

Project Title: **HYDRO ONE NETWORKS INC.**

HONI000768
Muskoka TS – Exterior Wall Refurbishment

552 Highway #141, Huntsville, Ontario

Contact **Benoit Viau**
Project Manager
Benoit.viau@bgis.com

Date of Issue: **APRIL 7, 2021**

1.0 INVITATION

1.1. Intent

1.1.1 The intent of this bid call is for BGIS to obtain offers ("Bids") from interested and qualified parties ("Bidders") to perform the Work required to complete HONI000768 – Muskoka TS – Exterior Wall Refurbishment located at 552 Highway #141, Huntsville ON for a Stipulated Price, in accordance with the Contract Documents.

1.1.2 The Qualified Bidders are:

- Maxim Group
- Dewar Industrial Services
- Lisgar Construction
- Rankin Construction
- AJS Contracting

1.2. No Bid Form

1.2.1 It is important that BGIS receive a reply from all invited Bidders. Should you be unwilling or unable to submit a Bid, please complete and return the No Bid Form included in this Document.

1.3. Bidder Covenant

1.3.1 By submitting a Bid in response to this bid call, the Bidder confirms it has read and agrees to comply with the Bid Documents. No allowance shall be made by BGIS on behalf of a Bidder for any error, omission or negligence on its part, unless BGIS in its sole discretion decides otherwise.

1.3.2 Bidders agree to prepare and submit Bids at their own cost.

1.3.3 BGIS shall provide the successful Bidder with two (2) copies of the Contract to be signed. Within ten (10) working days of the successful Bidder's receipt of *Contract Documents*, the successful Bidder shall return the *Contract Documents* to BGIS fully signed, together with other documentation as required in the *Contract Documents*.

1.3.4 Confidentiality

1.3.4.1 BGIS reserves all rights in respect of this bid call. Bidders may not reproduce, modify, disclose, distribute or publish any portion of this bid call or any information about BGIS or Hydro One Networks Inc. without the prior written approval of BGIS or Hydro One Networks Inc., save and except for the strict purpose of preparing a Bid, and provided always that any such reproduction, modification, disclosure, distribution or publication of this bid call shall only be made to or for recipient's employees or advisors on a strict need-to-know basis, each of whom the recipient agrees to bind to these same confidentiality obligations.

1.3.4.2 Bidders may not use the name of BGIS or Hydro One Networks Inc. (or its respective affiliates), or refer to this bid call in any advertisement or other promotional messages without the prior written consent of BGIS or Hydro One Networks Inc., as applicable.

1.4 Bid Call

1.4.1 Bids signed under seal, executed, and dated will be received by BGIS:

BGIS
Attention: Benoit Viau
Benoit.viau@bgis.com
Address: 4175 14th Ave
Markham, ON
L3R 0J2

before the time for bid closing of 2:00:00 PM local time, on the 23rd day of April, 2021 ("Bid Closing Date").

1.4.2 Bids submitted after the above time for bid closing will not be considered and will be returned to the Bidder unopened if a return address has been provided on the envelope.

1.4.3 Bids will not be opened in public. Bids shall be opened after the above time for bid closing.

1.4.4 Amendments to a submitted Bid will be permitted only if received on the bidder's letterhead prior to the above date and time for bid closing and if signed by the same party or parties who signed and sealed the Bid. A Bid amendment shall state the amount to be added to or deducted from the *Bid Price*.

1.4.5 All erasures, revisions or corrections to the Bidder's entries on the Bid Form shall be initialled by the Bidder.

1.4.6 Bids and amendments to submitted Bids submitted by telephone or electronic mail will not be considered by BGIS.

2 CONTRACT AND BID DOCUMENTS

2.1 Definition

2.1.1 Contract Documents: As defined in the Contract;

2.1.2 Bid Documents: Instructions to Bidders, Bid Form, any Bid Form Supplements, other information issued for the benefit of Bidders to prepare and submit a Bid, and Contract Documents.

2.1.3 Bid Price: The monetary sum identified by the Bidder in the Bid Form.

2.1.4 All capitalized terms, unless otherwise defined, shall have the meanings assigned to them in the General Conditions included in the Contract Documents.

2.2 Availability

2.2.1 Upon receipt of *Bid Documents*, Bidders shall verify that the documents are complete. Bidders shall immediately notify BGIS if the *Bid Documents* are incomplete or upon finding discrepancies or omissions in the Bid Documents.

2.3 Enquiries & Addenda

2.3.1 All enquiries from Bidders regarding the *Bid Documents* must be in writing and submitted no later than three (3) business days before the Bid Closing Date to:

BGIS
4175 14th Avenue
Markham, Ontario
L3R 0J2

Attention: **Benoit Viau**
Email: **benoit.viau@bgis.com**

2.3.2 Addenda may be issued by BGIS during the bidding period. All addenda become part of the Contract Documents. Include all costs of all addenda in *Bid Price*.

2.3.3 BGIS may, by addendum, modify, amend or revise any provision of this Tender, extend the Closing Time, Closing Date or any other scheduled dates relating to this Tender. BGIS shall not be responsible for any costs related to any delays in the Tender

2.3.4 Verbal responses are only binding when confirmed by written addenda.

2.3.5 Information obtained from any other source may be inaccurate and is not binding on BGIS. Any attempt by a Bidder or any of its employees, agents, contractors or representatives to contact any person other than the BGIS contact person named above with respect to this Tender will entitle BGIS to disqualify the Bid of such Bidder.

2.3.6 Discrepancies between addenda and the original *Bid Documents* will be resolved in favour of the last-submitted addendum.

2.4 Alternatives During Bidding

2.4.1 Unsolicited

2.4.1.1 Where the Bid Documents stipulate a particular Product, requests to use unsolicited alternatives made less than seven calendar days before the Bid Closing Date will not be considered by BGIS.

2.4.1.2 When a request to use an unsolicited alternative is made, BGIS may, in its sole discretion, approve the unsolicited alternative and in such circumstances will issue an addendum to known Bidders.

2.4.1.3 When requesting an alternative to specified Products, the Bidder shall include any changes required in the Work to accommodate such unsolicited alternative. A later claim by the Bidder for an addition to the Contract Price resulting from changes in the Work necessitated by use of unsolicited alternative Products will not be considered.

2.4.1.4 Unsolicited alternatives not approved in writing by BGIS prior to the Bid Closing Date shall not be included in the Bid Price.

2.4.1.5 Subject to Article 2.4.1.1 above, product or system alternatives proposed by Bidders at the time of bid closing may be considered by BGIS if submitted as an attachment to the Bid Form.

2.4.1.6 Requests for unsolicited alternatives submitted with the Bid Form will be evaluated by BGIS and either included in, or excluded from, the Contract. Subject to Article 2.4.1.1 above, BGIS will be the sole judge as to their acceptability.

2.4.1.7 Bidders shall provide complete information on revisions to other Work which will be required to accommodate each unsolicited alternative, together with the related dollar amount of all additions to, or reductions from, the Bid Price. The cost of each unsolicited alternative shall be provided net of costs of any other related changes required, so as to incorporate this into the Work.

2.4.2 Solicited

2.4.2.1 Where alternatives are identified and described within the specification and Bid Form for pricing, BGIS reserves the right in its sole discretion whether to consider the alternatives and associated prices. Assessment of the bids shall be based on the compliant bid with the lowest price combination of the base bid and those alternatives accepted by BGIS

3 SITE ASSESSMENT

3.1 Site Examination

3.1.1 Bidders shall carefully examine the Place of the Work, and fully inform themselves of all existing conditions, limitations and difficulties that may arise during the execution of the Work including but not limited to any or all site specific health and safety, environmental and operational protocols.

3.1.2 **A mandatory pre-bid meeting is April 15, 2021 at 10:00am for all Bidders. The meeting will be held at:**

Hydro One Networks Inc
552 Highway #141,
Huntsville, ON

Proponents are reminded to wear appropriate Personal Protective Equipment (safety boots, safety glasses, high visibility vest, flame resistant suits and hard hats mandatory) for this pre-bid meeting.

3.1.3 When a mandatory pre-bid meeting has been scheduled, failure of a Bidder to attend, properly register and remain present for the duration of the pre-bid meeting may result in their Bid being rejected at BGIS' sole discretion.

3.1.4 BGIS will not consider claims for additional payments during the execution of the Work, or at all, for extra Work, costs, damages or difficulties encountered resulting from conditions which were either visible or could be reasonably inferred from an examination of the Place of the Work prior to the submission of Bids

3.1.5 BGIS reserves the right to call for additional site meetings if attendance is not adequate. All proponents will be notified of any additional meetings.

3.2 Outage Requirement

3.2.1 BGIS shall inform during the pre-bid meeting if an Outage is required or not to perform the work.

3.2.2 Hydro One Networks Inc. determines when an "Outage" is required for work on a particular site to be executed. An Outage requires the turning off of power to the site and arrangements for backup power to be provided by an alternate source. This process requires considerable planning and scheduling on the part of Hydro One. Once the Outage request is approved by Hydro One, a specific date and time for the Outage will be determined.

3.2.3 If an Outage is required to perform the work, BGIS will initiate the Outage request with Hydro One once the successful bidder has been awarded the project.

3.2.4 The Outage request timeline requires 33 business days for planning and 3 business days for client approval to execute work.

3.2.5 If an Outage is required to perform the work, bidders shall schedule construction start 36 business days after the project award date or as otherwise directed by BGIS and/or Hydro One.

3.2.6 If an Outage is required the successful bidder shall ensure that they are on site and start Work on that schedule date of the Outage.

3.2.7 BGIS and Hydro One have the right to cancel the Outage at any time for any reason they see fit. The successful bidder will stop Work accordingly. Potential impacts to the project schedule will be assessed as to their reasonableness and validity. Costs incurred for stopping work in the short term (less than five working days) will not be allowed.

3.2.8 Should the cancellation of an Outage occur while Work is in progress and remain cancelled for more than five business days, then claims for demobilization and remobilizations will be assessed as per the CCDC contract. At no time in any way whatsoever will claims or costs of any kind be entertained or approved for claims of lost opportunity costs or liquidated damages as a result of the delay or cancellation of the Outage and or project.

3.2.9 Should the project be cancelled as a result of an Outage being cancelled and Hydro One is unable to reschedule the Outage, costs for demobilization will be assessed as per the contract.

3.3 Labour Requirement General Conditions

3.3.1 BGIS has acknowledged and agreed to all the documents within Section 00 73 46 – Labour Agreement. The bidder acknowledges that should they be successful in being awarded the Work, that as the successful bidder they hereby also agree to abide by and be obligated to all the same terms and conditions with respect to all the documents outlined in Section 00 73 46 – Labour Agreement.

3.3.2 The bidder agrees to indemnify and hold harmless BGIS, from any and all claims whatsoever that may be caused by, or occurred as a result of, the successful bidder's negligence or failure to abide by any or all of the terms and conditions as outlined in the documents contained in Section 00 73 46 – Labour Agreement.

3.3.3 The bidder agrees that any and all costs whatsoever, that may be incurred by BGIS as a result of the successful bidder's negligence or failure to abide by any or all of the terms and conditions as outlined in the documents contained in Section 00 73 46 – Labour Agreement, will be directly chargeable to, and paid for by, the successful bidder.

3.3.4 Bidders must submit with the Bid Form, *Acknowledgment of Labour Requirements* (Section 00 43 43).

3.3.5 Bidders are to visit the Hydro One Labour Requirements website to view the applicable collective agreements and wage schedules.

http://www.hydroone.com/DoingBusiness/Pages/LabourRequirements.aspx

4 BID ENCLOSURES AND REQUIREMENTS

4.1 Taxes

4.1.1 Unless specifically excluded by the Contract Documents, Bidders shall exclude all applicable government taxes in the Bid Price.

4.2 Scheduled Completion

4.2.1 Bidders shall state in the Bid Form the time duration required to attain Substantial Performance of the Work and Total Performance of the Work.

4.2.2 Substantial Performance of the Work is proposed to be June 30, 2021.

4.2.3 Consideration will be given to the time durations indicated in Article 4.2.1 and 4.2.2 when reviewing submitted Bids.

5 OFFER, ACCEPTANCE OR REJECTION

5.1 Delivery of Bid

5.1.1 Each Bid must be sealed in an envelope which clearly identifies the Bidder's name, Project name, location and BGIS project number (unless email bid are acceptable). The Bid Form must be fully completed, signed under seal, dated and submitted in a clear and legible manner. Incorporated companies shall affix their corporate seal under the hand of their duly authorized officer(s). Signatures and all other entries shall be written in ink. Photocopied signatures and other entries are not acceptable. All applicable blank

spaces in the Bid Documents must be filled in. All Bid Form Supplements are to be completed and included with the Bid. Bids for *Work* valued greater than $100,000 or as specified otherwise shall include:

5.1.1.1 a bid bond from a duly licensed surety company or a bid deposit (e.g., bank draft, certified cheque or letter of credit) totalling 10% of the Bid value. Such bid bond or bid deposit shall be in a commercially reasonable form and name BGIS as beneficiary;

5.1.1.2 an agreement from a duly licensed surety company to provide final security in the form (as prescribed in the Contract) of a performance bond and a labour and materials payment bond in respect of the Work; in accordance with the Contract (see subparagraph 11.2.3.2 of Supplementary Condition 11.2 – BONDS) totalling 50% of the value of the Contract. Such agreements or undertaking must be in a commercially reasonable form and name BGIS as beneficiary;

Bid bonds, bid deposits, agreements to provide a performance bond and a labour and materials payment bond, and written Bidder undertakings deemed commercially unreasonable by BGIS in its sole discretion may render a Bid non-compliant.

5.1.2 Submit the following Bid Form Supplements with the Bid Form:

5.1.2.1 Appendices – as checked below;

Appendix “B”	List of Subcontractors and Price Breakdown	☒
Appendix “C”	List of Unit Prices	☒
Appendix “D”	List of Alternative Prices	☐
Appendix “E”	List of Itemized Prices	☐
Appendix “F”	List of Separate Prices	☐
Appendix “G”	List of Cash Allowances	☐
Appendix “H”	BGIS General Conditions and Acknowledgement Form	☐
Appendix “I”	BGIS Confidentiality and Non-Disclosure Agreement	☐
Appendix “J”	BGIS Indemnification Form	☐
Appendix “K”	BGIS Contractor Health, Safety and Environmental Policy Handbook and Acknowledgement Form (HSE-S10-1)	☒
Appendix “L”	Labour Requirements	☒
	Submit proof of WSIB letter of good standing and copy of Insurance Certificate for general liability insurance, having a limit of no less than $2,000,000 per occurrence and with BGIS and HYDRO ONE NETWORKS INC listed as additional insured. In addition, the selected Consultant agrees to abide by owner’s Terms and Conditions (attached),and by owner’s Health, Safety, and Environmental Policy for Consultants.(attached)	☒
	Submit Comprehensive general liability insurance with a combined single limit of five million dollars ($5,000,000) per occurrence for personal injury (including death) and property damage. The policy shall cover all operations of the Consultant, products, services and completed operations, non-owned automobile, contractual liability and liability specifically assumed under this Agreement. BGIS and HYDRO ONE NETWORKS INC. shall be added to the policy as an additional named insured, and an unqualified statement giving “BGIS” thirty (30) days written notice of any change to or cancellation of the policy;	☒

	Submit Certificate of Vehicle Liability Insurance for non-owned vehicles with limitations of not less than $5,000,000.00 with "BGIS" and HYDRO ONE NETWORKS INC. as additional named insured and an unqualified statement giving "BGIS" thirty (30) days written notice of any change to or cancellation of the policy. If Company has no non-owned vehicles, or if non-owned vehicles are not to be used in the performance of the Work/Services, please provide a written statement to this affect;	☒

5.1.2.2 10% bid bond or bid deposit **(must be included with tender submission)** in accordance with Article 5.1.1.1;

5.1.2.3 Agreement to provide final security (for Work valued at $100,000.00 or greater) in accordance with Section 5.1.1.2.

5.1.2.4 Agreement to acknowledge and accept the BGIS Contractor Health, Safety and Environmental Policy Handbook

5.1.3 Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations or irregularities of any kind may, at BGIS' sole discretion, be declared non-compliant.

5.1.4 Bids with Bid Forms and Bid Form Supplements which are improperly prepared may, at BGIS' sole discretion, be declared non-compliant.

5.1.5 Bids based upon an unreasonable time duration for the completion of the Work may, at BGIS' sole discretion, be declared non-compliant.

5.1.6 All submitted Bids and supporting documentation become the property of BGIS and will not be returned except for bid bonds and bid deposits at expiration of bid irrevocability period or upon award of the contract.

5.2 Duration of Offer

5.2.1 Bids shall be irrevocable and remain open to acceptance for a period of ninety (90) days from the Bid Closing Date.

5.3 Acceptance of Offer

5.3.1 The lowest or any Bid will not necessarily be accepted

5.3.2 Notwithstanding anything else contained in the Bid Documents, BGIS reserves the right to exercise complete and unfettered discretion in all aspects of the conduct of the Bid process, the assessment and evaluation of Bids, including the determination of criteria, the ranking of Bidders and the selection of a successful Bidder without incurring any liability whatsoever to any Bidder, including any liability for costs, losses or damages and without giving any reasons therefore.

5.3.3 Without limiting the generality of the foregoing, BGIS, in its sole and absolute discretion:

5.3.3.1 reserves the right to accept or reject any or all of the Bids;

5.3.3.2 reserves the right to evaluate, accept or reject any Bid, whether or not completed properly and whether or not it contains all required information or is otherwise non-compliant, and BGIS is not bound to evaluate, accept or reject any Bid;

5.3.3.3 reserves the right, after the selection of the successful Bidder, to negotiate and finalize any changes, amendments, or modifications to the Bid of the successful Bidder as submitted or to the Contract, without offering other Bidders the opportunity to amend their Bids.

5.3.3.4 reserves the right to not be bound to explain any decision to the Bidder(s). BGIS may, at its own discretion, release the name of the successful Bidder.

5.3.4 Bidders expressly waive any right to make any claim against BGIS for any matter arising from BGIS exercising its rights as stated above.

5.3.5 After acceptance by BGIS, the successful Bidder will be notified in writing.

5.3.6 BGIS reserves the right, before awarding the Contract, to require the successful Bidder to submit such evidence of qualifications as it may deem necessary and acceptable, including without limitation the technical, financial or other qualifications and abilities of the Bidder.

5.3.7 The selection of a Bid shall not, by itself, bind BGIS in any way unless and until BGIS and the successful Bidder have executed the Contract. In the event that the successful Bidder fails to sign, refuses to sign or to commence with the Contract within the time prescribed by BGIS, or otherwise fails to comply with its obligations under the Bid Documents, BGIS shall in its sole discretion be entitled to:

5.3.7.1 cancel the award of the Contract, and award the Contract to another Bidder;

5.3.7.2 claim the Bid bond or deposit, if any;

5.3.7.3 not accept any Bid;

5.3.7.4 issue a new Tender.

5.3.8 BGIS may disqualify the Bids of parties with whom BGIS or Hydro One Networks Inc. is engaged in any form of a dispute (or reasonably anticipates to be).

END OF INSTRUCTIONS TO BIDDE

PROJECT/CONTRACT: **HONI000768 – Muskoka TS – Exterior Wall Refurbishment**

NAME OF BIDDER: _____

Supplementary Conditions to the CCDC 2 - 2008
Stipulated Price Contract

GENERAL REFERENCE

The Canadian Standard Construction Document, CCDC 2-2008, Stipulated Price Contract between *Owner* and *Contractor* and these Supplementary Conditions are part of the *Contract Documents*. These Supplementary Conditions supplement or amend the Stipulated Price Contract and shall be read in conjunction with the Stipulated Price Contract. Where any of the Stipulated Price Contract are supplemented or amended, the unaffected provisions of such Stipulated Price Contract shall remain in effect. Where there is anything in the Stipulated Price Contract which is in conflict or inconsistent with these Supplementary Conditions, the provisions of these Supplementary Conditions shall govern.

