

## **PROJECT SUMMARY**

### **DESCRIPTION OF THE WORK**

The work shall include, but not be limited to the following, and all incidental operations as required to complete the work. Read this summary in conjunction with other Divisions of the specifications for the complete scope of the work.

#### **Site work and Demolition:**

- .1 Provide and install construction signage as required to safely delineate all interior and exterior work areas, and to route pedestrian traffic on a daily basis as required, and as directed by the Owner.
- .2 Provide secure Modulok type fencing at designated exterior staging areas.
- .3 Demolish and/or remove interior and exterior building elements as indicated on the drawings.
- .4 Construct new sidewalks and parking area as detailed on the site plan. Restore adjacent areas with topsoil and sod.
- .5 Dispose of surplus materials, not designated for re-use, off site in accordance with all applicable laws and regulations.
- .6 Clean up debris within the limits of the Contract and construction debris in the immediate vicinity of the construction site and staging areas.
- .7 Protect The St. Alban's Church property at all times.
- .8 Restore site to pre-construction condition on completion of work (including all staging/access areas).

#### **New Construction:**

- .1 Construct new entrance addition.
- .2 Construct new stud partition walls complete with GWB, batt insulation, etc. as specified.
- .3 Install new door frames, doors, hardware, windows, etc.

- .4 Repair walls and finishes adjacent to all new construction, and in locations specified on the drawings.
- .5 Install finishes including flooring, paint, etc.
- .6 Install new and modified millwork.
- .7 Install new plumbing elements and fixtures including sinks, faucets, toilets, etc.
- .8 Install new light fixtures, occupancy sensors, power supplies, emergency lighting, fire alarm devices, and other electrical components.
- .9 Install new HVAC components.

### **WORK BY OWNER**

The Owner will supply the following that will be installed by the contractor:

1. None.

### **ADMINISTRATIVE REQUIREMENTS**

#### **PROJECT SCHEDULE**

The project schedule is as follows:

1. Earliest Contractor mobilization and construction start: February 10, 2025
2. Substantial Performance (Ready-for-Takeover) by September 10, 2025
3. Total Performance of the Contract: September 30, 2025.

**The contractor will have access to the building/site 24 hours a day, 7 days a week in order to meet the schedule.**

#### **PERMITS AND FEES**

1. The building permit application has been submitted.

## **PROJECT MEETINGS**

- .1 Contractor to arrange project meetings at regular intervals or as requested by the Consultant. As a minimum, the following meetings will be required: Progress (weekly, number as required), Final (number as required to address all deficiencies), Warranty.
- .2 Meetings to take place at site with involved personnel.
- .3 Contractor to set agenda and provide minutes for all meetings.

## **CONTROL OF THE WORK**

Control of the work shall be completed as per GC 3.1, and the following:

- .1 Hire all subtrades and coordinate their work, including all required co-ordination between subtrades.
- .2 Coordinate the work with that of the Owner and other trades hired directly by the Owner.
- .3 Make good all adjacent finishes and all damages resulting from the work.
- .4 Be responsible for the performance of the entire contract. Responsibility for which subtrades perform any portion of the work rests solely with the General Contractor. Differences in interpretation as to which subtrade is responsible for sections of the work shall not form a basis for payment of extras under the terms of the contract.
- .5 All information that is shown on the drawings by any discipline shall be included in the Base Bid Stipulated Price. Information shown on the drawings of any discipline shall be coordinated and priced by the General Contractor (Constructor).

## **CUTTING AND REMEDIAL WORK**

- .1 Inspect existing conditions, including elements subject to damage or movement during cutting or patching.
- .2 After uncovering, inspect conditions affecting performance of work.
- .3 Beginning of cutting or patching means acceptance of existing conditions.

- .4 Perform work to avoid damage to other work and install pedestrian barriers as required by all codes.

### **TRAINING SESSION ON NEW INSTALLED EQUIPMENT**

Once all new equipment is installed and operating as per the contract requirements, the contractor shall arrange for a demonstration and training session for the Owner's maintenance staff. This session shall confirm to the Owner that the equipment is operating satisfactorily and provide the maintenance staff with a complete presentation of how to properly operate and maintain the installed equipment. **This is a mandatory requirement, and the appropriate resources shall be utilized to provide a complete and effective training session utilizing personnel who are completely familiar with the equipment.**

### **SHOP DRAWINGS**

- .1 Where shop drawings are specified, provide PDF's to the Consultant for review before fabrication.
- .2 Allow 5 days for review.

### **TEMPORARY FACILITIES AND CONSTRUCTION CONTROLS**

#### **SITE ACCESS / MATERIAL STORAGE**

- .1 The delivery of materials to and from the work area shall be planned, scheduled and coordinated to minimize disruption to the adjacent building occupants.
- .2 The Owner shall provide clear access to site including removal of fences, snow or other obstructions.
- .3 At all times, protect the Owner's property. Provide tarps over existing furniture and equipment when working overhead inside the building. Move furniture if required to complete any interior work.
- .4 Adequate work and storage areas are to be arranged in consultation with the Owner before commencement of the work.
- .5 The Contractor shall segregate all exterior staging areas, disposal bins and storage compounds from the public with "Modulok" or equal fencing.

## **WEATHER PROTECTION**

- .1 Contractor to provide temporary protection from weather at all times during contract period.
- .2 Make good all damage resulting from failure to complete weather protection. Neither the Contractor nor his insurance company shall make a claim against the Owner or the Owner's insurance company for the cost of making good damage to the Owner's property resulting from the Contractor failing to maintain the building watertight during construction.

## **OCCUPATIONAL HEALTH AND SAFETY ACT**

1. In order to avoid any misunderstanding as to the nature of the work to be performed herein, the Contractor, by executing this agreement, unequivocally acknowledges that he is THE CONSTRUCTOR within the meaning of the Occupational Health and Safety Act, 1990, and amendments thereto, Ontario Regulation 213/91.
2. The contractor shall submit copies of MSDS Sheets for all WHIMIS regulated products used in the production of the Work and proof of any mandatory safety training required by the legislation related to the type of work being performed (e.g. fall restraint, asbestos awareness, WHIMIS, etc.)
3. Contract to include provision and costs of all barricades, fences, etc. as required by the Owner, Municipality, M.O.L., and all other jurisdictions having authority, to isolate the construction areas and protect students, staff and the public. Contractor to secure the work area at all times during the contract period.

## **HAZARDOUS MATERIAL**

- .1 A Designated Substance Survey (DSS) is being completed and the results will be made available to the bidders during the tender period.
- .2 Should unknown asbestos containing materials (ACM's) be discovered, or if suspected ACM containing materials are encountered, notify the Consultant immediately for direction. If time permits, The Owner will have the material tested. Once directed to, the Contractor shall have the ACM's removed in an appropriate manner as per O.Reg. 278/05. This work will be paid for as extra work.

- .3 Silica may be present in concrete. Take adequate precautions when handling or cutting these substances as per the applicable regulations.

### **OWNER'S FACILITIES**

1. The Contractor shall supply its own sanitary facilities.
2. Power and water required for contract purposes will be provided by the Owner from existing building services.

END OF DIVISION 1