perform the Work shall be permitted on lawn areas.

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- 9.3. Final inspection and acceptance will be at the end of the turf establishment period. Acceptance shall be based upon a satisfactory stand of turf defined as 95% ground cover of species established. Re-establish turf in areas that do not have 95% ground cover of the established species. Repair rejected areas of turf within acceptable planting or weather dates as directed by the City's Representative.
- 9.4. Sod: Use top quality, 12 to 18 month old turf-type sod consisting of a minimum of 3 varieties evenly blended. Sod shall be cut $\frac{3}{4}$ " thick (20mm), 18" wide (450mm) and 6'-0" (1800mm) long with each piece being of uniform size and thickness for proper installation. Fertilizer shall be high phosphorous of ratio 1:2:1 at a rate of 0.5 lbs. of nitrogen per 1000 sq. ft.
- 9.5. Topsoil depth shall be a minimum of 2'-0" (600mm). Topsoil shall not be used while in a frozen or muddy condition. The Contractor shall dispose of surplus materials. Scarify compacted areas to a depth of 18" (450mm) before final topsoil layer is added. Work the soil down to pea-sized particles and form an appropriate grade that will allow sod to be just below flush with paved or concrete areas.
- 9.6. Sod shall be properly moist at the time of cutting and shall be laid within 24 hours of cutting to prevent excess heat buildup. Lay sod with the ends staggered by a minimum of 1'-0" (300mm). Adjust the sod so that the seams are firmly butted together and curled edges are laid flat.
- 9.7. The Contractor shall water thoroughly until subsoil is wet and whenever sod shows signs of drying or wilting. Sprinklers or nozzle hoses are acceptable. The Contractor shall continue watering until the City's Representative signs off. Fertilize immediately prior to or immediately after the sodding operation. Timing of the Work shall be done at typically accepted times in spring or fall when temperatures are mild and establishment can be completed.
- 9.8. The Contractor is responsible to water and maintain the sod for 30 days and must provide their own water and hoses after installation, including watering, weeding, resodding, mowing, trimming and edging. Mow grass at regular intervals to maintain at a maximum height of 2.5" (64mm). Do not cut off more than 1/3 of the height at any one mowing. Damage caused from erosion, washouts, drought, diseases or other causes beyond the Contractor's control shall be repaired by filling with topsoil, tamping, fertilizing and sodding by the Contractor at no additional cost.

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10. Tree Preservation

- 10.1. The Blue Spruce tree located to the southwest side of the building is to be protected and preserved. Brush and other trees and vegetation located around the perimeter of the building can be removed except those trees identified to be protected in **Appendix H – Tree Preservation**.
- 10.2. Trees must be protected in accordance **Appendix I - Tree Protection Policy**.

11. Salvage of Materials

- 11.1. The Contractor is to salvage: the red brick veneer and lower natural stone block and 2 wood framed windows on the south elevation, See **Appendix J – Salvaged Items**
- 11.2. The Contractor is to carefully remove the requested salvaged materials and clean all mortar from the red brick veneer and natural stone block and place onto pallets in a secure manner including wrapping the materials with plastic wrap. The City requests 1000 square feet of red brick and 200 square feet of the natural stone block to be salvaged. Delivery of the pallets will be provided by the contractor including loading and unloading of the pallets into the storage container provided by the City located adjacent to the site. The pallets shall be neatly placed in the storage container. The salvaged windows shall be placed in the storage container carefully to avoid any unnecessary damage. See **Appendix A – Location Map**

12. Reference Photos

- 12.1. Reference Photos of the Interior and Exterior of the building taken in August 2020 are available in **Appendix K – Reference Photos**.