AGREEMENT BETWEEN OWNER AND CONTRACTOR

ARTICLE A-6 RECEIPT OF AND ADDRESSES FOR NOTICES IN WRITING

SC1 Add new paragraph 6.2 as follows:

"6.2 In the case of any *Notice in Writing* provided to the *Owner*, a copy shall also be delivered by email to:

BGIS Global Integrated Solutions Canada LP
4175 14th Ave
Markham, Ontario L3R 0J2
Email: constructionnotices@bgis.com
Attention: Contract Administrator

ARTICLE A-9 GENERAL

SC2 Add new paragraph A-9 GENERAL as follows:

"9.1 The *Contractor* is an independent contractor engaged by the *Owner* to perform the *Work*. Nothing in the *Contract* is intended to create a partnership, a joint venture, or an agency between the *Owner* and the *Contractor*. The *Contractor* must not represent itself as an agent or representative of the *Owner* or the *Affected Party*. Neither the *Contractor* nor any *Contractor Personnel* is engaged as an employee or agent of the *Owner* or the *Affected Party*. The *Contractor* is responsible for all deductions and remittances required by law in relation to any *Contractor Personnel*.

9.2 If any of the *Contract Documents* are found to conflict with or be contrary to legislation and statutory regulations applicable to the *Contract Documents*, then the terms of the applicable legislation and statutory regulations shall apply.

9.3 If any provision of the *Contract* is found to be invalid or unenforceable in any circumstances, the remainder of the *Contract*, and the application of such provision in any other circumstances, shall not be affected.

9.4 The terms of the *Contract*, which by their nature are continuing, shall survive the termination or other expiration of the *Contract*.

9.5 Time shall be of the essence of the *Contract* and under all *Contract Documents*."

DEFINITIONS

SC3 Add new definition "**Affected Party**" as follows:

"**Affected Party**
The *Affected Party* is the person or entity that has a contract with the *Owner* and either (a) generally owns or controls the *Place of Work*; or (b) provides various real estate services to the *Owner* at the *Place of Work*, as applicable."

SC4 Add new definition "**Contractor Personnel**" as follows:

"**Contractor Personnel**

Contractor Personnel means any and all individuals, including employees, officers, agents and other persons assigned by, through or on behalf of the *Contractor* to perform the *Work*, including but not limited to, project managers, superintendents, *Subcontractors* or *Suppliers*."

SC5 Add new definition "**Toxic and Hazardous Substances**" as follows:

"**Toxic and Hazardous Substances**
Toxic and Hazardous Substances means, collectively, any contaminant, waste, subject waste, pollutant, toxic substance, dangerous goods, asbestos, petroleum, its derivatives, by-products or other hydrocarbons, as defined in or pursuant to any applicable laws, regulations, by-laws, guidelines or orders rendered by any governmental authority or any other substance or material which, when released to, or present in, the natural environment, is likely to cause in some immediate or foreseeable future time, material harm or degradation of the natural environment or material risk to human health."

GENERAL CONDITIONS OF THE STIPULATED PRICE CONTRACT

GC 1.1 CONTRACT DOCUMENTS

SC6 Add new paragraphs as follows:

"1.1.11 Subject to paragraph 1.1.9, all surveys, reports, drawings, calculations, designs, plan, specifications and other data, information, materials, collected, compiled, drawn or produced, including computer printouts, pursuant to the *Contract* are the property of the *Owner*. The *Contractor* shall transfer the copyright, including an express waiver and release of all moral rights, of all *Drawings*, plans, *Specifications*, models, photos, and other written or graphic materials produced under the *Contract* to the *Owner* which will be free to use them as it sees fit. Any waiver or release obtained under this clause may include a reasonable exclusion of liability regarding the use of materials for other projects. In the event of any dispute or disagreement pertaining to the *Work* between the *Owner* and the *Contractor*, the *Owner* will have the unqualified right and license to use the design as it may have evolved from time to time and any *Drawings*, *Specifications*, documents, materials of any nature and kind which may now or hereafter exist and which the *Contractor* may have any right, title, interest or copyright for the purpose of completing the design and construction of the *Work* for which they were prepared.

1.1.12 The *Contract Documents* are further supplemented and amended by the *Affected Party's* terms and conditions (the "**Affected Party Terms**") which, if any, are set out in the schedule attached to these Supplementary Conditions named: Schedule "F". Where there is any term in the *Contract Documents* which is in conflict or inconsistent with any *Affected Party Terms*, the provisions of the *Affected Party Terms* shall govern.

1.1.13 In the event the provisions of Part I.1 and Part II.1 of the *Construction Act* (Ontario) (the "**Act**") are applicable to this *Contract*, the terms set out in the Ontario Appendix (the "**Ontario Appendix**") attached as Schedule "A" to the Supplementary Conditions shall apply to this *Contract* and shall supplement, supersede and/or replace the terms of this *Contract* as applicable. Where there is any term in the *Contract Documents* which is in conflict or inconsistent with the *Ontario Appendix*, the provisions of the *Ontario Appendix* shall govern."

GC 1.4 ASSIGNMENT

SC7 Delete paragraph 1.4.1 and add the following new paragraphs:

"1.4.1 The *Contractor* shall not assign or transfer this *Contract* or any part thereof without the prior written consent of the *Owner*. The *Contractor*, when requesting the *Owner's* consent to an assignment, shall provide evidence satisfactory to the *Owner* of the proposed assignee's ability to complete this *Contract* in respect of its technical and financial competence, its work force and its equipment, along with any other information reasonably requested by the *Owner*.

1.4.2 The *Owner* may assign or transfer this *Contract* or any part thereof to any of its assigns, the *Affected Party*, subsidiaries, affiliates, successors or other entity provided the *Owner* gives prior written notice to the *Contractor*.

GC 1.5 ADVERTISING & PUBLIC NOTICES

SC8 Add new GC 1.5 as follows:

"GC 1.5 ADVERTISING & PUBLIC NOTICES

1.5.1 The *Contractor* will obtain the *Owner's* prior written approval for any public advertising, written public sales promotions, press release or other general publicity matter, in which the name or trademarks of the *Owner* or the *Affected Party* are mentioned or used or in which words are used from which any connection with the *Owner* or *the Affected Party* or trademarks may be inferred. The *Contractor* will not allow or permit any public ceremony in connection with the *Work* without the prior written permission of the *Owner*. The *Contractor* will not erect or permit the erection of any sign or advertising without the prior written approval of the *Owner*."

GC 1.6 CONFIDENTIAL INFORMATION

SC9 Add new GC 1.6 CONFIDENTIAL INFORMATION as follows:

"GC 1.6 CONFIDENTIAL INFORMATION

1.6.1 The *Contractor* shall not disclose or provide any technical, business, financial, operational, scientific, or any other information or data obtained by the *Contractor* during the course of the *Work* to third parties who do not require that information or data to complete any portion of the *Work* and who are not authorized by the *Owner* to receive, or have access to, such confidential information."

GC 1.7 MAINTENANCE OF RECORDS AND AUDIT RIGHTS

SC10 Add new GC 1.7 as follows:

"GC 1.7 MAINTENANCE OF RECORDS AND AUDIT RIGHTS

1.7.1 The *Contractor* shall maintain complete and accurate books, records, accounts and invoices in relation to the *Contract* in a format acceptable to the *Owner* and the *Affected Party* and shall grant the *Owner*, the *Affected Party* and their assigns audit rights in respect of all said books, records, accounts and invoices relating to the performance of the *Work*."

GC 2.2 ROLE OF THE CONSULTANT

SC11 In paragraph 2.2.7 delete the following words: "Except with respect to GC 5.1 - FINANCING INFORMATION REQUIRED OF THE OWNER, the" and substitute with the word "The".

GC 2.3 REVIEW AND INSPECTION OF THE WORK

SC12 Delete paragraph 2.3.2 and replace with the following:

"2.3.2 If work is designated for tests, inspections or approvals in the *Contract Documents*, or by the *Consultant's* instructions, or by the laws or ordinances of the *Place of the Work*, the *Contractor* shall notify the *Consultant* at least five (5) *Working Days* in advance when the work will be ready for review and inspection. The *Contractor* shall arrange for and shall give the *Consultant* notification at least five (5) *Working Days* in advance of the date and time of inspections by other authorities."

SC13 Add the following new paragraphs:

"2.3.8 The *Contractor* shall immediately inform the *Owner* and the *Consultant* of any notices, warnings or asserted violations issued by any regulatory or government agencies relating to the *Work*.

2.3.9 No review or inspection of the *Work* by the *Owner* or the *Consultant* shall relieve the *Contractor* from its responsibility to perform the *Work* in accordance with the *Contract Documents*.

2.3.10 Where standards of performance are specified in the *Contract Documents* and the *Work* does not comply with the performance specified, such deficiency shall be corrected as directed by the *Consultant.* Any subsequent testing, including retesting by the *Owner*, to verify performance shall be done at the *Contractor's* expense."

GC 2.4 DEFECTIVE WORK

SC14 In paragraph 2.4.3, delete the words "the difference in value between the work as performed and that called for by" and substitute the words "the value of such work as is necessary to correct any non-compliance with".

SC15 Add the following new paragraphs:

"2.4.4 The *Contractor* shall rectify, in a manner acceptable to the *Owner* and the *Consultant,* all defective work and deficiencies throughout the *Work*, whether or not they are specifically identified by the *Consultant*.

2.4.5 The *Contractor* shall prioritize the correction of any defective work which, in the sole discretion of the *Owner*, adversely affects the day-to-day operations of the *Owner* or the *Affected Party*."

GC 3.1 CONTROL OF THE WORK

SC16 Add the following new paragraphs:

"3.1.3 Notwithstanding paragraphs 3.1.1 and 3.1.2, the *Contractor* agrees that it shall fully comply with all policies and procedures of the *Owner* and the *Affected Party* which are relevant to any activity of the *Contractor* to be performed under the *Contract.* The *Contractor* further agrees that it will use reasonable efforts to inquire from the *Owner* if such policies or procedures exist that are relevant to any activity of the *Contractor* to be performed under the *Contract.* The *Owner* agrees that it will use reasonable efforts to communicate to the *Contractor* all policies or procedures it may have that are relevant to any such activity.

3.1.4 The *Consultant*, the *Affected Party* or the *Owner*, acting reasonably, may from time to time require the *Contractor* to remove from any involvement in the *Work*, any *Contractor Personnel*. Such persons shall be replaced by the *Contractor* in a timely fashion to the complete satisfaction of the *Consultant*, the *Affected Party* or the *Owner*, as the case may be and without in any way limiting or deleting the *Contractor's* obligation and responsibility to properly manage all *Contractor Personnel*."

GC 3.2 CONSTRUCTION BY OWNER AND OTHER CONTRACTORS

SC17 In paragraph 3.2.1, add the following words at the end "and to have work performed by the *Affected Party's* own forces and by other contractors retained by the *Affected Party*".

SC18 Delete paragraph 3.2.2.1 in its entirety.

SC19 Delete paragraph 3.2.2.2 in its entirety.

SC20 Delete paragraph 3.2.2.3 in its entirety.

SC21 In paragraph 3.2.3.1, add after the word "*Owner*" the following word: ", *Affected Party*,".

SC22 In paragraph 3.2.3.2, add after the word "contractors" the following word: ", *Affected Party*".

SC23 Delete paragraph 3.2.3.3 and add the following new paragraphs:

"3.2.3.3 promptly report to the *Consultant* in writing any apparent deficiencies in the work of other contractors or of the *Owner*'s or *Affected Party's* own forces, where such work affects the proper execution of any portion of the *Work*, prior to proceeding with that portion of the *Work*. Failure by the *Contractor* to so report shall invalidate any claims against the *Owner* by reason of the deficiencies in the *Work* of other contractors or *Owner's* own forces except those deficiencies not then reasonably discoverable;

3.2.3.4 subject to GC 9.4-CONSTRUCTION SAFETY, assume overall responsibility for compliance with all aspects of the applicable health and safety legislation in the *Place of the Work* for the *Owner's* own forces, for the *Affected Party's* forces, and for other contractors, including all of the responsibilities of the contractor, constructor, prime contractor or principal contractor as may apply in accordance with the applicable health and safety legislation at the *Place of Work*;

3.2.3.5 grant the *Owner*, *Affected Party* and other contractors the right to enter, use and occupy the *Place of the Work*, in whole or in part, and perform work before completion of the Contract, if in the opinion the *Consultant*, such entry and occupation does not prevent or interfere with the completion of the *Work* by the *Contractor* or the *Contract* within the time specified. Such entry and occupation shall not be considered as acceptance of the *Contract* or in any way relieve the *Contractor* of the *Contractor's* responsibility to complete the *Contract* on time;

3.2.3.6 observe the right of other contractors or persons duly authorized by the *Owner*, *Affected Party* or *Consultant* to use the *Place of the Work*; and

3.2.3.7 take all reasonable, practical and prudent steps to provide for the coordination of the activities and work of other contractors and *Owner's* and the *Affected Party's* own forces with the *Work* of the *Contract*."

GC 3.4 DOCUMENT REVIEW

SC24 Delete paragraph 3.4.1 and add the following new paragraphs:

"3.4.1 The *Contractor* shall review the *Contract Documents* and shall report promptly to the *Consultant* any error, inconsistency or omission the *Contractor* may discover. Such review by the *Contractor* shall comply with the standard of care described in paragraph 3.15.1 of the *Contract*. Except for its obligation to make such review and report the result, the *Contractor* does not assume any responsibility to the *Owner* or to the *Consultant* for the accuracy of the *Contract Documents*. The *Contractor* shall not be liable for damages or costs resulting from such errors, inconsistencies or omissions in the *Contract Documents* that the *Contractor* could not reasonably have discovered. If the *Contractor* does discover any error, inconsistency or omission in the *Contract Documents*, the *Contractor* shall not proceed with the work affected until the *Contractor* has received corrected or missing information from the *Consultant*.

3.4.2 If the *Contractor* finds discrepancies in or omissions from the *Contract Documents* or has any doubt as to the meaning or intent of any part thereof, the *Contractor* shall immediately notify the *Consultant*, who will provide written instructions or explanations. Neither the *Owner* nor the *Consultant* will be responsible for oral instructions."

GC 3.5 CONSTRUCTION SCHEDULE

SC25 Delete paragraph 3.5.1 and add the following new paragraphs:

"3.5.1 The *Contractor* shall:

.1 Within five (5) *Working Days* after receiving the authorization to proceed with the *Work*, submit to the *Owner* and the *Consultant* for their review and acceptance a construction schedule indicating the critical path for the *Project* demonstrating that the *Work* will be performed in conformity with the *Contract Time* and in accordance with the *Contract Documents*. Once accepted by the *Owner* and the *Consultant*, the construction schedule submitted by the *Contractor* shall become the baseline construction schedule. The *Contractor* shall not commence the *Work* prior to the review and acceptance of the proposed construction schedule by and from the *Owner* and the *Consultant*.

.2 Provide the expertise and resources, such resources including manpower and equipment, as are necessary to meet and maintain the accepted baseline construction schedule referred to in GC 3.5.1.1 or any successor or revised schedule accepted by the *Owner* pursuant to GC 3.5 and;

.3 Monitor the progress of the *Work* at a minimum on a weekly basis relative to the construction schedule reviewed and accepted pursuant to GC 3.5.1.1, or any successor or revised schedule accepted by the *Owner* pursuant to GC 3.5, (or as otherwise specified in the *Contract Documents*), update the schedule on a monthly basis and advise the *Consultant* and the *Owner* in writing of any variation from the baseline or slippage in the schedule.;

3.5.2 If:

.1 at any time it should appear to the *Owner* or the *Consultant* that the actual progress of the *Work* is behind schedule or is likely to become behind schedule, based on critical path methodology;

.2 the *Contractor* is delayed in the performance of the *Work* for any reason other than a reason for which an extension is granted as provided in the *Contract*;

.3 if the *Contractor* fails to file written notice of a claim for extension of time as provided in the *Contract*;

.4 the *Contractor* has given notice to the *Owner* or the *Consultant* of any variations from the base line schedule or slippage in the schedule pursuant to GC 3.5.1.3; or

.5 the *Contractor* does not perform the *Work* substantially in accordance with the agreed schedule as provided in GC 3.5 – CONSTRUCTION SCHEDULE;

the *Contractor* shall take whatever measures that are necessary at its own cost, including taking all appropriate preventative and corrective action and steps to cause the actual progress of the *Work* to conform to the schedule, including but not limited to such extra measures as shift work, double or "stacked" shifts or an expanded work force, to maintain the schedule, and shall produce and present to the *Owner* and the *Consultant* a recovery plan demonstrating how the *Contractor* will achieve the recovery of the schedule. Unless the circumstances giving rise to the delay are matters covered by Part 6 – CHANGES IN THE WORK, all costs of taking such preventative and corrective action and steps, as well as any costs reasonably incurred or damages suffered by the *Owner* arising out of or as a result of any such delay, shall be for the account of the *Contractor*."

GC 3.6 SUPERVISION

SC26 Add the following new paragraph:

"3.6.3 The *Contractor* shall provide the *Owner* and the *Consultant* with the name, address, and telephone number of the representative referred to in paragraph 3.6.1 and other responsible persons who may be contacted for emergency and other reasons during non-working hours throughout the course of the work."

GC 3.7 SUBCONTRACTORS AND SUPPLIERS

SC27 In paragraph 3.7.2, add after the word "writing" in the first line "within two (2) *Working Days* after receiving authorization to proceed with the *Work*".

SC28 Delete paragraph 3.7.2 and 3.7.3 and replace with the following:

"3.7.2 The *Contractor* shall notify the Owner as to those *Subcontractors* or Suppliers whose bids have been received by the Contractor which the Contractor would be prepared to accept for the performance of a portion of the *Work* for approval by the *Owner*. The *Contractor* agrees not to change *Subcontractors* or *Suppliers* without the prior written approval of the *Owner*, which approval will not be unreasonably withheld. No Subcontractor identified in writing by the *Contractor* to the *Owner* with the bid documents shall be changed without the prior written approval of the *Owner*."

3.7.3 The *Owner* may, for any reason in its sole discretion, object to the use of a proposed *Subcontractor* or *Supplier* and require the *Contractor* to employ one of the other subcontract bidders. Upon prior request of the *Owner*, the *Contractor* shall provide the *Owner* with a copy of the form of contract the *Contractor* proposes to use with any of its *Subcontractors* or *Suppliers* for review and approval. Any contract between the *Contractor* and its *Subcontractors* or *Suppliers* shall (a) be in writing; (b) include terms not inconsistent with the terms of this *Contract*; and (c) contain, at a minimum, provisions that are sufficient to enable the *Contractor* to comply with its obligations set out in this *Contract*.

SC29 In paragraph 3.7.4, add after the words at the end "unless such required change is in keeping with the design specifications and/or the *Contractor's* bid".

SC30 In paragraph 3.7.6, add after the word "may" in the first line "upon reasonable request and at the *Owner's* discretion".

SC31 Add the following new paragraphs:

"3.7.7 Subcontracting shall be conducted in a manner consistent with the principles of open, fair and transparent procurement.

3.7.8 In the event that the *Contractor* reasonably wishes to change any of the *Subcontractors* or *Suppliers*, the *Contractor* shall advise the *Consultant* in writing, giving the *Contractor's* reasons for the change. No change of *Subcontractors* or *Suppliers* may be made without the prior written approval of the *Owner*.

3.7.9 The *Contractor* shall pay all *Subcontractors*, *Suppliers* and workers which it employs, all such sums as are due to them. The *Contractor* shall take all necessary steps to ensure that *Subcontractors* and *Suppliers* do likewise. All payments shall be made promptly when due."

GC 3.8 LABOUR AND PRODUCTS

SC32 Delete paragraph 3.8.3 and add the following new paragraph:

"3.8.3 The *Contractor* shall maintain good order and discipline among the *Contractor*'s employees, *Subcontractors*, and *Suppliers* engaged on the *Work* and the *Contractor*, *Subcontractors*, and *Suppliers* shall not employ anyone not skilled in the tasks assigned or who is unsatisfactory to the *Owner* or the *Affected Party*. All *Contractor Personnel* shall be competent and qualified to carry out any part of the *Work* to which they are assigned."

GC 3.11 USE OF THE WORK

SC33 Add the following new paragraphs:

"3.11.3 Subject to paragraph 9.4.6 of GC 9.4 CONSTRUCTION SAFETY, The *Owner* and *Affected Party* shall have the right to enter and occupy the *Place of the Work* in whole or in part for the purpose of placing materials and equipment, or for any other use at any time before completion of the *Contract* if, in the reasonable opinion of the *Consultant*, such entry and occupation does not prevent or interfere with the *Contractor* in achieving *Substantial Performance of the Work* within the *Contract Time* stipulated in the *Contract.*

3.11.4 No entry or occupation by the *Owner* or *Affected Party* as referenced in paragraph 3.11.3 shall constitute or be considered as acceptance of the *Work* in whole or in part, or in any way relieve the *Contractor* of its responsibility to complete the *Contract*."

GC 3.12 CUTTING AND REMEDIAL WORK

SC34 Delete paragraph 3.12.3 and add the following new paragraph:

"3.12.3 The *Contractor* shall perform all cutting and patching work by means which minimizes disruption or inconvenience to adjacent occupancies and operations. Where, in the opinion of the *Consultant*, such work may cause unacceptable disruption, noise or inconvenience, the *Consultant* may instruct the *Contractor* to perform such work at times and in a manner consistent with the requirements of this paragraph and the *Contractor* shall carry out such work in conformity with such instruction without entitlement to any adjustment in *Contract Price* or *Contract Time."*

GC 3.14 INTERFERENCE

SC35 Add new GC 3.14 INTERFERENCE as follows:

"**GC 3.14 INTERFERENCE**

3.14.1 If the *Work*, in whole or in part, involves the renovation of, or addition to, existing and occupied premises:

.1 the *Contractor* shall maintain normal business operations and traffic flow in accordance with all applicable laws, regulations, by-laws, guidelines or orders rendered by any governmental authority and with a minimum of inconvenience to the tenants and occupants of the *Place of Work*. Any changes to the conditions of the *Place of the Work* which are proposed by the *Contractor* shall be subject to the *Owner*'s prior review and approval;

.2 subject to the provisions of the *Contract Documents*, the *Contractor* shall ensure that no essential services such as electric power, water supply or other public utilities are interrupted;

.3 in every case where an interruption to existing services or utilities is to occur during execution of the *Work*, the *Contractor* shall give the *Owner* five (5) *Working Days'* prior written notice. The *Contractor* shall reschedule any such interruption if requested to do so in writing by the *Owner; and*

.4 subject to work restrictions set out elsewhere in the *Contract Documents*, any *Work* that generates excessive noise and/or vibration shall be carried out by the *Contractor* between the hours of 5:00 p.m. and 8:00 a.m. or on weekends and statutory holidays applicable to the *Place of Work*."

GC 3.15 PERFORMANCE BY CONTRACTOR

SC36 Add new GC 3.15 PERFORMANCE BY CONTRACTOR as follows:

"**GC 3.15 PERFORMANCE BY CONTRACTOR**

3.15.1 In performing its services and obligations under the *Contract*, the *Contractor* shall exercise a standard of care, skill and diligence that would normally be provided by an experienced and prudent contractor supplying similar services for similar projects. The *Contractor* acknowledges and agrees that throughout the *Contract*, the *Contractor's* obligations, duties and responsibilities shall be interpreted in accordance with this standard. The *Contractor* shall exercise the same standard of due care and diligence in respect of any *Products*, personnel or procedures which it may recommend to the *Owner*.

3.15.2 The *Contractor* further represents covenants and warrants to the *Owner* that:

.1 the personnel it assigns are appropriately experienced;

.2 it has a sufficient staff of qualified and competent personnel to replace its designated supervisor and project manager, subject to the *Owner's* approval, in the event of death, incapacity, removal or resignation; and

.3 there are no pending, threatened, or anticipated claims that would have a material effect on the financial ability of the *Contractor* to perform its work under the *Contract*."

GC 5.1 FINANCING INFORMATION REQUIRED OF THE OWNER

SC37 Delete paragraphs 5.1.1 and 5.1.2 in their entirety.

GC 5.2 APPLICATIONS FOR PROGRESS PAYMENT

SC38 Add new paragraphs as follows:

"5.2.8 The *Contractor* shall submit, with each application for progress payment after the first application for progress payment, a Statutory Declaration, on an original form of CCDC Document 9A-2001.

5.2.9 The *Contractor* shall prepare and maintain current as-built drawings which shall consist of any revised *Drawings* and *Specifications*, showing changes to the *Drawings* and *Specifications*, which current as-built drawings shall be maintained by the *Contractor* and made available to the *Consultant* for review with each application for progress payment. The *Consultant* reserves the right to retain a reasonable amount for the value of the as-built drawings not presented for review. The *Contractor* shall maintain and provide the *Drawings* and *Specifications* in a format acceptable to the *Owner*.

5.2.10 The *Contractor* shall submit evidence of compliance with workers' compensation/workplace safety and insurance board legislation at the *Place of the Work*, including payments due thereunder, with each application for progress payment.

GC 5.3 PROGRESS PAYMENT

SC39 Delete paragraph 5.3.1.3 in its entirety and add the following new paragraphs:

"5.3.1.3 the *Owner* shall make payment to the *Contractor* on account as provided in Article A-5 of the Agreement – PAYMENT upon the earlier of (a) the date payment is required by legislation and statutory regulations applicable to the *Contract Documents*; and (b) sixty (60) days after the date of receipt by the *Owner* of an application for progress payment duly certified by the *Consultant*.

5.3.2 Without prejudice to any other right or remedy of the *Owner*, the obligation of the *Owner* to make any payment to the *Contractor* under or in connection with the *Contract* is subject to the *Owner's* right to deduct or set off against any such payment any sum which may be due to the *Owner*, or to which the *Owner* has a claim, under the *Contract*. Without limitation, if the *Contractor* is in breach or default of any provision of the *Contract*, and, after receiving notice thereof, the *Contractor* does not promptly remedy such default or breach or commence and diligently prosecute the remedy of such breach or default in accordance with the terms of this *Contract*, the *Owner* may (but shall not be obligated to) take any measures it considers reasonably necessary to remedy such default or breach and any sums incurred by the *Owner* in respect thereof may be deducted from or set off against any amount owing to the *Contractor* under the *Contract*.

5.3.3 Certificates for payment may provide for retention of amounts as determined by the *Consultant* and the *Owner* to ensure correction of deficient work done or unacceptable product provided."

GC 5.4 SUBSTANTIAL PERFORMANCE OF THE WORK

SC40 Delete paragraph 5.4.3 and add the following new paragraphs:

"5.4.3 Prior to the issuance of the certificate of *Substantial Performance of the Work*, the *Contractor*, in consultation with the *Consultant*, shall establish reasonable dates for completing the *Work* and correcting deficient *Work*.

5.4.5 Prior to or concurrent with the submission of its application for *Substantial Performance of the Work*, the *Contractor* shall submit to the *Consultant* all:

.1 as-built drawings;

.2 all required manufacturers' inspections, certifications, guarantees and warranties as specified in the *Contract Documents*;

.3 all maintenance manuals, operating instructions, maintenance and operating tools, replacement parts or materials as specified in the *Contract Documents*;

.4 certification by all permit-issuing authorities having jurisdiction, indicating approval of all permitted installations forming part of the *Project*;

.5 certification by all testing, cleaning or inspection authorities or associations as specified in the *Contract Documents*;

.6 .statement indicating reconciliation of all Change Orders or claims under the *Contract*;

.7 occupancy permits from the local authority having jurisdiction over the *Project*; and

.8 any other materials or documentation required to be submitted under the *Contract*, together with written proof acceptable to the *Owner* and the *Consultant* that the *Work* has been substantially performed in accordance with the requirements of all municipal, government and utilities authorities having jurisdiction.

5.4.6 Where the *Contractor* is unable to deliver the documents and materials described in GC 5.4.5, and, provided that none of the missing documents and/or materials interferes, in a material way, with the use and occupancy of the *Work*, failure to deliver same shall not be grounds for the *Consultant* to refuse to certify *Substantial Performance of the Work*.

5.4.7 Any documents or materials described in GC 5.4.5 not delivered in accordance therewith shall be delivered as provided in GC 5.7.1, and will be included in the list of items under GC 5.7.1 and deemed to be a deficiency in performance of the *Work* by the *Contractor* under the *Contract*, and the estimated value of same will be deducted from any payment otherwise due to the *Contractor* upon *Substantial Performance of the Work*."

GC 5.5 PAYMENT OF HOLDBACK UPON SUBSTANTIAL PERFORMANCE OF THE WORK

SC41 Delete paragraph 5.5.1.1 and replace with the following:

".1 submit an application for payment of the holdback amount, which shall be in the form of an invoice which states: 'the release of the holdback amount pursuant to and in accordance with applicable construction lien legislation; and' "

SC42 Delete paragraph 5.5.3 in its entirety.

GC 5.7 FINAL PAYMENT

SC43 Delete paragraph 5.7.1 and add the following new paragraph:

"5.7.1 When the *Contractor* considers that the *Work* is completed, the *Contractor* shall submit an application for final payment. The *Contractor's* application for final payment shall be accompanied by any documents or materials not yet delivered pursuant to paragraph 5.4.5. The Work shall be deemed not to be performed until all of the aforementioned documents have been delivered."

SC44 In paragraph 5.7.2, add the following words at the end "The *Consultant* will not consider the application to be valid until materials installed are tested and conform to the requirements specified in the *Contract Documents*. In no event shall the *Contractor* submit an application for final payment later than thirty (30) days from completion of the *Work*.".

SC45 In paragraph 5.7.4, delete the number "5" and substitute the number "60".

SC46 Add the following new paragraph:

"5.7.5 As additional requirements for release of any finishing construction lien holdback, the *Contractor* shall submit the following documentation:

.1 *Contractor*'s written request for release of holdback, including a declaration that no written notices of lien have been received by it; and

.2 *Contractor*'s Statutory Declaration CCDC 9A-2001 or such other form of statutory declaration as the *Owner* shall require.

GC 5.8 WITHHOLDING OF PAYMENT

SC47 At paragraph 5.8.1, change the word "If" to lower case and add before such word "Subject to applicable lien legislation,"

GC 5.10 LIENS

SC48 Add new GC 5.10 LIENS as follows:

"**GC 5.10 LIENS**

5.10.1 In the event that a construction lien is registered against the *Project* by or through a *Subcontractor* or *Supplier*, and provided the *Owner* has paid all amounts properly owing under the *Contract*, the *Contractor* shall, at its own expense:

.1 within ten (10) days, ensure that any and all construction liens and certificates of action are discharged, released or vacated by the posting of security; and

.2 in the case of written notices of lien, ensure that such notices are withdrawn, in writing.

5.10.2 In the event that the *Contractor* fails to conform with the requirements of GC 5.10.1, the *Owner* may set off and deduct from any amount owing to the *Contractor*, all costs and associated expenses, including the costs of borrowing the appropriate cash, letter of credit or bond as security and legal fees and disbursements. If there is no amount owing by the *Owner* to the *Contractor*, then the *Contractor* shall promptly reimburse the *Owner* for all of the said costs and associated expenses."

GC 6.1 OWNER'S RIGHT TO MAKE CHANGES

SC49 Add following new paragraphs:

"6.1.3 If any change in the *Work* results in either a deletion of a part of the *Work* or the removal of a part of the *Work* in circumstances where the *Owner* determines, in its discretion, that the removed scope should be performed by the *Owner*'s own forces or by a different contractor, the *Contractor* shall not be entitled to any compensation for any consequential, incidental, indirect, punitive or special damages, loss of profits, loss of opportunity or loss of productivity as a result of the deletion or removal.

6.1.4 Where the *Contractor* is required to perform changed or additional *Work*, resulting in an adjustment to the *Contract Price*, and provided that the parties do not agree to value the changed or additional work on a lump sum basis, the adjustment to the *Contract Price* shall be determined in accordance with GC 6.3.6, and the *Contractor*'s percentage fee shall be as follows:

.1 *Contractor*'s fee on its own work (combined overhead and profit): 15%

.2 *Contractor's* fee on *Subcontractor's* work (combined overhead and profit): 10%

.3 *Subcontractor's* mark up on *Subcontractor's* work (combined overhead and profit): 10%

.4 Overhead and profit percentage identified above includes, without limitation, all site and head office overheads including associated travel costs, estimating costs, drafting costs, engineering costs, marketing and advertising costs, education and training costs, legal costs, vehicle expenses, computers, printers, communication devices, financing costs including holdback, the wages and salaries of all off site, accounting, finance and office personnel, temporary site offices and facilities, on and off site office expenses, co-ordination with other contractors and trades affected, use of small tools and other general temporary site support facilities and all utilities used therein and licenses and permits, except when these are special for particular items or *Work*.

.5 Labour Costs shall be the actual, prevailing rates at the *Place of the Work* paid to the workers, plus statutory charges on labour including workers' compensation/workplace safety and insurance board premiums, unemployment insurance, Canada Pension, vacation pay, hospitalization and medical insurance.

.6 Quotations for changes to the *Work* shall be accompanied by detailed and itemized breakdowns based upon the agreed rates for labour, materials and equipment together with detailed, substantiating quotations or cost vouchers from *Subcontractors* and *Suppliers*.

.7 Any unit and alternative prices are included in the *Contract* and include supply, installation, *Products*, equipment, services, materials, labour, overhead, profit and taxes, but exclude *Value Added Taxes*.

.8 When both additions and deletions covering related work or substitutions are involved in a change to the *Work*, payment, including overhead and profit, shall be calculated on the basis of the net difference, if any, with respect to that change in the *Work*.

.9 If any change or deviation in, or omission from the *Work* is made by which the amount of *Work* to be performed is decreased, or if the whole or a portion of the *Work* is dispensed with, no compensation is claimable by the *Contractor* for any loss of anticipated profits in respect thereof.

.10 Notwithstanding the foregoing, any adjustment resulting in a reduction of the *Contract Price* shall not result in a change to the *Contractor's* percentage fee for overhead and profit.

.11 For certainty, no additional fee or mark-up will be chargeable to the *Owner* other than as specified in this GC 6.1.4."

GC 6.2 CHANGE ORDER

SC50 Paragraph 6.2.1 is deleted in its entirety and replaced with the following:

"6.2.1 When a change in the *Work* is proposed or required, the *Consultant* will provide the *Contractor* with a written description of the proposed change in the *Work*. The *Contractor* shall promptly present, in a form acceptable to the *Consultant*, a method of adjustment or an amount of adjustment for the *Contract Price*, if any, and the adjustment in the *Contract Time*, if any, for the proposed change in the *Work*. Any adjustment to the *Contract Price* proposed by the *Contractor* may only reflect the *Contractor's* reasonable actual direct costs necessarily incurred as a result of such change plus appropriate and agreed upon markups and not any consequential, incidental, indirect, punitive or special damages, loss of profits, loss of opportunity or loss of productivity resulting from such the change. The *Contractor* shall also provide information the *Owner*, *Affected Party* and *Consultant* may reasonably require, including, as applicable, a breakdown of net direct costs estimated to be incurred to effect such change, the related overhead and profit, and the anticipated impact on the construction schedule."

GC 6.3 CHANGE DIRECTIVE

SC51 Add a new paragraph 6.3.7.18 as follows:

"6.3.14 Notwithstanding the above, the *Contractor* shall only be entitled to its reasonable actual direct costs necessarily incurred as a result of a *Change Directive* and not any consequential, incidental, indirect, punitive or special damages, loss of profits, loss of opportunity or loss of productivity resulting from such the change."

GC 6.4 CONCEALED OR UNKNOWN CONDITIONS

SC52 Add new paragraph 6.4.5 as follows:

"6.4.5 If the Contractor was given access to the *Place of the Work* prior to bidding, the *Contractor* confirms that, prior to bidding, it carefully investigated the *Place of the Work* and applied to that investigation the degree of care and skill described in paragraph 3.15.1, given the amount of time provided between the issuance of the bid documents and the actual closing of bids, and the degree of access provided to the *Contractor* prior to submission of bids. The *Contractor* is not entitled to compensation or to an extension of the *Contract Time* for conditions which could reasonably have been ascertained by the *Contractor* by such careful investigation undertaken prior to the submission of its bid."

GC 6.5 DELAYS

SC53 In paragraphs 6.5.1 and 6.5.2 delete the last sentence and replace with: "The *Contractor* shall be reimbursed by the *Owner* for the *Contractor's* actual, direct costs necessarily incurred by the *Contractor* as a result of the delay plus appropriate and agreed upon markups subject to and in accordance with the provisions of GC 6.5.5., and the *Contractor* shall not be entitled to any consequential, incidental, indirect, punitive or special damages, loss of profits, loss of opportunity or loss of productivity resulting from such delay."

SC54 Delete 6.5.5 and add the following new paragraphs:

"6.5.5 The *Contractor* shall not be entitled to any extension of *Contract Time* or to any compensation in respect of any delay referred to in GC 6.5.1 or GC 6.5.2, or to any extension of *Contract Time* in respect of any delay referred to in GC 6.5.3, unless the *Contractor* is able to demonstrate that:

.1 the *Contractor* has taken all reasonable steps required to mitigate the effect of the delay;

.2 the delay has an adverse impact on the ability of the *Contractor* to complete any critical path activity in accordance with the construction schedule; and

.3 in respect of a delay referred to in GC 6.5.1, the delay is predominantly attributable to a breach, fault or act or omission referred to in such paragraph.

In such case, the *Contract Time* will be extended for such reasonable period which reflects the time lost as a result of such impact and, where the provisions of GC 6.5.1 apply, the *Contractor* shall only be compensated for reasonable actual direct costs necessarily incurred by the *Contractor* as a result of such impact and the *Contractor* shall not be entitled to any consequential, incidental, indirect, punitive or special damages, loss of profits, loss of opportunity or loss of productivity resulting from such delay.

6.5.6 If the *Contractor* is delayed in the performance of the *Work* by an act or omission of the *Contractor* or anyone employed or engaged by the *Contractor* directly or indirectly, or by any cause within the *Contractor's* control, then, subject to GC 3.5.2, the *Contract* Time may be extended for such reasonable time as the *Consultant* may decide in consultation with the *Contractor*. The *Owner* shall be reimbursed by the *Contractor* for all reasonable costs incurred by the *Owner* as the result of such delay, including all services required by the *Owner* from the *Consultant* as a result of such delay by the *Contractor* and, in particular, the cost of the *Consultant's* services during the period between the date of *Substantial Performance of the Work* stated in Article A-1 herein as the same may be extended through the provisions of these General Conditions and any later, actual date of *Substantial Performance of the Work* achieved by the *Contractor*."

6.5.7 If the *Contractor* is delayed in the performance of the *Work* by an act or omission of the *Contractor* or anyone for whom the *Contractor* is responsible, then the *Contractor* shall be responsible to put in place any preventative or corrective measures to recover and prevent lost time in accordance with GC 3.5.2."

GC 6.6 CLAIMS FOR A CHANGE IN CONTRACT PRICE

SC55 Delete 6.6.1 and add the following new paragraph:

"6.6.1 If the *Contractor* intends to make a claim for an increase to the *Contract Price*, as a condition precedent to any such claim, the *Contractor* must give *Notice of Writing* of intent to claim to the *Owner* and the *Consultant* within five (5) *Working Days* from the date the *Contractor* became aware, or should have become aware, of the events giving rise to the claim, failing which the *Contractor* shall be deemed to have waived and release the *Owner* from any claims relating to the events giving rise to such claim. If the *Owner* intends to make a claim against the *Contractor* for a credit to the *Contract Price*, the *Owner* shall give give timely *Notice in Writing* of intent to claim to the *Contractor* and to the *Consultant*.

GC 7.1 OWNER'S RIGHT TO PERFORM THE WORK OR TERMINATE THE CONTRACT

SC56 In the heading for GC 7.1, add after the word "**WORK**" following the word: ", SUSPEND".

SC57 Delete paragraph 7.1.2 and add the following new paragraph:

"7.1.2 If the *Contractor* should neglect to prosecute the *Work* properly or otherwise fail to comply with the requirements of the *Contract*, the *Owner* may, without prejudice to any other right or remedy the *Owner* may have, give the *Contractor Notice in Writing* that the *Contractor* is in default of the *Contractor's* contractual obligations and instruct the *Contractor* to correct the default within five (5) *Working Days* of receipt of such *Notice in Writing*."

SC58 In paragraph 7.1.3.2, delete the words "an acceptable schedule" and substitute the words "a schedule acceptable to the *Owner"*.

SC59 Add the following new paragraphs:

"7.1.7 The *Owner* may, if conditions arise which make it necessary for reasons other than as provided in paragraphs 7.1.1 and 7.1.4, suspend performance of the *Work*, or terminate the *Contract*, in whole or in part, by giving *Notice in Writing* to that effect to the *Contractor*. Such suspension or termination shall be effective in the manner specified in said notice and shall be without prejudice to any claims which either party may have against the other. The *Owner's* entitlement to so terminate or suspend shall be absolute and unconditional and exercisable by the *Owner* in its sole discretion.

7.1.8 The *Contractor* upon receiving notice of suspension or termination from the *Owner* shall suspend all operations as soon as reasonably possible except for work which, in the *Contractor's* opinion, is necessary for the safety of personnel and for the care and preservation of the *Work*, the materials and plant. Subject to any directions in the notice of suspension or termination, the *Contractor* shall discontinue ordering materials, facilities, and supplies and make every reasonable effort to delay delivery of existing orders and, in the event of termination, to cancel existing orders on the best terms available.

7.1.9 During any period of suspension, the *Contractor* shall not remove from the site any part of the *Work*, or any *Product* or materials without the consent of the *Owner*.

7.1.10 If the *Work* should be suspended for a period of 30 consecutive calendar days or less, the *Contractor*, upon the expiration of the period of suspension, shall resume the performance of the *Work* in accordance with the *Contract Documents*. If the suspension was not due to an act or omission of the *Contractor*, the *Contract Price* and *Contract Time* shall be adjusted as provided in paragraph 6.5.1 of GC 6.5 DELAYS.

7.1.11 If after 30 consecutive calendar days from the date of notice of suspension of the *Work*, the *Owner* and the *Contractor* agree to continue with and complete the *Work*, the *Contractor* shall resume operations and complete the *Work* in accordance with any terms and conditions agreed upon by the *Owner* and the *Contractor*. Failing such an agreement, the provisions of paragraph 7.2.2 shall become applicable.

7.1.12 If the *Owner* terminates the *Contract* pursuant to paragraph 7.1.7, the *Contractor* shall only be entitled to receive payment for all work performed up to the date of termination as certified by the *Consultant* and the direct costs associated with the termination incurred by the *Contractor*, including the costs of the demobilization, losses sustained on *Products* and *Construction Equipment* and *Subcontractor* and sub-subcontractor cancellation costs (which costs shall not include loss of profit claims) reasonably incurred by the *Contractor.* The *Contractor* shall not be entitled to any additional reimbursement on account of the termination including, without limitation, indirect, incidental, special, consequential or other damages, including loss of profits, notwithstanding any other provision of the *Contract Documents.*

7.1.13 If any *Contractor Employees, Subcontractors* or *Suppliers* are impaired from the use of alcohol, drugs (including cannabis and cannabis related products), and/or the negative effects of medications or any other substance that could cause impairment, while providing services to the *Owner*, the *Affected Party* or while attending any related corporate or industry events of the *Owner* or the *Affected Party*, the *Owner* may, without prejudice to any other right or remedy the *Owner* may have, terminate the *Contractor's* right to continue with the *Work* in whole or in part or terminate the *Contract.*

GC 7.2 CONTRACTOR'S RIGHT TO SUSPEND THE WORK OR TERMINATE THE CONTRACT

SC60 In paragraph 7.2.2, delete the words "20 *Working Days*" and substitute the words "60 consecutive days".

SC61 Delete paragraph 7.2.3.1 in its entirety.

SC62 In paragraph 7.2.3.3, add after the words "*Consultant*" the following words ", except where the *Owner* has a claim for set-off".

SC63 In paragraph 7.2.3.4, delete the words "and the *Consultant*, except for GC 5.1 – FINANCING INFORMATION REQUIRED OF THE OWNER,".

SC64 Delete paragraphs 7.2.4 and 7.2.5 in their entirety and add the following new paragraphs:

"7.2.4 The *Contractor's Notice in Writing* to the *Owner* provided under paragraph 7.2.3 shall advise if the correction of the default is not commenced within ten (10) *Working Days* following receipt of the *Notice in Writing*, the *Contractor* may, without prejudice to any other right or remedy the *Contractor* may have, stop or suspend the *Work* or terminate the *Contract.*

7.2.5 If the *Contractor* terminates the *Contract* under the conditions set out above, the *Contractor* shall be entitled to be paid for all work performed to the date of termination. The *Contractor* shall also be entitled to recover the direct costs associated with termination, including the costs of demobilization, and losses sustained on *Products* and *Construction Equipment*. The *Contractor* shall not be entitled to any additional reimbursement on account of any such termination including, without limitation, indirect, incidental, special, punitive, consequential or other damages, including loss of profits, notwithstanding any other provision of the *Contract Documents.*

7.2.6 If the *Contractor* stops, suspends or terminates the *Contract* under the conditions described in this GC 7.2, the *Contractor* shall leave the *Work* and the *Work Site* in a safe and secure condition.

7.2.7 The *Consultant* has the authority to stop the progress of the *Work* whenever, in the *Consultant's* opinion, there is a danger to safety, life or property or to the neighboring property or to the *Work* or danger of telecommunications disruption. The *Consultant* shall within 2 *Working Days* provide written confirmation to the *Contractor* and the *Owner* of such stoppage.

7.2.8 The *Owner's* withholding of a progress payment, holdback payment or final payment due to the *Contractor's* failure to pay a *Subcontractor* or *Supplier*, to protect the *Owner's* interest in the event of the registration of a lien or receipt of notice of lien, or otherwise pursuant to the terms of the *Contract*, shall not constitute a default under paragraph 7.2.3 which would permit the *Contractor* to stop the *Work* or terminate the *Contract.* In such circumstances, the *Contractor* shall continue with the *Work*."

GC 8.1 AUTHORITY OF THE CONSULTANT

SC65 Delete paragraph 8.1.3 and substitute the following:

"8.1.3 If a dispute is not resolved promptly, the *Consultant* will give such instructions as *Consultant* considers necessary for the proper performance of the *Work* and to prevent delays pending settlement of the dispute. The parties shall act immediately according to such instructions, it being understood that by so doing neither party will jeopardize any claim the party may have. If it is subsequently determined that such instructions were at variance with the *Contract Documents*, the *Owner* shall pay the *Contractor* costs incurred by the *Contractor* in carrying out such instructions which the *Contractor* was required to do beyond what the *Contract Documents* required, including costs resulting from interruption of the *Work*."

GC 9.1 PROTECTION OF WORK AND PROPERTY

SC66 In paragraph 9.1.1, add after the words "protect the *Work*" the following words ", the *Affected Party* property,".

SC67 In paragraph 9.1.1.1, add the following words at the end "which the *Contractor* could not have discovered applying the standard of care described in paragraph 3.15.1".

SC68 In paragraph 9.1.3, add after the word "*Work*" the following words ", the *Affected Party* property,".

SC69 In paragraph 9.1.4, add after the words "occur to the *Work*" the following words: ", *Affected Party's* property," and add after the words "the *Owner's* property" the following words: "and the *Affected Party's* property".

GC 9.2 TOXIC AND HAZARDOUS SUBSTANCES

SC70 In paragraph 9.2.2.1, insert after the words "steps to" the following words: "have the *Affected Party*" and insert after the words "*Place of the Work*" the following words: "and to provide a list of any such toxic or hazardous substances to the *Owner*".

SC71 In paragraph 9.2.2.2, add after the word "locations" the following words: ", if such a list is provided to the *Owner* by the *Affected Party*".

SC72 In paragraph 9.2.3, delete the words "take all reasonable steps to" and substitute after the word "shall" the following words: "request that the *Affected Party*".

SC73 In paragraph 9.2.4, delete the words "the *Owner*" and substitute after the word "otherwise," the following word: "the *Affected Party*".

SC74 In paragraph 9.2.5.2, add after the words "disclosed by" the following words: "the *Affected Party* through".

SC75 In paragraph 9.2.7, delete the words "at the *Owner's* own expense".

SC76 In paragraph 9.2.7.1, add before the words "take all steps" the following words: "request that the *Affected Party*".

SC77 Delete paragraph 9.2.7.4 in its entirety.

SC78 In paragraph 9.2.8.2, add after the words "damage to the *Work*," the following words: "the *Affected Party's* property,".

GC 9.4 CONSTRUCTION SAFETY

SC79 In paragraph 9.4.1, delete the words "Subject to paragraph 3.2.2.2 of GC 3.2 – CONSTRUCTION BY OWNER OR OTHER CONTRACTORS, the" and substitute the word "The".

SC80 Add the following new paragraphs:

"9.4.2 The *Contractor* shall assume the role of contractor, constructor, prime contractor, or principal contractor as may apply in accordance with applicable Occupational Health and Safety Legislation at the *Place of the Work* and provide to the *Owner* copies of the related Health and Safety notices and documents.

9.4.3 The *Contractor* shall indemnify and save harmless the *Owner*, its agents, officers, directors, employees, consultants, successors and assigns from and against the consequences of any and all safety infractions committed by the *Contractor* or any of its *Subcontractors* or sub subcontractors under the construction health and safety legislation applicable to the *Place of the Work*, including but not limited to payment of legal fees and disbursements on a full indemnity basis. Such indemnity shall apply to the extent to which the *Owner* is not covered by insurance, provided that the indemnity contained in this paragraph shall be limited to costs and damages resulting directly from such infractions and shall not extend to any consequential, indirect, special or other damages.

9.4.4 The *Owner* undertakes to include in its contracts with other contractors and in its instructions to its own forces and to request that *Affected Party* include in its contracts with other contractors and in its instructions to its own forces, the requirement that the other contractors or own forces, as the case may be, will comply with the reasonable directions and instructions from the *Contractor* with respect to occupational health and safety and related matters at the *Place of the Work*."

GC 9.5 MOULD

SC81 In paragraph 9.5.2.2, add after the words "damage to the *Work*," the following words: "the *Affected Party's* property,".

SC82 In paragraph 9.5.3, delete the words ", at the *Owner's* own expense".

SC83 In paragraph 9.5.3.1, add the words "request that the *Affected Party*".

SC84 Delete paragraph 9.5.3.4 and its entirety.

GC 10.2 LAWS, NOTICES, PERMITS AND FEES

SC85 In paragraph 10.2.2, delete the words "building permit,".

SC86 Delete paragraphs 10.2.3 and 10.2.4 and substitute the following:

"10.2.3 The *Contractor* shall be responsible for the procurement of the building permit (if required by the *Contract Documents*) and other permits, licences, inspections, and certificates, which are necessary for the performance of the *Work* and customarily obtained by contractors in the jurisdiction of the *Place of the Work* after the issuance of the building permit. The *Contract Price* includes the cost of these permits, licences, inspections, and certificates, and their procurement. The *Contractor* shall provide the *Owner* with copies of all such permits, licences, inspections, and certificates. In the performance of the *Work* the *Contractor* shall fulfill all requirements of the Municipality or any utility or other authority with jurisdiction over the *Work*, and shall co-ordinate the work of any utility or other authority (whether on or off the *Work Site*) with the *Work* of this *Contract* and avoid any extra cost to the *Owner*.

10.2.4 The *Contractor* shall give the required notices and comply with the laws, ordinances, rules, regulations, or codes which are or become in force during the performance of the *Work* and which relate to the *Work*, the environment, to the preservation of the public health, and to construction safety. The *Contractor* shall provide the *Owner* with copies of all such required notices and related health and safety documents. The *Contractor* shall be deemed to be familiar with the laws, ordinances, rules, regulations and codes relating to the *Work* and if the *Contractor* fails to give the said notices, the *Contractor* shall bear all costs arising out of the *Contractor*'s actions."

SC87 In paragraph 10.2.5, delete the words "The *Contractor*" and substitute the following words: "Subject to paragraph 3.4.1, the *Contractor*".

SC88 In paragraph 10.2.6, delete the words "knowing to be".

SC89 Add new paragraphs as follows:

"10.2.8 The *Contractor* agrees to perform the *Work* in accordance with the policies of the *Owner* and the *Affected Party* which include but are not limited to policies relating to the "Supplier Code of Conduct" and "Health, Safety and Environment" which may have been shared with the *Contractor* in advance or otherwise made available at https://www.bgis.com/ca/suppliers.htm. The *Contractor* further agrees to perform the *Work* in a manner that does not impair, threaten or compromise the relations the *Owner* and the *Affected Party* has with the public, governmental authorities or its respective clients, suppliers, employees and/or competitors.

10.2.9 The *Contractor* shall furnish all certificates that are required or given by the appropriate governmental authorities as evidence that the *Work*, as installed, conforms with the laws and regulations of authorities having jurisdiction, including certificates of compliance for the *Owner's* occupancy or partial occupancy."

GC 10.4 WORKER'S COMPENSATION

SC90 In paragraph 10.4.1, add after the word "Work," the following words: "with each application for progress payment of".

GC 10.5 BRIBERY

SC91 Add new paragraph 10.5 BRIBERY as follows:

"10.5 As set out in the Supplier Code of Conduct, the payments or offers of bribes and/or facilitation payments (otherwise known as "grease" payments) in connection with the *Contract* is strictly prohibited. *Contractor* agrees, undertakes and declares that, it and its *Subcontractors*, have not made, offered, promised to make, authorized the making of, and will not make, offer, or promise to make, or authorize the making of, any payment or other transfer of any financial or other advantage or anything else of value, including without limitation the provision of any funds, inducements, services, gifts or entertainment, directly or indirectly to any (a) government official; (b) director, officer, employee or agent/representative of an actual or prospective counterparty, supplier or customer of the *Owner* and/or *Affected Party*; (c) director, officer, employee or agent of the *Owner* and/or *Affected Party* or any of its or their respective affiliate companies; (d) political party, official of a political party, or candidate for public office; (e) agent or intermediary for payment to any of the foregoing; or (f) other person or entity, for the purpose of obtaining, rewarding or influencing the award of this *Contract* or for any improper advantage or improper purpose or where it would be improper for the person to accept such an advantage in connection with the performance of this *Contract*, if and to the extent that to do so is or would be in violation of or inconsistent with the principles or requirements of any anti-bribery or anti-money laundering laws applicable to *Owner*, the *Affected Party* and the *Contractor*, including, but not limited to, the *Corruption of Foreign Public Officials Act* (Canada), *Foreign Corrupt Practices Act* (US), *Bribery Act 2010* (UK), their respective successor legislation, and/or the anti-corruption or anti-money laundering laws of the *Place of the Work*. *Contractor* agrees to notify the *Owner* immediately upon discovery of any actual or potential failure to comply with any provisions of this clause. In the event of any actual or potential failure to comply with any provisions of this clause, *Owner* may in its discretion (a) direct the *Contractor* to take steps to promptly resolve or otherwise address the non-compliance with this clause; or (b) terminate the *Contract* for cause."

GC11.1 INSURANCE

SC92 Add new paragraph 11.1.8 as follows:

"11.1.8 The foregoing described insurance policy shall include as additional insureds the *Owner*, the *Consultant* and the *Affected Party* (and their respective directors, officers, employees, agents and consultants) with respect to any and all liability arising out of the *Work* or the *Contract.* It must be clearly stated on the policy, the *Owner* be given 30 days written notice of cancellation or any changes to the policy."

GC 11.2 CONTRACT SECURITY

SC93 Add new paragraph 11.2.3 as follows:

"11.2.3 Unless otherwise expressly specified by the *Owner* in writing, the *Contractor* shall provide a performance bond and labour and materials payment bond, each in the amount of 50% of the *Contract Price*, as contract security in accordance with GC 11.2.1 and GC 11.2.2."

GC 12.1 INDEMNIFICATION

SC94 Delete paragraphs 12.1.1, 12.1.2, 12.1.3, 12.1.4, 12.1.5 and 12.1.6 and add the following paragraphs:

"12.1.1 The *Contractor* shall indemnify and hold harmless the *Owner*, the *Affected Party* and the *Consultant*, their respective agents and employees from and against all claims, demands, losses, costs, damages, actions, suits or proceedings whether in respect to losses suffered by them or in respect to claims by third parties that arise out of, or are attributable in any respect to their involvement as parties to this *Contact.*

12.1.2 Notwithstanding any other term or condition of this *Contract*, the *Contractor* shall indemnify and hold harmless the *Owner* and the *Affected Party* from and against all claims, demands, actions, suits or proceedings by any of the employees of the *Contractor*, or *Subcontractors* or sub subcontractors arising from the *Contractor's* failure to maintain worker's compensation insurance required by the *Contract Documents.* This indemnity shall survive the completion of the *Work* or the termination for any reason of the *Contract.*

12.1.3 Notwithstanding any other term or condition of this *Contract*, in no event shall the *Owner* be liable to the *Contractor* for any special, consequential, indirect, incidental or punitive damages, lost profits, loss of opportunity, loss of productivity or failure to realize expected savings or other commercial or economic loss of any kind, however caused and on any theory of liability, arising in any way out of this *Contract*, whether or not the *Owner* has been advised of the possibility of such damages.

12.1.4 Notwithstanding any other term herein, the *Owner* shall have no obligation to pay any invoice which is not delivered by the *Contractor* to the *Owner* within six (6) months following the end of the month in which the *Work* which is the subject of the invoice was provided."

GC 12.2 WAIVER OF CLAIMS

SC95 Delete paragraphs 12.2.4 and 12.2.5 in their entirety.

SC96 Delete paragraph 12.2.3.4 and add the following:

"12.2.3.4 damages arising from the *Contractor*'s actions which result in substantial defects or deficiencies in the *Work*. "Substantial defects or deficiencies" mean Substantial defects or deficiencies" means those defects or deficiencies in the *Work* where the reasonable cost of repair of such defects or deficiencies exceeds:

.1 if the *Contract* Price is $2 million or less, the sum of $50,000, before applicable taxes; or

.2 if the *Contract* Price exceeds $2 million, the sum of $100,000, before applicable taxes.

In any event, "substantial defects or deficiencies" shall include defects or deficiencies in the *Work* which affect the *Work* to such an extent or in such a manner that a significant part or the whole of the *Work* is unfit for the purpose intended by the *Contract Documents*."

GC 12.3 WARRANTY

SC97 In paragraph 12.3.1, add the following words at the end "The warranty on replaced or rectified parts and workmanship shall be extended for a period of 1 year from the date of acceptance by the *Owner* of the replacement or rectification of the parts and workmanship" at the end of the clause."

SC98 In paragraph 12.3.2, delete the word "The" in the first line and substitute the words "Subject to GC 3.4.1, the".

SC99 Delete paragraph 12.3.3 and add the following:

"12.3.3 The *Contractor* shall, at its expense, promptly correct defects or deficiencies in the *Work* which appear prior to and during the warranty periods specified in the *Contract Documents*. The *Contractor* shall remain responsible for the correction of any such defects or deficiencies, notwithstanding the work required to effect such correction commences after or continues beyond the end of the warranty periods."

SC100 In paragraph 12.3.4 delete the words "one year".

SC101 Add new paragraph 12.3.7 as follows:

12.3.7 The *Contractor* agrees that the *Contractor* is able to perform the *Work* and the *Contractor* warrants the *Work* in accordance with the *Contract Documents*."

[END OF SUPPLEMENTARY CONDITIONS]

SCHEDULE "A"

ONTARIO APPENDIX

Invoices shall meet the following requirements:

1. Invoices must be submitted by the Contractor on a monthly basis to the *Owner*. Unless the *Contractor* is advised otherwise by the *Owner* in writing, the *Contractor* must submit its monthly invoice between the 1st day of the month and the 5th day of the month (such period being the "**Monthly Invoice Window**"). The *Contractor* hereby agrees that any invoice submitted after the end of the applicable *Monthly Invoice Window* shall be automatically deemed an invoice attributable to the following month. In addition, invoices submitted to the *Owner* and the *Payment Certifier* must be emailed to the *Owner* and the *Payment Certifier* at the email address provided by the *Owner* and the *Payment Certifier* to the *Contractor*.

2. When submitting an invoice to the *Owner*, the *Contractor* must also provide a copy of the invoice by email to the *Payment Certifier.* For purposes of this *Contract*, the "**Payment Certifier**" shall be either (a) the entity selected below; or (b) the *Consultant* if no entity is selected below:

   ☐ BGIS Global Integrated Solutions Canada LP;

   ☐ The *Consultant*; or

   ☐ Other: _____.

3. **Draft Invoices**: In addition to the above, the *Contractor* must provide a draft of each month's invoice (each a "**Draft Invoice**") to the *Owner* and *Payment Certifier* by email no later than ten (10) days prior to the date the *Contractor* intends to submit its monthly invoice. The *Draft Invoice* must be clearly marked as "Draft" and include the requirements for the invoice to be considered a "proper invoice" as set out herein (except for Section 4(j) below). The *Contractor* hereby acknowledges and agrees the *Draft Invoice* is not and shall not be considered a "proper invoice" (as defined in the *Act*). Upon request of the *Owner*, the *Contractor* shall also participate in a monthly pre-screening meeting with the *Owner* and the *Payment Certifier* which shall be used to review the particulars of the *Draft Invoice* so as to assist the *Contractor* with the preparation and submission of its monthly invoice.

4. In addition to the requirements set out in Section 6.1 of the *Act*, for an invoice to be considered a "proper invoice" the invoice must also adhere with the following requirements which are hereby prescribed (if applicable):
   (a) The invoice must be submitted in accordance with Sections 1, 2 and 3 above*;*
   (b) The amount of any invoice must not exceed the amount of the *Owner's* purchase order for which the invoice relates;
   (c) The invoice must not be combined with other invoices when submitted;
   (d) The invoice must include an itemized "schedule of values" breakdown of the *Work* in a format determined by the *Payment Certifier*.
   (e) The invoice must be delivered by the *Contractor* to the *Owner* within six (6) months following the end of the month in which the *Work* which is the subject of the invoice was provided.
   (f) The invoice must not contain any inaccuracies;
   (g) The invoice must include the applicable Purchase Order number, invoice number, tax registration number, Project number applicable to the *Work*, amounts previously agreed upon and any amounts then under dispute;
   (h) The invoice must include the name of the *Owner's* project manager for the *Contract*;
   (i) The invoice must include the *Owner's* and *Contractor's* full legal name;
   (j) The *Contractor* must include with each submitted invoice:
      i. a valid workplace safety clearance certificate; and
      ii. a validly completed statutory declaration in accordance with SC 5.2.8 and SC 5.7.5.2.

SCHEDULE "F"

AFFECTED PARTY TERMS

1. The Contractor acknowledges and agrees that for purposes of legislation and statutory regulations applicable to the *Contract Documents*, the *Owner* is a "contractor" and the *Affected Party* is the "owner".

END OF SECTION

BID FORMS

PROJECT NAME: **EXTERIOR WALL REPAIRS AT MUSKOKA TS**
552 HIGHWAY #141, HUNTSVILLE, ONTARIO

SUBMITTED BY:

_____

Contractor Name

_____

Contractor Address

Herein after called the Contractor

SUBMITTED TO: **BGIS**
4175 14th Avenue
Markham, ON L3R 0J2

Herein after called the Consultant

ON BEHALF OF: **Hydro One Networks Inc. (HONI)**
c/o BGIS
4175 14th Avenue
Markham, ON L3R 0J2

Hereinafter called the Owner

We the undersigned, have carefully examined the site, the conditions pertaining to the work, and the bid documents and specifications, including Addenda Nos. _____. We offer to enter into a contract to complete the work described and identified by the Consultant in accordance with the requirements of the bid documents and specifications for the price given in the bid breakdown below.

By submitting this bid, the Contractor confirms that:

1. This bid is made without any connection, comparison of figures or arrangements with, or knowledge of, any other corporation, firm or person making a bid for the same Work except for prices submitted for sub-contracts, and is in all respects fair and without collusion or fraud.

2. The drawings and specifications have been examined and there are no materials or methods indicated to which the Bidder objects or for which the Bidder would be unwilling or unable to accept responsibility. The Bidder agrees that after signing the Contract, full responsibility for the performance of the Work will rest with the Bidder and the Owner is in no way to be held liable.

BID BREAKDOWN

It is agreed and understood that the following prices will apply to the entire scope of work as specified and intended in the tender technical specifications and drawings. Include in the Bid Price all supervision, access, labour, material, supply, equipment, freight, installation, all overheads, profits and statutory charges as applicable to perform the services.

Accurate quantities and allowances for parts of the Contract cannot be pre-determined and will only be established at the time of actual field work. The estimates shown below are approximate and shall serve as a guideline only to standardize quantities and allowances used when bidding. The prices submitted are for the completed work, excluding HST but including all other applicable taxes, overhead, profit and all other Contractor expenses.

All other items, whose quantities can be pre-determined, but not specifically itemized and described below, including items shown on drawings, discussed in the scope or other supporting documentation, or required to complete the intent of the work are to be included in Item 1.

1. BASE SCOPE OF WORK

Item No.	Item Description	Estimated Quantity	Unit Price	Price for Item
1	**General Conditions**			
1.1	Mobilization and General Requirements	-	Lump Sum	$
1.2	Handling and Disposal of Hazardous Building Materials	-	Lump Sum	$
1.3	Demobilization	-	Lump Sum	$
2	**Control Building**			
2.1	Sealant Replacement (all building sealants)	150 m	$ / m	$
2.2	Isolated Brick Masonry Replacement	2000 units	$ / unit	$
2.3	Isolated Mortar Joint Repointing	25 m	$ / m	$
2.4	Interior Masonry Concrete Block Unit Replacement (Include Repainting)	3 units	$ / unit	$
2.5	Interior Concrete Block Wall Mortar Joint Repointing (Include Repainting)	20 m	$ / m	$

Item No.	Item Description	Estimated Quantity	Unit Price	Price for Item
2.6	Refinish Southwest Corner Service Door (interior and exterior sides), Infill Panel, Frame, and New Weatherstripping	-	Lump Sum	$
2.7	Refinish West Elevation Service Door (interior and exterior sides), Infill Panel, Frames, New Weatherstripping and New Sidelite Glazing.	-	Lump Sum	$
2.8	Refinish North Elevation Double Service Doors (interior and exterior sides), Frame, and New Weatherstripping	-	Lump Sum	$
2.9	Refinish 2 Infill Panels	-	Lump Sum	$
2.10	Window Cap Beading	-	Lump Sum	$
2.11	Retrofit Masonry Ties	30 ties	$ / ties	$
2.12	Crack Stitching Lateral Ties	20 ties	$ / tie	$
3	**Storage Garage**			
3.1	Refinish Service Door (interior and exterior) Frame, New Weatherstripping and New Door Hardware	-	Lump Sum	$
3.2	Refinish Overhead Door Frame	-	Lump Sum	$
3.3	Exterior Sealant Replacement	6 m	$ / m	$
3.4	Installation of 4 Bollards	-	Lump Sum	$
3.5	Replacement of Overhead Door Trim Flashings	-	Lump Sum	$
4	**Pumphouse Building**			
4.1	Refinish Service Door (interior and exterior) Frame, New Weatherstripping and Replace Perimeter Sealant	-	Lump Sum	$

Item No.	Item Description	Estimated Quantity	Unit Price	Price for Item
5	**Station Service Building**			
5.1	Refinish Service Door (interior and exterior), Frame, Fan Hood, New Weatherstripping, and Replace Exterior Sealants	-	Lump Sum	$
6	**PCT Building**			
6.1	Refinish Perimeter Support Frame	-	Lump Sum	$
6.2	Door Weatherstripping Replacement	-	Lump Sum	$
7	"No Smoking/No Vaping Within 9 Meters" Sign Fabrication and Installation at all Service Door Entrances	8 locations	$ / location	$
8	**Testing Allowance**	-	Allowance	**$ 5,000**
9	**Security Component Allowance**		Allowance	**$ 5,000**
10	**Allowance for Miscellaneous Repairs**	-	Allowance	**$ 35,000**
TOTAL CONTRACT PRICE (excluding taxes) :				**$**

2. OPTIONAL ITEMS

Optional items shall be priced as stand-alone items, including allowances for increases in bonding, access, mobilization and demobilization, supervision and permits. Optional items may be included at the time of award or may be included after award, by Change Order, if required.

For all optional items, indicate if inclusion of the optional item results in a price increase/decrease (extra or credit) and schedule increase/decrease.

Item No.	Optional Item Description	Estimated Quantity	Unit Price	Extended Price for Item	Schedule (+ or –)
O1	Control Building – Overcladding exterior walls	-	Lump Sum	$	wks
O2	Pumphouse Building – Isolated Metal Cladding Refinishing	1.5 m^2	$ / m^2	$	wks
O3	Pumphouse Building – Complete Metal Cladding Refinishing	-	Lump Sum	$	wks
O4	PCT Building – Refinish Service Doors and Frames	-	Lump Sum	$	wks
O5	Storage Garage – Clean Interior Block Wall	-	Lump Sum	$	wks

3. HOURLY RATES

The following hourly rates (which are to include overhead and profit) may be applicable for changes and work completed within the allowances:

Rate No.	Rate Description	Rate
1	Labourer	$ / hr
2	Foreman	$ / hr
3	Superintendent	$ / hr
4	Project Manager	$ / hr
5	Masonry Restoration Technician	$ / hr
6	Painter (Metal Refinisher)	$ / hr
7	Metalworker	$ / hr
8	Other: _____	$ / hr

4. CONTRACTOR SITE REPRESENTATIVES

Provide the name and qualifications of the personnel who will be assigned to the project.

Project Personnel	Details
Site Foreman	Name:_____ Company:_____ Years Applicable Experience as Foreman: _____ Total Years' Experience: _____
Site Superintendent (if not the same as the foreman)	Name: _____ Company: _____ Years Applicable Experience as Superintendent: _____ Total Years' Experience: _____
Project Manager	Name:_____ Company:_____ Years Applicable Experience as Project Manager: _____ Total Years' Experience: _____

Backup information regarding personnel experience shall be provided upon request.

Substitute personnel will only be allowed upon approval by the Consultant.

5. PROPOSED SUB-CONTRACTORS

The name of each proposed sub-contractor must be given in the following list. If the Bidder proposes to sub-contract a part of the work, which is not listed below, the sub-trade and the proposed sub-contractor's name shall be added to the list. Failure by a Bidder to comply with the foregoing requirements may result in default of the Contract.

Failure to supply the name of proposed sub-contractor at the time of the bid shall indicate that work will be performed by the bidding Contractor's own forces. Sub-contractors not proposed at the time of bid shall not be permitted to perform work in this Contract without the Owner's/Consultant's approval.

Preference may be given to contractors relying more on their own forces than sub-contractors.

Sub-Trade	Proposed Sub-Contractor
Sealants	
Masonry	
Painting/Coating	
Sheet Metal	
Other: _____	

END SECTION 00 41 00

PART 1 – GENERAL

1.1 Objective

The Contractor shall furnish all labour, materials, access, equipment and supervision for **Exterior Wall Repairs at Muskoka TS, 552 Highway #141, Huntsville, Ontario,** in accordance with the specifications and drawings forming part of this Tender.

In summary, this work shall include, but not necessarily be limited to, the summary below:

.1 In general, the base scope of work under this contract includes isolated replacement of cracked/damaged masonry brick and concrete block units, isolated repointing of cracked or deteriorated mortar joints, installation of masonry crack stitching/strengthening ties (as required), replacement of exterior and interior sealants, installation of new bollards, refinishing of various service doors, frames, infill panels and building support frames, installation of new weatherstripping and new "No Smoking/No Vaping" signs, and associated works.

.2 Optional work items include complete overcladding of the Control Building, isolated or complete metal cladding refinishing of the Pumphouse Building, and refinishing of the PCT Building doors.

1.2 Statutory and Other Requirements

.1 Conform to all General Conditions, Supplemental Conditions, and Specific Conditions of Contract as applicable. Refer to drawings and specifications for additional general and specific notes. **Where there is discrepancy, the most stringent requirement shall apply at all times, without exception.**

.2 Perform all work to satisfy **all** health, safety, environmental measures and other regulatory requirements as required with all authorities having jurisdiction, including but not limited to, the Ontario Building Code (OBC), Ontario Fire Code (OFC), Ontario Construction Safety Act, ULC, Electrical Safety Code, Ontario Plumbing Code, AODA, Occupational Health and Safety Act, Ontario Fire Protection and Prevention Act, Ontario Fire Marshall, Regulations for Construction Projects, etc., and all local and municipal by-laws and regulations, including all amendments up to tender closing date. **Where there is discrepancy, the most stringent requirement shall apply.**

.3 Perform all work and include all costs to follow the best practices documented in the most recent version (at the time of bidding) of the Canadian Construction Association (CCA) document "Covid-19 – Standardized Protocols for All Canadian Construction Sites".

.4 Notify the Consultant in writing when applicable codes and regulations are at variance with the Contract Documents immediately upon discovery.

.5 Satisfy all other Client-specific requirements at all times, specifically all corporate and site-specific health and safety policies.

1.3 General Conditions of Work

.1 Coordination with the Consultant, BGIS project management, the Client (Hydro One Networks Inc. – HONI) and external stakeholders (e.g., municipal authorities or authorities having jurisdiction, etc.) for the full duration of the project.

.2 Mobilize on site all plant, tools, equipment, materials, access methods, and labour required to carry out all work as per the drawings, specifications and general intent of the work.

.3 Perform site and equipment clean-up daily prior to demobilizing for the day and while work is in progress, including cleaning of all installed components, access paths, storage areas, etc. If Contractor's daily cleaning is deemed not acceptable to the Consultant/BGIS/Client (i.e., if

complaints are raised or not to the overall satisfaction of the above-mentioned), the Client will perform cleaning and back-charge Contractor for costs incurred, or request multiple cleanings daily, to ensure site and work area cleanliness.

.4 The Contractor shall provide adequate interior protection at all times to ensure no water penetration into the building interior for the duration of the project, given the sensitive nature of the building. Make building watertight at end of each work day.

.5 The installation/construction and maintenance of dust-tight hoardings/screens (if and where necessary for interior work), temporary fencing, barricades, other dust and site protection devices, construction signage, temporary structures, lighting, and signage, etc. as necessary to delineate the work areas from public and staff accessible areas and safely protect adjacent areas/people/building components not in the work areas, and to minimize/mitigate the risk of excessive dust/debris/water and air penetration into other areas. **In addition to the Contractor's efforts to minimize dust, the Owner shall also protect interior sensitive electronic equipment or components in certain buildings/rooms at their own cost.**

Include any necessary designs or review/assessment (e.g., by licensed Professional Engineers for temporary structures or shoring) as required to carry out the work safely. The Consultant/Client/BGIS has the right to request additional measures (at the Contractor's own cost) if the existing measures are deemed not satisfactory or unsafe. Maintain all existing fire egress paths from the buildings at all times, unless prior approval is granted by all necessary authorities. If approvals are given, provide written proof to confirm approvals prior to temporarily blocking any egress paths.

.6 Construction of temporary facilities as necessary, including preparation of shop or shoring drawings, or load distribution calculations, stamped by a professional engineer licensed in the province of Ontario (if necessary) and as required to ensure the building and/or any other components are not structurally compromised. The Consultant/BGIS/Client has the right to request additional measures (at the Contractor's own cost) if the existing measures are deemed not satisfactory or unsafe. Any damage as a result of inadequate shoring or support shall be rectified at no additional cost to the Owner.

Staging/storage areas on-grade may be limited. The Contractor may need to supply only materials that can be incorporated into the work on a phased schedule, unless confirmation is provided that any storage does not impact building and staff operations. **Any proposed staging areas are indicated on the drawings, however, will require final Owner approval to be discussed during the pre-construction kick-off meeting.**

.7 As required, furnish, install and maintain any temporary heating or cooling and materials (i.e., tarps, covers, etc.) necessary for extreme weather protection and temperature-sensitive works, ventilation, power, lighting, potable water supply, washroom facilities, hoisting/access equipment, fire extinguishers, etc., to perform the work within the schedule deadlines, for the full duration of the project.

.8 Apply and pay for any and all federal, provincial, and municipal permits and inspections required by the work (i.e., ESA inspections, hydro-electric permits, sidewalk/road closure permits, etc.) with the exception of the Building Permit, which will be paid directly by BGIS (if required). Obtain all necessary approvals prior to proceeding with the work. Coordination to fulfil any permit requirements (i.e., arranging inspector visits) to be included as part of the base scope of work.

.9 Arrange for and pay (through the Testing Cash Allowance) for any material testing required, services or materials identified, etc. Re-instatement of security components (i.e., door contacts) to be completed by Client's security contractor (Tyco/JCI) through the Security Component Allowance. Such allowances are intended to cover the net cost (pass-through cost) to the Contractor of

providing pre-determined services, products, components or for other authorized expenses specified. No overhead, profits, supervision, etc., on such cash allowances is allowed.

.10 Reinstatement of any finishes temporarily removed or damaged as required to perform the work, at no cost to the Owner. Protect and maintain all finishes incorporated into the final work.

.11 Repair of all areas damaged by any construction activities, specifically the Contractor shall repair the damages resulting from the construction to the satisfaction of the Consultant/Owner. This includes existing areas and finishes that are to remain functional and accessible during the Work (e.g., asphalt pavements, interior finishes, landscaped areas, vegetation, etc.). Perform a pre-construction site assessment with a photographic log of all pre-existing conditions of building and site not included in the current scope of work, prior to commencing the work. If no photographic log is provided, it will be assumed that the damage is a result of the Contractor, and repairs will be completed at no additional cost to the Owner.

.12 On a daily basis, provide photographic evidence (by email) of daily work activities and status of work. BGIS project management will provide email template to the Contractor to be used for the duration of the project.

.13 If requested, allow for weekly teleconference meetings (during regular business hours), to discuss project progress. Include pre-construction meetings, progress meetings, and all other meeting types. Minutes will be taken by BGIS. Ensure adequate representation by all necessary trades and/or major subcontractors and suppliers (as required) for work in progress to ensure meetings are productive and decisions can be made immediately at that meeting. Ensure representatives in attendance have required authority to commit Contractor to actions agreed upon. Assign same persons to attend such meetings throughout the project.

.14 Allow for downtime for intermittent Consultant, and testing/inspection agency access and review. Notify the Consultant at least 48 hours in advance of any significant work/task to allow for the opportunity to schedule any necessary reviews.

1.4 Role of Specifications and Drawings

.1 The Specifications and Drawings are to be read in conjunction with each other. Discrepancies between drawings and specifications, or between individual specification sections or drawings themselves, must be identified during the bidding process in accordance with the tender process requirements and deadline for questioning. If not identified and clarified during the bidding process, the most stringent requirement shall apply.

.2 Specifications and Drawings are complementary, and items mentioned or indicated on one may not be mentioned or indicated on the others, but are intended to be included in the work. The Contractor is ultimately responsible for organizing divisions of labour and supply of materials essential to complete the work in its entirety. No claims for additional costs will be entertained for work specified in at least one section/drawing. Ensure that any subcontractor or trade receive full specifications, drawings, and instructions necessary to proceed with the work, and they coordinate and cooperate to ensure their work does not adversely impact other trades or subcontractors.

.3 Contract Drawings are, in part, diagrammatic, and are intended to convey intent of scope of Work and indicate general and approximate locations and arrangements of Work. They do not show all details, construction types and other information that may exist. Some components (i.e., concealed elements) can only be identified during the course of the work, and may need to be re-located from the proposed location due to obstructions. Obtain more accurate information about locations, arrangements, etc., from study and co-ordination of the Contract Documents and site conditions prior to submitting a bid. Become familiar with each and every condition

affecting these matters before proceeding with the Work. Where construction conditions require reasonable relocations, make such relocations at no additional cost to the Owner, but with notification and approval of the Consultant and Owner.

1.5 Working Hours, Phasing, Work Sequence and Scheduling

.1 The buildings are in operation and potentially staffed **24 hours a day, 7 days a week.** Phase work and labourers to maintain all safe distancing protocols in place at the time of work between labourers as well as between staff. Prevent any interior water penetration and excessive dust generation into the buildings. **Water leakage into the building interior is not acceptable at any time during the project duration**.

.2 Work can be scheduled throughout the regular business day, however, disruptive work **may need** to take place during non-regular (or peak) business hours, if identified by the Owner. Minor disruptive work that does not adversely impact the building or users and is approved by the Owner may take place during regular business hours.

.3 Interior access to certain rooms/areas may need to be arranged with the Owner and only at specified times.

.4 The Contractor shall organize work and the schedule as required to complete the work as identified. Weekend and overnight (after-hours) work may be necessary to achieve the schedule. No claims for additional costs will be entertained for weekend or overnight work after bid closing. The onus shall be on the Contractor to schedule the work as appropriate to meet the identified schedule and include any premium costs at the time of bid submission.

.5 Any noise-generating work must adhere to existing municipal by-laws.

.6 The Contractor will not be entitled to any claims for work stoppages due to noise or other complaints within the prohibited periods of time (i.e., outside of the municipal by-law). Notwithstanding the above, the Owner also reserves the right to stop any excessively disruptive work at any time and request to have this work completed at a different time should complaints be raised. The Contractor will not be entitled to a claim for work deemed too disruptive to be completed during another time. It will be the Contractor's responsibility to co-ordinate any expected disruptive work at a time suitable to the Owner, as per above.

.7 Maintain all existing building egress points (emergency exits) and fire routes around and within the building, unless written approval is received from the authorities having jurisdiction in advance. Where permission is granted, a maximum of one (1) egress door/path may be closed off at any one time. Provide sufficient signage to ensure all building occupants are aware of the temporary closure.

1.6 Project Communications

.1 Due to the sensitivity of the project, the Contractor is **not** to communicate on any aspect of the project with the public or Client staff, without the consent of the Owner. It is expected that any communications with respect to this project will flow through the BGIS Project Manager. This will be strictly enforced for the duration of the project.

1.7 Site Specific Building Access and Project Requirements

.1 There are no specific access method requirements/restrictions for any of the buildings on this site (i.e., Contractor may select whatever access method they choose to access the specific work areas), however, **note that there is a septic bed in the landscaped area east of the Control Building. Take all necessary precautions to ensure the septic system is not damaged during the course of work. Any repairs will be the sole responsibility of the Contractor.**

All metal access equipment/objects, etc., will require grounding, which will be performed by Owner forces at mobilization.

.2 For dust-generating work within sensitive rooms/buildings, Contractor to wet-down surfaces prior to grinding/removals, and use dustless grinders and vacuum at the source, to prevent airborne dust, which may impact the sensitive electronic equipment.

PART 2 – BASE SCOPE OF WORK

2.1 General Conditions

.1 Mobilization and General Requirements: Mobilize all labour, equipment and materials necessary to carry out the work in this Contract. Include for all items identified in Items 1.2 and 1.3 above, as well as any pre-construction and pre-mobilization items including insurance certificates, bonds, etc. Payment of this item will be pro-rated based on the project duration, with the exception of pre-construction items (i.e., bonds), which will be paid as per the Contract conditions.

.2 Handling and Disposal of Hazardous Building Materials: Take all necessary precautions to handle, disturb and dispose of, as necessary, hazardous building materials as per all governing laws and regulations to complete the work herein. Hazardous materials are outlined in the attached designated substance survey. Payment of this item will be pro-rated based on work completed.

.3 Demobilization: Following final cleaning of the site, and at the conclusion of all work, remove all tools, equipment, temporary protection, construction materials, waste, etc., from the site. Payment of this item will be made once demobilization has taken place.

2.2 Control Building

.1 Sealant Replacement: Remove and replace all existing exterior sealants along the building exterior walls, including transitions between masonry brick-to-metal (window and door perimeters), brick-to-brick (control joints), etc., and interior control joints. Include any associated work including removal of existing sealant and backer rod, surface preparation, new backer rod and sealant, etc. Payment of this item will be based on length of sealant replaced.

.2 Isolated Brick Masonry Replacement: Mark all deteriorated or damaged masonry units for Consultant's review along exterior wall surfaces. Where directed by the Consultant, remove and replace spalled, cracked or otherwise deteriorated masonry units. Take care not to damage/disturb adjacent masonry units not identified for replacement – no payment will be made for these units if accidentally damaged during adjacent removals. Include any associated work including proper surface cleaning/preparation, full mortar bedding and head joints for replacement brick units, isolated masonry tie backs/supports/anchors to back-up wall if encountered in removal area, pre-fabricated weephole/drainage vents (if requested by Consultant), etc. Payment of this item is based on units replaced.

.3 Isolated Mortar Joint Repointing: Mark all deteriorated or damaged mortar joints for Consultant's review. Where directed by the Consultant, rout out and repoint damaged mortar joints. Take care not to damage/disturb adjacent mortar joints not identified for repointing – no payment will be made for these joints if accidentally damaged during adjacent removals. Allow for minimum 25mm removal depth, but remove all unsound mortar where encountered until sound mortar is found. Notify Consultant of any removal depths in excess of 25mm. Payment of this item is based on length of joints repointed.

.4 Interior Concrete Block Unit Replacement: Mark all deteriorated or damaged/cracked concrete block units for Consultant's review. Where directed by the Consultant, remove and replace spalled, cracked or otherwise deteriorated concrete blocks, and replace with new units. Take care not to damage/disturb adjacent block units not identified for replacement – no payment will be made for these units if accidentally damaged during adjacent removals. Include any associated work including proper surface cleaning/preparation, full mortar bedding and head joints for replacement units, and re-painting of interior wall surfaces affected by the repair work, as per Drawing SK105. Payment of this item is based on units replaced.

.5 Interior Concrete Block Wall Mortar Joint Repointing: Mark all deteriorated or damaged block wall mortar joints for Consultant's review. Where directed by the Consultant, rout out and repoint damaged mortar joints. Take care not to damage/disturb adjacent mortar joints not identified for repointing – no payment will be made for these joints if accidentally damaged during adjacent removals. Allow for minimum 25mm removal depth, but remove all unsound mortar where encountered until sound mortar is found. Notify Consultant of any removal depths in excess of 25mm. Re-paint interior wall surfaces affected by the repair work, as per Drawing SK105. Payment of this item is based on length of joints repointed.

.6 Refinish Southwest Corner Service Door, Infill Panel, Frame and New Weatherstripping: On both the interior and exterior surfaces, remove all existing surface corrosion and loose, flaking, deteriorated or otherwise unsound paint from the door panels, frame and infill panel. For small voids encountered, fill with suitable filler material. Apply primer to all exposed metal surfaces that were exposed by surface preparation. Apply base and finish coat in accordance to manufacturer's written instructions to create a uniform appearance. In addition to metal refinishing, remove and replace existing weatherstripping and door sweep with new to match existing. New weatherstripping shall be in full contact and compressed with the door panel when closed, and door sweep shall be in full contact with door threshold or floor finish to prevent water and air intrusion. All existing door hardware and signage to be re-instated. Payment of this item will be pro-rated based on work completed.

.7 Refinish West Elevation Service Door, Infill Panel, Frames, and New Weatherstripping and Sidelite Glazing: On both the interior and exterior surfaces, remove all existing surface corrosion and loose, flaking, deteriorated or otherwise unsound paint from the door panels, frames and infill panel. For small voids encountered, fill with suitable filler material. Apply primer to all exposed metal surfaces that were exposed by surface preparation. Apply base and finish coat in accordance to manufacturer's written instructions to create a uniform appearance. In addition to metal refinishing, remove and replace existing weatherstripping, door sweep and single-pane Georgian-wired glass (GWG) sidelite glazing with new to match existing. New weatherstripping shall be in full contact and compressed with the door panel when closed, and door sweep shall be in full contact with door threshold or floor finish to prevent water and air intrusion. All existing door hardware and signage to be re-instated. Payment of this item will be pro-rated based on work completed.

.8 Refinish North Elevation Double Service Doors, Frame and New Weatherstripping: On both the interior and exterior surfaces, remove all existing surface corrosion and loose, flaking, deteriorated or otherwise unsound paint from the door panels and frames. For small voids encountered, fill with suitable filler material. Apply primer to all exposed metal surfaces that were exposed by surface preparation. Apply base and finish coat in accordance to manufacturer's written instructions to create a uniform appearance. In addition to metal refinishing, remove and replace existing weatherstripping and door sweep with new to match existing. New weatherstripping shall be in full contact and compressed with the door panel when closed, and door sweep shall be in full contact with door threshold or floor finish to

prevent water and air intrusion. All existing door hardware and signage to be re-instated. Payment of this item will be pro-rated based on work completed.

.9 Refinish 2 Infill Panels (one at the Northwest corner - above glazing, one at the Southwest corner – below glazing): In two locations, refinish the existing deteriorated infill panels by removing the existing surface corrosion and loose, flaking, deteriorated or otherwise unsound paint from the exterior surface. For small voids encountered, fill with suitable filler material. Apply primer to all exposed metal surfaces that were exposed by surface preparation. Apply base and finish coat in accordance to manufacturer's written instructions to create a uniform appearance. Payment of this item will be pro-rated based on work completed.

.10 Window Cap Beading: At all existing metal-framed glazing around the building, install new sealant joint (cap bead) at all glass-to-metal joints. Include any associated work including cleaning, removal of exuded glazing tape or previous sealants, and surface preparation. Payment of this item will pro-rated based on work completed.

.11 Retrofit Masonry Ties: For both interior and exterior wall surfaces, supply and install new stainless steel helical retrofit ties where directed by the Consultant, to secure veneer bricks to underlying back-up wall or interior masonry wythes. Ties to be installed through existing mortar joints, not through the face of the brick. Costs to include repointing mortar over anchor/installation holes following tie installation. Payment of this item will be based on unit rate and number of retrofit ties installed.

.12 Crack Stitching Lateral Ties: For both interior and exterior wall surfaces, supply and install new stainless steel helical retrofit ties where directed by the Consultant, to stitch existing cracks together. Ties to be installed through existing mortar bed joints, and extend 500mm either side of the crack to be repaired. Costs to include routing out of existing mortar bed joints to accept new lateral ties, bonding agent, new tie, and repointing of mortar bed joint to conceal the lateral tie. Payment of this item will be based on unit rate and number of retrofit ties installed.

2.3 Storage Garage

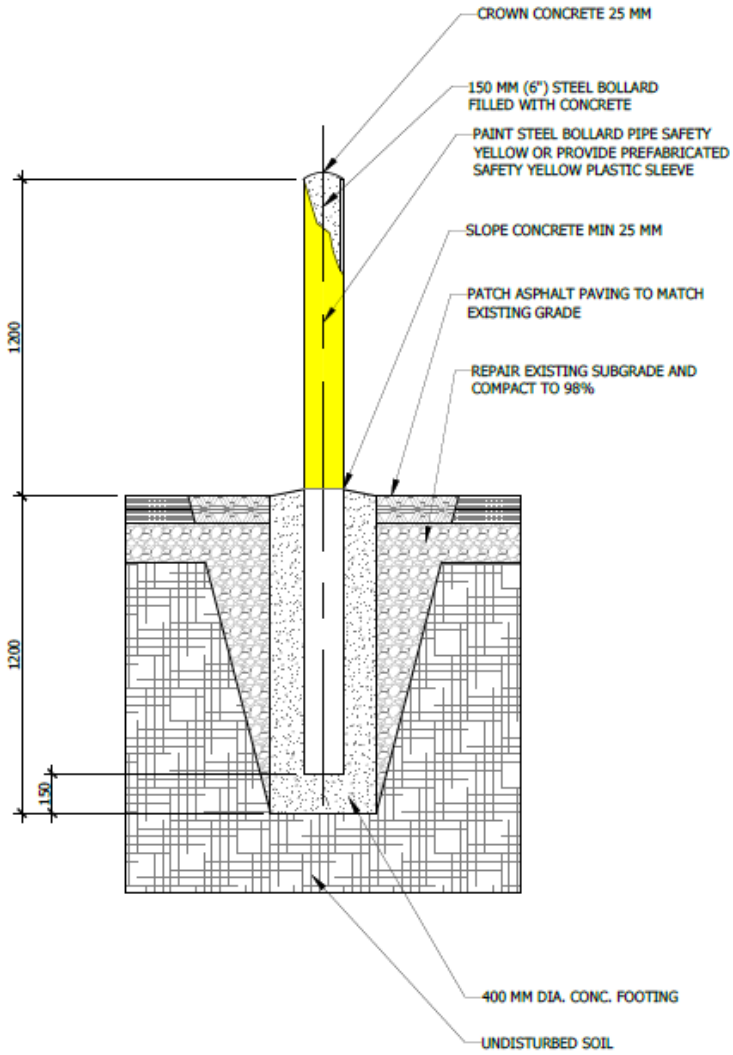
.1 Refinish Service Door, Frame, and New Weatherstripping and Door Hardware: On both the interior and exterior surfaces, remove all existing surface corrosion and loose, flaking, deteriorated or otherwise unsound paint from the door panels and frame. For small voids encountered, fill with suitable filler material. Apply primer to all exposed metal surfaces that were exposed by surface preparation. Apply base and finish coat in accordance to manufacturer's written instructions to create a uniform appearance. In addition to metal refinishing, remove and replace existing weatherstripping, door sweep and door hardware with new components to match existing. New weatherstripping shall be in full contact and compressed with the door panel when closed, and door sweep shall be in full contact with door threshold or floor finish to prevent water and air intrusion. All existing door signage to be re-instated. Payment of this item will be pro-rated based on work completed.

.2 Refinish Overhead Door Frame: Remove all existing surface corrosion and loose, flaking, deteriorated or otherwise unsound paint from the overhead door frame (lintel and jambs). For any small voids encountered, fill with suitable filler material. Apply primer to all exposed metal surfaces that were exposed by surface preparation. Apply base and finish coat in accordance to manufacturer's written instructions to create a uniform appearance. Existing door panels and weatherstripping not in scope of work. Payment of this item will be pro-rated based on work completed.

.3 Sealant Replacement: Remove and replace all existing exterior sealants along the building. Include any associated work including removal of existing sealant and backer rod, surface

preparation, new sealant and backer rod, etc. Payment of this item will be based on length of sealant replaced.

.4 Installation of 4 Bollards: Prior to installation, obtain utility/sub-surface locates to check for potential obstructions and issues. General proposed locations are identified on Drawing SK106, but final placement to be approved by Owner. In general, provide four new bollards along the east elevation – one near each corner and one either side of the overhead door. Install 6-inch diameter, 48-inch tall, concrete-filled, steel pipe bollards with 48-inch deep engineered concrete foundations (16-inch diameter) to meet all Code requirements. Include for associated asphalt patching repairs, concrete foundation and subgrade repairs as required to install the new bollards. Paint bollards "Safety Yellow" or provide pre-fabricated "Safety Yellow" plastic sleeve. Payment of this item will be pro-rated on work completed.



.5 Replacement of Overhead Door Trim Flashings: At the overhead door frame, remove and replace the damaged metal trim flashings along both jambs and head of the overhead door opening. New trim to match existing. Include any associated work including removal of existing flashing, surface preparation and installation of new flashing. Payment of this item will pro-rated based on work completed.

2.4 Pumphouse Building

.1 Refinish Service Door, Frame, New Weatherstripping and Replace Perimeter Sealant: On both the interior and exterior surfaces, remove all existing surface corrosion and loose, flaking, deteriorated or otherwise unsound paint from the door panels and frame. For small voids encountered, fill with suitable filler material. Apply primer to all exposed metal surfaces that were exposed by surface preparation. Apply base and finish coat in accordance to manufacturer's written instructions to create a uniform appearance. In addition to metal refinishing, remove and replace existing weatherstripping and door sweep with new to match existing and replace any exterior sealant around the door frame. New weatherstripping shall be in full contact and compressed with the door panel when closed, and door sweep shall be in full contact with door threshold or floor finish to prevent water and air intrusion. All existing door hardware and signage to be re-instated. Payment of this item will be pro-rated based on work completed.

2.5 Station Service Building

.1 Refinish Service Door, Frame, Fan Hood, New Weatherstripping and Replace Exterior Sealants: On both the interior and exterior surfaces, remove all existing surface corrosion and loose, flaking, deteriorated or otherwise unsound paint from the door panels, frame and fan hood. For small voids encountered, fill with suitable filler material. Apply primer to all exposed metal surfaces that were exposed by surface preparation. Apply base and finish coat in accordance to manufacturer's written instructions to create a uniform appearance. In addition to metal refinishing, remove and replace existing weatherstripping and door sweep with new to match existing, and replace all exterior sealants. New weatherstripping shall be in full contact and compressed with the door panel when closed, and door sweep shall be in full contact with door threshold or floor finish to prevent water and air intrusion. All existing door hardware and signage to be re-instated. Payment of this item will be pro-rated based on work completed.

2.6 PCT Building

.1 Refinish Perimeter Support Frame: Along all exposed portions of the steel framing supporting the building, remove all existing surface corrosion and loose, flaking, deteriorated or otherwise unsound paint. For small voids encountered, fill with suitable filler material. Apply primer to all exposed metal surfaces that were exposed by surface preparation. Apply base and finish coat in accordance to manufacturer's written instructions to create a uniform appearance. Payment of this item will be pro-rated based on work completed.

.2 Door Weatherstripping Replacement: Remove and replace the existing weatherstripping and door sweeps with new to match existing for both doors. New weatherstripping shall be in full contact and compressed with the door panel when closed, and door sweep shall be in full contact with door threshold or floor finish to prevent water and air intrusion. Payment of this item will be pro-rated based on work completed.

2.7 No Smoking/No Vaping Within 9 Meters Signs Fabrication and Installation at all Building Entrances

Fabrication and installation of (8) eight 12" x 18" aluminum "No Smoking/No Vaping Within 9 Meters" signs at all building entrances. Payment of this item will be based on the unit rate and number of signs fabricated and installed.



New signs to be installed on the closest adjacent wall to the door, latch side of the door. Do not install on glass or door itself, except as approved by the Consultant. Signs to be installed between 48 to 60 inches from grade to mid-height of sign.

PART 3 – OPTIONAL WORK

3.1 Optional Items

.1 Control Building – Overcladding of Exterior Walls: Remove, dispose and replace brick units where deterioration of units prevents adequate fastening/securement of new metal cladding system (isolated brick replacement costs to be taken from the base scope of work Item 2.2.2 above). Install a new weather barrier on all walls with strapping, and install new pre-finished metal cladding (Vicwest or similar product). Allow for tie-in to existing roof flashing and window/door openings, and allow for any sealant installation to provide a weathertight cladding. For pricing purposes assume 20 gauge cladding requirement. *Grounding of new metal cladding (one connection per side) to be completed by Owner forces following all work.* Payment of this item will be pro-rated based on work completed.

.2 Pumphouse Building – Isolated Metal Cladding Refinish: Where directed by the Consultant, remove all existing surface corrosion and loose, flaking, deteriorated or otherwise unsound paint. For small voids encountered, fill with suitable filler material. Apply primer to all exposed metal surfaces that were exposed by surface preparation. Apply base and finish coat in accordance to manufacturer's written instructions to create a uniform appearance. Minimum repair quantity is 0.1m2 (1 SF). Payment of this item is based on wall area refinished.

.3 Pumphouse Building – Complete Metal Cladding Refinish: In lieu of isolated refinishing noted above, provide cost to refinish all exposed exterior walls of the building. Scope of work identical to Item 3.1.2 above. Payment of this item will be pro-rated based on work completed.

.4 PCT Building – Refinish Service Doors and Frames: On both the interior and exterior surfaces, remove all existing surface corrosion and loose, flaking, deteriorated or otherwise unsound paint from the door panels, and frames. For small voids encountered, fill with suitable filler material. Apply primer to all exposed metal surfaces that were exposed by surface preparation. Apply base and finish coat in accordance to manufacturer's written instructions to create a uniform appearance. All existing door hardware and signage to be re-instated. Replacement of weatherstripping included in the base scope of work above. Payment of this item will be pro-rated based on work completed.

.5 Storage Garage – Clean Interior Block Wall: Provide cost to clean the interior masonry block walls of efflorescence with diluted muriatic acid (1 part acid to 10 parts water), then follow with final cleaning with clean water to remove all acidic residue. Include all associated costs for required abatement or protection, safe handling of acid, disposal, etc. Payment of this item will be pro-rated based on work completed.

END SECTION 01 10 00

PART 1 – GENERAL

1.1 Description

This section specifies the materials and methods for masonry work, including masonry restoration.

1.2 Environmental Conditions

.1 Store, handle and install materials in accordance with manufacturer's written recommendations.

.2 Cold Weather Requirements:

Supplement Clause 6.7.2.1 of CSA-A371 with the following requirements:

.1 Temperature of mortar at the time of laying shall not be less than +20°C and not greater than +49°C.

.2 When ambient temperatures fall below +4°C, store all materials in a heated enclosure in which the temperature is maintained above +10°C.

.3 Provide the following measures:

Air Temperature	Requirements During Construction	Protection of Work (48 hours minimum)
0°C to +4°C	Mix mortar with hot water; mortar temperature to be a minimum of +20°C	Protect masonry from being wetted with rain/snow
-4°C to 0°C	Mix mortar with hot water; mortar temperature to be a minimum of +20°C	Immediately cover with weather-resisting membrane and seal the membrane's perimeter.

.4 Maintain maximum/minimum thermometers on site and maintain a daily log, with readings taken at the commencement and completions of daily operations and at midday.

.3 Hot Weather Requirements:

.1 When wall surfaces or ambient temperatures reach 25°C, protect new work from rapid drying by providing burlap protection kept misted as necessary to control drying and shrinkage, or by protecting freshly laid masonry by means of waterproof, non-staining coverings, as approved by the Consultant.

.2 Temperatures of masonry at the time of installation and within 12 hours after shall not exceed 49°C. During warm sunny weather, avoid repointing areas that will be exposed to direct sunlight unless precautions are taking to avoid exceeding the specified maximum temperature.

.4 Keep masonry dry using waterproof, non-staining coverings that extend over walls and down sides sufficient to protect walls from wind-driven rain, until masonry work is completed and protected by flashings or other permanent construction.

1.3 Submittals

.1 Submit manufacturer data sheets for all materials to be used on site.

.2 Provide replacement masonry samples and associated components for the Owner to select for all masonry unit types and finishes required for the project. The Owner will retain the submittal.

1.4 Quality Control and Qualifications

.1 All work shall meet or exceed the more stringent of the manufacturer's requirements or the requirements of this specification.

.2 If requested by the Consultant, allow manufacturer's representative to visit the site to provide progress reports for the duration of the project and/or testing of specific specialized components (e.g., retrofit masonry tie pull-out load testing).

.3 Masonry work shall be carried out by an individual who is thoroughly trained and competent in all aspects of the work. Work shall be overseen by Contractor's personnel who have at least 10 years of experience with masonry repairs.

1.5 Mock-Ups

.1 Prepare mock-ups (2' x 2' typical wall area) for all different masonry repair types on the project for Consultant review prior to commencing full scale repairs.

.2 The mock-ups shall be used to determine minimum standards of final aesthetics, joint profiles, etc., going forward. When accepted, mock-ups can remain as part of the finished work.

1.6 Design and Performance Requirements

The following Codes and Standards apply to the materials and methods herein (most updated version shall apply):

.1 CAN/CSA-A82, Fired Brick Masonry Made From Clay or Shale

.2 CAN/CSA-A179, Mortar and Grout for Unit Masonry

.3 CAN/CSA-A371, Masonry Construction for Buildings

.4 ASTM C126, Standard Specification for Ceramic Glazed Structural Clay Facing Tile, Facing Brick, and Solid Masonry Units

.5 CAN/CSA-A165.1, Concrete Block Masonry Units

.6 CAN/CSA-A165.2, Concrete Block Brick Units

.7 CAN/CSA-A165.3, Prefaced Concrete Masonry Units

.8 CAN/CSA-A370, Connectors for Masonry

PART 2 – MATERIALS AND PRODUCTS

2.1 Manufactured Clay Brick Units

Bricks shall conform to CAN/CSA-A82. All exterior bricks shall be exterior grade EG, type SW brick. Match replacement bricks as closely as possible with respect to size, texture, and colour, as approved by the Owner and Consultant. Reuse existing bricks where possible, as directed by the Consultant.

2.2 Manufactured Concrete Brick Units

Bricks shall conform to CAN/CSA-A165.2. Match new concrete bricks as closely as possible with respect to size, as approved by the Owner and Consultant. Unless otherwise noted, new concrete bricks do not need to match colour of existing masonry wall (i.e., not required to be tinted to match).

2.3 Manufactured Concrete Block Units

Blocks shall conform to CAN/CSA-A165.1 or A165.3. Match new concrete block units as closely as possible with respect to size, finish and texture with existing block masonry wall, as approved by the Owner and Consultant.

2.4 Masonry Accessories

.1 Masonry tie-backs/anchors to CAN/CSA-A370-14: new stainless steel components only, including horizontal ladder ties, corrugated strip ties, wire anchors, dovetail anchors, adjustable ties, plates and pintles, helical retrofit ties, etc., to match existing tie-backs, unless otherwise directed by Consultant.

.2 Helical retrofit ties to pin veneer to back-up systems: 8mm stainless steel, “Spira-Lok” by Blok-Lok, “DryFix” by Helifix or approved alternate. Tie length to suit application, with embedment length as recommended by manufacturer to ensure sufficient pull-out resistance.

.3 Horizontal retrofit ties to stitch distressed masonry together, to CAN/CSA-A37-14: new 6mm diameter stainless steel components only, to be installed in mortar joints only: “Spira-Bar” by Blok-Lok, “HeliBar” system by Helifix or approved alternate.

.4 Weephole/Drainage Vents: Unless otherwise directed by Consultant, match existing pre-fabricated weephole/drainage vents within repair areas.

.5 Zinc-Rich Paint/Primer: For exposed steel components.

.6 Flexible Membrane Flashing: self-adhering ,composite membrane integrally laminated to a high-density polyethylene film. Blueskin TWF by Bakor, or approved equivalent.

2.5 General Conditions

.1 All materials delivered to the site must be in the original packaging with unbroken seals and intact labels clearly identifying the products.

.2 Use materials only in strict accordance with the manufacturer’s specifications, recommendations and best practice.

2.6 Consideration of Alternative Products

Alternative products may be requested by the Contractor following award, however, the bid submission must be based on one of the above-accepted products. The alternative product must meet or exceed the performance requirements of the above-accepted products, or will not be considered. The Consultant has final authority to reject any proposed alternatives.

PART 3 – EXECUTION

3.1 Storage of Materials

Store materials in a single temperature-controlled location. Maintain this area neat and clean at all times. Keep materials from freezing.

3.2 General

Consult and follow manufacturer's recommendations at all times.

3.3 Identification of Repair Locations

If masonry replacement work is not 100% removal and replacement of entire wall sections, and only isolated locations require repair, Contractor to mark-out noticeably damaged/deteriorated/spalled units for Consultant review, prior to commencing with removals and replacement. Obtain Consultant's approval prior to proceeding with localized replacements. Take care not to damage/disturb adjacent masonry units not identified for replacement – no payment will be made for these units if accidentally damaged during adjacent removals.

3.4 Installation and Sequencing

.1 Perform work in accordance with CSA-A371 except where specified otherwise.

.2 Perform removals from the upper most masonry unit and proceed down. At all times ensure that masonry adjacent to the work area is fully supported against vertical and lateral movement.

.3 Do not remove more than 600mm lengths of non-load bearing masonry at one time, unless Consultant has reviewed and approved the removal process.

.4 Take care not to damage adjacent masonry units not identified for replacement.

.5 Unless otherwise noted, salvage existing brick units for Consultant review. Those units in good condition and approved by the Consultant to be re-used and re-instated in new works.

.6 Within the removal areas, repair back-up wall as required to provide a sound substrate for anchorage. Notify Consultant of any locations where repair is extensive.

.7 Within the removal areas, clean/coat any exposed steel components with two coats of zinc-rich paint/primer. Where deteriorated is excessive, notify Consultant for review – isolated replacement may be necessary.

.8 Within the removal areas, install/repair flexible through-wall flashing over shelf angles and other exposed components where encountered.

.9 Reinstate masonry units:

.1 Build masonry plumb, level and true to line, with vertical joints in alignment. Install new masonry units to match existing lines and levels. Install new tie-backs/anchors to match existing locations, unless otherwise directed by Consultant. Do not penetrate any through-wall flashings with masonry connectors or ties – may need to locally adjust spacing in some locations. Take measures to monitor drilled hole depths to avoid damaging interior elements. Monitor for variations in wall cavity and back-up wall thicknesses. New masonry ties to be installed in mortar joints and not brick units unless approved by the Consultant.

.2 Layout coursing and bond to achieve correct coursing heights, and continuity of bond above and below openings, with minimum cutting. Bond, coursing height, and jointing to match existing.

.3 Mix brick units within each pallet and with other pallets (and with salvaged brick units) to ensure uniform blend of colour and texture.

.4 Allow joints to set just enough to remove excess water, and then tool to match existing joint profile.

.5 Except in cold weather, wet bricks having an initial rate of absorption exceeding 1g/minute/1000mm^2. Wet to uniform degree of saturation, 3 to 24 hours before laying, and do not lay until surface dry.

.6 Install weephole vents where previously installed. If new vents, install maximum 600mm o/c spacing. Take care to keep wall cavity free of debris and mortar droppings.

3.5 Installation of Helical Retrofit Ties

.1 Install ties as per manufacturer's recommendations, with spacing as per CSA-A371. Ensure ties are installed into suitable structural back-up components.

.2 Ties to be installed through mortar joints only, not brick face, unless approval provided by the Consultant. Following tie installation, plug installation holes with mortar.

3.6 Installation of Lateral Crack Stitching Ties

.1 Where directed by the Consultant, rake out existing horizontal mortar joints every four (4) brick courses vertically, unless otherwise specified. Depth of slot as per manufacturer's recommendations. Extend the removals to allow for reinforcement to extend 500mm on either side of the crack to be repaired. Where crack is within 500mm from end of wall or opening, continue around corner for 100mm.

.2 For solid masonry walls in excess of 300mm width and cavity walls where both wythes are cracked, the wall must be stitched on both sides.

.3 Install ties as per manufacturer's recommendations, using system approach including suitable grout/bonding agent, tie component. Following tie installation, repoint mortar joint to match existing joints.

3.7 Finishing and Cleaning

.1 Where isolated masonry replacements or mortar joint repointing are completed on finished (painted) walls (i.e., typical interior concrete block walls), repaint affected areas/locations to match existing finishes and extend 1m in all directions (squared-off areas), or paint entire sections or walls where noted. Square-off all new painted areas. Finish colour to be approved by Owner in advance of repainting.

.2 Clean all dust, mortar droppings, or other stains on masonry or other surfaces as the work progresses. Perform further cleaning after the mortar has set and cured. Clean masonry with stiff natural bristle brush and clean water only. Vinegar or chemicals shall not be used without approval of the Consultant.

END SECTION 04 01 00

PART 1 - GENERAL

1.1 Description

This section specifies the materials and methods for masonry mortar and grout.

1.2 Environmental Conditions

.1 Store, handle and install materials in accordance with manufacturer's written recommendations.

.2 When working in temperature extremes, follow manufacturer's recommendations.

1.3 Submittals

.1 Submit manufacturer data sheets for all materials to be used on site.

.2 Submit all test reports for review by Consultant.

.3 If mortar joint colour/texture is not standard, provide colour samples for Owner to select. Obtain samples of existing mortar from below surface of existing joints. Do not include soiler/stained mortar.

.4 For pre-bagged mixes, supply factory-coloured mortar to match existing "clean" mortar colour.

1.4 Field Review and Testing

.1 Notify the Consultant 48 hours prior to installation.

.2 Mortar Testing:

.1 Testing will be performed by an independent testing agency approved by the Consultant. Testing procedures in accordance with CAN/CSA A179.

.2 If repair quantities justify, as deemed by the Consultant, provide three standard cubes per day for testing compressive strength of mortar. Samples will be taken randomly from batches of mortar being placed. One specimen will be tested at 7 days, and two specimens will be tested at 28 days to determine compliance with the requirements of these specifications.

1.5 Quality Control and Qualifications

.1 All work shall meet or exceed the more stringent of the manufacturer's requirements or the requirements of this specification.

.2 If requested by the Consultant, allow manufacturer's representative to visit the site to provide progress reports for the duration of the project.

.3 Masonry work shall be carried out by an individual who is thoroughly trained and competent in all aspects of the work. Work shall be overseen by Contractor's personnel who have at least 10 years of experience with masonry repairs.

1.6 Design and Performance Requirements

The following Codes and Standards apply to the materials and methods herein (most updated version shall apply):

.1 CAN/CSA-A179, Mortar and Grout for Unit Masonry

PART 2 - MATERIALS AND PRODUCTS

2.1 Water

Water shall be potable and free from contaminants and deleterious materials such as acids, alkalis, and organic materials in accordance with CAN/CSA-A179.

2.2 Mortar

By volume proportions to CAN/CSA-A179, Type N:

.1 Portland Cement: 1 part, to CAN/CSA-A5, Type GU.
.2 Hydrated Lime: 1 part, to ASTM C206, Type SA
.3 Aggregate: 6 parts masonry sand, colour pigment not to exceed 10 percent of cementitious ingredients by weight. Sand cleaned and graded to ASTM C144.

2.3 Pre-Bagged Mortars

Pre-bagged Type N mortar, CAN/CSA-A179 low alkali content cement with white, type 10, non-staining Portland cement and pre-mixed aggregate (standard grey/beige aggregate, not white silica sand):

Manufacturer	Product
Daubois	Betomix Plus Type N
Baselite Concrete Products	Mortartek, 1:1:6 mortar mix
Or approved equivalent	

2.4 Grout

Grout proportions by volume to CAN/CSA-A179, Table 3

2.5 General Conditions

.1 All materials delivered to the site must be in the original packaging with unbroken seals and intact labels clearly identifying the products.

.2 Use materials only in strict accordance with the manufacturer's specifications, recommendations and best practice.

2.6 Consideration of Alternative Products

Alternative products may be requested by the Contractor following award, however, the bid submission must be based on one of the above-accepted products. The alternative product must meet or exceed the performance requirements of the above-accepted products, or will not be considered. The Consultant has final authority to reject any proposed alternatives.

PART 3 – EXECUTION

3.1 Storage of Materials

Store materials in a single temperature-controlled location. Maintain this area neat and clean at all times. Keep materials from freezing.

3.2 General

.1 Consult and follow manufacturer's recommendations at all times.

.2 Mix masonry mortar in accordance with CAN/CSA-A179 or manufacturer's recommendations, except where specified otherwise.

.3 Mix mortar in small batches for immediate use only.

.4 Use mortar within 2.5 hours when air temperature is less than 25°C, and within 1.5 hours when air temperature is 25°C or higher, or as directed by manufacturer.

3.3 Cleaning

Clean all mortar droppings on masonry or other surfaces as the work progresses. Perform further cleaning after the mortar has set and cured. Clean masonry with stiff natural bristle brush and clean water only. Vinegar or chemicals shall not be used without approval of the Consultant

END SECTION 04 05 13

PART 1 - GENERAL

1.1 Description

This section describes the materials and methods for masonry joint repointing.

1.2 Submittals

Refer to Section 04 05 13.

1.3 Field Review and Testing

.1 Notify the Consultant for review of the following:

.1 Identification of deteriorated, cracked or damaged mortar joints prior to removals.

.2 Completion of Consultant-approved removal areas – to confirm repair quantities prior to joint repointing.

1.4 Quality Control and Qualifications

.1 All work shall meet or exceed the more stringent of the manufacturer's requirements or the requirements of this specification.

.2 Masonry work shall be carried out by an individual who is thoroughly trained and competent in all aspects of the work. Work shall be overseen by Contractor's personnel who have at least 10 years of experience with masonry repairs.

1.5 Mock-Ups

.1 Prepare mock-ups (1m typical length) for all different mortar joint types on the project for Consultant review prior to commencing full scale repairs.

.2 The mock-ups shall be used to determine minimum standards of final aesthetics, joint profiles, etc., going forward. When accepted, mock-ups can remain as part of the finished work.

1.6 Design and Performance Requirements

The following Codes and Standards apply to the materials and methods herein (most updated version shall apply):

.1 CAN/CSA-A179, Mortar and Grout for Unit Masonry

.2 CAN/CSA-A371, Masonry Construction for Buildings

PART 2 - MATERIALS AND PRODUCTS

2.1 Mortar Materials

Refer to Section 04 05 13

PART 3 - EXECUTION

3.1 General

Perform work in accordance with CAN/CSA-A371.

3.2 Identification of Repair Locations

Contractor to mark-out noticeably damaged/deteriorated/cracked joints for Consultant review, prior to commencing with removals and replacement. Obtain Consultant's approval prior to proceeding with localized repointing. Take care not to damage/disturb adjacent lengths not identified for replacement – no payment will be made for these lengths if accidentally damaged during adjacent removals.

3.3 Repointing

.1 Raking Joints:

.1 Following approval by the Consultant, rake unsound joints free of deteriorated and loose mortar, dirt and other materials. The Contractor shall replace all masonry damaged as a result of the mortar removal process at no additional cost to the Owner.

.2 Clean joints to full depth of deteriorated mortar, but in no case less than 25mm. All loosened or disintegrated materials beyond this point shall also be removed. Clean out voids and cavities encountered. Notify Consultant if deterioration is deeper than 1/3 the depth of the masonry.

.3 Make precautions to avoid damage to masonry units when removing mortar for repointing.

.4 If using grinders or saws to remove mortar, sawcut at the centre of the joint so as not to damage the adjacent masonry units. Do not overcut into adjacent cladding or structural components. Stop sawcut short of removal limits and remove remaining mortar by hand using hammer and chisel.

.5 Use hammer and chisels at ends and junctions of joints to cut the mortar removal square. Rounded or feather edged terminations shall not be permitted.

.6 Joints shall be washed clean of dust or debris prior to repointing.

.7 Leave no standing water.

.2 Repointing:

.1 Dampen joints and completely fill with mortar. If surface of masonry units has worn rounded edges, keep pointing back from surface to keep same width of joint. Avoid feathered edges. Pack mortar solidly into voids and joints.

.2 Keep masonry damp but surface dry when new mortar is installed.

.3 Build-up pointing in layers not exceeding 12mm in depth. Allow bottom layers to set

before applying subsequent layers. Maintain joint width.

.4 New joints shall be packed tightly in thin layers and tooled to match existing.

.5 Remove excess mortar from masonry face before it sets. Finish jointing neatly as specified.

.6 Provide drainage vents/weepholes where previously existing. Where new vents, install at maximum 600mm spacing.

3.4 Finishing, Protection and Cleaning

.1 At the end of the work day, ensure that all areas of mortar removal are adequately protected from penetration of rainwater, snow or other precipitation.

.2 During the course of the work, project adjacent finished work against damage, which may be caused by on-going work.

.3 Clean all dust, mortar droppings, or other stains on masonry or other surfaces as the work progresses. Perform further cleaning after the mortar has set and cured. Clean masonry with a stiff bristle brush and clean water only. Vinegar or chemicals should not be used without prior approval from the Consultant.

.4 Where isolated mortar joint repointing is completed on finished (painted) walls (i.e., typical interior concrete block wall repointing), repaint affected areas/locations to match existing finishes and extend 1m in all directions (squared-off areas), or paint entire sections or walls where noted. Square-off all new painted areas. Finish colour to be approved by Owner in advance of repainting.

END SECTION 04 05 15

PART 1 – GENERAL

1.1 Description

This section specifies the supply and installation of vapour-permeable weather barrier materials that form an air-resistive barrier and act as the water-resistive drainage plane in the drainage cavity of exterior wall assemblies. The drainage cavity will be constructed to direct all water that penetrates the exterior cladding out of the wall assembly.

1.2 Environmental Conditions

Do not install materials during periods of rainfall or wetting unless sufficient weather protection is provided, in order to protect underlying moisture-susceptible components.

1.3 Submittals

Submit manufacturer data sheets for all materials to be used on site.

1.4 Mock-ups

If requested, include drainage cavity construction in the wall mock-up.

PART 2 – MATERIALS AND PRODUCTS

2.1 Weather Barrier

Tyvek CommercialWrap by Dupont, or approved alternate.

2.2 Seam Tape

.1 Tuck Tape by Cantech.

.2 Tyvek Tape by DuPont.

.3 Or, other similar tape approved by weather barrier manufacturer.

2.3 Strapping

.1 Strapping to be solid wood or plywood.

.2 All strapping to be pressure treated with wood preservative in accordance with CAN/CSA O80, as per below:

Product	Pressure Treatment	Field Treatment
Solid wood	ACQ-C or ACQ-D (4.0 kg/m3), or CA-B (1.7 kg/m3)	2.0% solution of copper naphthenate
Plywood	CCA (4.0 kg/m3)	2.0% solution of copper naphthenate

.3 All cuts and/or areas where untreated wood has been exposed must be field-treated. Use Cut-and-Seal Pressure Treated Wood Sealant or approved alternate for field treatment.

.4 Strapping size to be 38mm x 19mm for solid wood or 50mm x 19mm for plywood, unless otherwise approved by the Consultant.

2.4 Fasteners

.1 For temporary water resistive barrier support: 25mm wide crown minimum x 12mm deep U staples.

.2 For strapping: Hot dipped galvanized or stainless steel 8d common nails rated for use with pressure treated materials.

2.5 Insect Screen

Standard fiberglass mesh. Nominal mesh count to be 18 x 16.

2.6 Detail Waterproofing

Self-adhered modified bitumen waterproofing sheet, compatible with weather barrier, to be approved by weather barrier manufacturer.

2.7 General Conditions

.1 All materials delivered to the site must be in the original packaging with unbroken seals and intact labels clearly identifying the products.

.2 Use materials only in strict accordance with the manufacturer's specifications, recommendations and best practice.

2.8 Consideration of Alternative Products

Alternative products may be requested by the Contractor following award, however, the bid submission must be based on one of the above-accepted products. The alternative product must meet or exceed the performance requirements of the above-accepted products, or will not be considered. The Consultant has final authority to reject any proposed alternatives.

PART 3 – EXECUTION

3.1 Storage of Materials

Store materials in a single temperature-controlled location. Maintain this area neat and clean at all times. Keep materials from freezing.

3.2 General

Consult and follow manufacturer's recommendations at all times.

3.3 Identification of Repair Locations

If barrier installation work is not 100% building/elevation coverage, and only isolated/specific locations require installation, Contractor to confirm specific areas/locations with Consultant, prior to commencing.

3.4 Weather Barrier Installation

.1 Install weather barrier horizontally. Start at the bottom of the wall so barrier is shingle lapped up the wall. Maintain the barrier plumb and level.

.2 Lap all vertical edges of weather barrier a minimum of 300mm. Stagger all vertical joints a minimum of 600mm.

.3 When interfacing with other waterproofing materials, provide a minimum 100mm overlap.

.4 Apply detail self-adhered waterproofing around all penetrations. Shingle lap weather barrier with self-adhered waterproofing.

.5 Temporarily secure weather barrier with staples at horizontal lap joints. Permanently secure weather barrier with vertical strapping.

.6 Tape all vertical and horizontal seams with approved seam tape. Seal any tears or cuts in the weather barrier where observed or directed by Consultant.

3.5 Strapping Installation

.1 Install vertical strapping over all wall studs, to a maximum of 600mm o/c. Install additional strapping where required to support exterior wall cladding, while ensuring strapping does not exceed 20% of any wall area.

.2 Secure strapping with nails spaced at 300mm o/c. Replace split strapping.

.3 Install insect screen at the top and bottom of wall areas such that entry of insects is prevented into the drainage cavity. Minimize the laps required in the insect screen. Provide 300mm lap in insect screen where required.

3.6 Cleaning

Leave finished work area in a neat condition and remove any debris/materials on a daily basis.

END SECTION 07 25 00

PART 1 - GENERAL

1.1 Description

This section specifies the supply and installation of prefinished sheet steel siding/cladding and trim.

1.2 Environmental Conditions

Install only in suitable environmental conditions.

1.3 Submittals

.1 Provide steel cladding samples (colour and profile/finish/style) for the Owner to select from. The Owner will retain the submittal. Where project site has existing metal cladding, provide comparable samples for Owner review.

.2 Submit engineered shop drawings for the steel cladding for Consultant review and approval. Shop drawings to indicate:

.1 Engineer's provincial designation within the proper jurisdiction for project location.

.2 Wind load resistance and reference to applicable Code requirements.

.3 Panel layout, profiles and components including anchorage, accessories, finish colours and textures, etc. Include details showing thicknesses and dimensions of various system components, locations of joints and gaskets, fastening and anchoring methods, configuration and location of movement joints, etc.

.4 Maximum allowable spacing of panel stiffeners to prevent visible deflection of panels.

.5 Drainage paths and interface with adjacent cladding and trim, and other building components.

1.4 Quality Control and Qualifications

.1 All work shall meet or exceed the more stringent of the manufacturer's requirements or the requirements of this specification.

.2 Steel cladding installation shall be carried out by an installer who is thoroughly trained and competent in all aspects of the work, and is approved by the cladding manufacturer to install their systems. Work shall be overseen by Contractor's personnel who have at least 10 years of experience installing steel claddings.

.3 If requested by the Consultant, steel cladding manufacturer to visit the project site to review installation and provide site visit report indicating acceptance.

1.5 Mock-Ups

Prepare mock-ups before commencing general installation, including typical horizontal and vertical interfaces, terminations, interfaces with window head/sill/jamb, base of walls, parapets,

expansion joints, etc. Include any waterproofing/drainage details with adjacent components.

1.6 Design and Performance Requirements

.1 Cladding system to be designed to current Code and any local regulations.

.2 Cladding system to allow for thermal movement without buckling, joint failure, or compromising the integrity of the panels.

.3 Cladding system to be designed and installed as a dry seal system. Sealant (caulking) of panel joints not acceptable, except at interfaces to adjacent cladding systems or openings (windows/doors), unless otherwise noted in the specifications. All joints are required to incorporate joint strip closures.

.4 Panel joints are permitted only at corners.

.5 Provide stiffeners as required to prevent deflection, oil canning, buckling or other forms of warping.

.6 Cladding system to allow for drainage of incidental water and back-venting.

.7 Cladding system to be designed, supplied, and installed as a non-progressive panel system, allowing flexibility of application from any direction, with the ability to replace individual panels without damaging adjacent panels.

PART 2 - MATERIALS AND PRODUCTS

2.1 Steel Cladding

.1 20 gauge prefinished steel cladding, manufactured by VicWest or approved alternate. Where project site has existing metal cladding, provide similar profiles for approval/review.

.2 Cladding gauge may be reduced based on engineering design by cladding system manufacturer.

2.2 Accessories

Provide clips, fasteners, girts, supports, gaskets, stiffeners and other accessories to meet the intent of the work, and as recommended by the cladding system manufacturer. All fasteners to be stainless steel or suitably coated/protected to prevent corrosion or galvanic action.

2.3 General Conditions

.1 All materials delivered to the site must be in the original packaging with unbroken seals and intact labels clearly identifying the products.

.2 Use materials only in strict accordance with the manufacturer’s specifications, recommendations and best practice.

2.4 Consideration of Alternative Products

Alternative products may be requested by the Contractor following award, however, the bid

submission must be based on one of the above-accepted products. The alternative product must meet or exceed the performance requirements of the above-accepted products, or will not be considered. The Consultant has final authority to reject any proposed alternatives.

PART 3 – EXECUTION

3.1 Storage of Materials

Store materials in a dry location, protected from direct weathering. Ensure precautions are taken to prevent scratching, abrading, denting or other physical damage to the panels until the project is turned over to the Owner.

3.2 General

Consult and follow manufacturer's recommendations at all times.

3.3 Identification of Repair/Replacement Locations

If cladding replacement/installation is not 100% of the wall surfaces, and only isolated locations require repair or installation, Contractor to mark-out locations for Consultant review, prior to commencing with removals and replacement, or new installation. Obtain Consultant's approval prior to proceeding.

3.4 Fabrication

.1 Follow the manufacturer's recommendations and requirements at all times.

.2 Form bends with straight, sharp lines. Double-back exposed and/or cut edges 25mm. Leave no unfinished metal exposed.

.3 Panels to be free from warping, oil canning, buckling, dents, scratches, marks or other flaws.

.4 Small scratches or blemishes to be repaired as recommended by the manufacturer, to match panel colour and finish. The Consultant reserves the right to reject any damaged panels.

.5 Provide protection of sheet metal, as necessary, to prevent scratches or damage. The Consultant reserves the right to reject damaged or scratched sheet metal, including damage that occurs from other project work that occurs after the sheet metal installation until project is turned over to the Owner.

3.5 Preparation Work

Prior to installation of cladding system, Contractor to examine the parts of the exterior and structure affecting the work. Remove or replace any damaged components that may compromise panel attachment/securement. Confirm that suitable substrates are provided.

3.6 Installation

.1 Install panels and panel accessories in accordance with the approved shop drawings and the manufacturer's written instructions.

.2 Do not install damaged panels. Repair or replace any damaged panels.

.3 Shim girts as per manufacturer's requirements, to provide a flush surface for cladding securement.

.4 Apply bituminous paint/flexible membrane flashing on surfaces in contact with concrete to provide adequate separation of dissimilar materials.

.5 Provide sealants at intersections of adjacent claddings, openings, etc. Provide flashings as per approved shop drawings.

3.7 Cleaning and Handover

.1 All components shall be protected from other building materials or construction activities during and after installation, until handover to the Owner.

.2 Remove any protective films and labels from exposed surfaces and thoroughly clean as recommended by the manufacturer. Wipe surfaces dry using soft clothes.

.3 Touch-up any minor damage as per manufacturer's recommendations. Consultant has the right to reject damaged panels and request new panels if the damage is still visible following touch-up repairs.

END SECTION 07 46 00

PART 1 – GENERAL

1.1 Description

This section specifies the materials and methods for work involving joint sealants (caulking).

1.2 Environmental Conditions

.1 Apply primers and sealant materials only to surfaces which are structurally sound and completely dry, at air and material temperatures within acceptable ranges established by manufacturer's specifications. Should it become necessary to apply sealants at temperatures below 5°C, inform the Consultant and consult the sealant manufacturer's representative. Proceed on their written instructions only.

.2 When working in cold temperatures, follow manufacturer's recommendations at all times.

1.3 Submittals

.1 Submit manufacturer data sheets for all materials to be used on site.

.2 Provide colour samples (manufacturer brochures or sample boards) for the Owner to select sealant finishes for all sealant types to be completed for the project. The Owner will retain the submittal.

1.4 Field Review and Testing

.1 The Consultant may perform on-site adhesion testing throughout the work areas. Repair all test locations at no additional cost to the Owner.

.2 The Contractor shall arrange for the sealant manufacturer's representative to inspect the work and perform on-site adhesion testing at mock-up locations or at regular intervals during the work if requested by the Consultant. Repair adhesion tests at no additional cost to the Owner. Provide written project recommendations from the manufacturer's representative, including observations made during site visits and adhesion test results.

.3 Notify the Consultant for review of surface preparation prior to sealant application at project commencement or arrange to have sealant manufacturer's representative visit the site prior to applying any material, in order to approve general surface preparation.

.4 Sealants and associated primers for use with EIFS shall be tested in accordance with ASTM C1382, "Test Method for Determining Tensile Adhesion Properties of Caulking When Used in Exterior Insulation and Finish Systems (EIFS) Joints". The results shall demonstrate that the sealant is suitable for application to the specific EIFS products involved.

1.5 Quality Control and Qualifications

.1 All work shall meet or exceed the more stringent of the manufacturer's requirements or the requirements of this specification.

.2 If requested by the Consultant, allow manufacturer's representative to visit the site to provide progress reports for the duration of the project.

.3 Surface preparation and sealant installation shall be carried out by an applicator who is thoroughly trained and competent in all aspects of the work. Work shall be overseen by Contractor's personnel who have at least 10 years of experience installing sealant.

1.6 Mock-Ups

.1 Prepare mock-ups for all different sealant applications encountered on the project for Consultant review prior to commencing full scale installation.

.2 The mock-ups shall be used to determine minimum standards of final aesthetics, joint profiles, etc., going forward. When accepted, mock-ups can remain as part of the finished work.

PART 2 – MATERIALS AND PRODUCTS

2.1 Exterior Sealants

.1 Polyurethane and Hybrid Polymer Sealants: For concrete, masonry, wood siding, fibre cement siding, metal-to-masonry and masonry-to-masonry joints:

Manufacturer	Product
BASF	MasterSeal NP 1
BASF	MasterSeal NP 100
Sika	Sikaflex 15 LM
Tremco	Dymonic 100
Tremco	Dymonic FC
Or approved equivalent	

.2 Silicone Sealants: For metal-to-metal, glass-to-metal, vinyl-to-glass, vinyl-to-vinyl or other applications where the sealant will not be painted over:

Manufacturer	Product
Dow	Dowsil 795 Silicone Building Sealant
GE (Momentive Performance Materials)	SCS2000 SilPruf
Tremco	Spectrem 2
Or approved equivalent	

.3 Sealants for EIFS: For field-applied sealants, use ultra-low modulus, neutral-cure sealant:

Manufacturer	Product
Dow	Dowsil 790 Silicone Building Sealant
GE (Momentive Performance Materials)	SCS2700 SilPruf LM
Tremco	Spectrem 1
Tremco	Spectrem 3
Or approved equivalent	

.4 Preformed Silicone Seal for EIFS: For crack repairs in EIFS systems, may use preformed silicone seals:

Manufacturer	Product	Adhesion Sealant
Dow	Dowsil 123 Silicone Seal	Dowsil 795 Silicone Building Sealant
GE (Momentive Performance Materials)	UltraSpan US1100	SCS2000 SilPruf
Tremco	Spectrem Simple Seal	Spectrem 1
Or approved equivalent		

.5 Sealants for Use with Pedestrian or Vehicular Traffic-Topping Coatings: For cant beads, sealing cracks, or routed joints beneath pedestrian or vehicular coatings, refer to specific recommendations from traffic topping coating manufacturer.

2.2 Interior Sealants

.1 Interior Air Seals: Single-component, acrylic latex sealant:

Manufacturer	Product
MasterBuilders	MasterSeal 520
GE (Momentive Performance Materials)	RCS20
Tremco	Tremflex 834
Or approved equivalent	

.2 Acoustical Sealants: Single-component, non-skinning, non-hardening, synthetic rubber sealant:

Manufacturer	Product
Tremco	Acoustical/Curtainwall Sealant
Or approved equivalent	

2.3 Solvents and Primers

.1 Solvents/cleaners for surfaces to receive sealant shall be compatible with the surfaces to receive the cleaner (i.e., solvent). The sealant manufacturer shall recommend and approve in writing the cleaner type(s) for each sealant used in the project. Where possible, use environmentally-friendly cleaners versus harsher chemicals (i.e., MEK).

.2 Primers shall be recommended by the sealant manufacturer for surfaces to be adhered to and shall not be detrimental to the surface to which it comes in contact.

2.4 Accessories

.1 Joint backing to be used to control depth of joint to recommended thickness of sealant and to prevent three-sided adhesion. Ensure joint backing materials are compatible with all primers and sealants:

.1 Backer Rod: extruded polyolefin foam, closed-cell, circular shape, non-gassing and having a diameter 25% larger than the joint width.

.2 Bond Breaker Tape: Pressure sensitive plastic tape that will not bond to sealants - 3M “Bond Breaker” Tape, Bron “Bondbreaker” Tape, painters tape, or application of a wax crayon onto the substrate to prevent three-sided adhesion.

.2 Void Fillers:

.1 For large voids and cavities, pack lightweight, inorganic glass fibre batts, sized for 25% compression.

.2 For small voids and cavities, use a single-component, non-solvenated polyurethane foam, conforming to CAN/CGSB-51.23 (latest edition) "Spray-Applied Rigid Polyurethane Cellular Plastic Thermal Insulation such as Dow Chemical "Enerfoam", Adfast "Adfoam 1885-2) or approved equivalent.

.3 Cleaning cloths for solvent cleaning of surfaces prior to sealant application shall be clean, white, solvent resistant cloths. Coloured cloths shall not be used. Change cloths frequently during work.

.4 Cleaning Agents: as approved by sealant manufacturer. Where possible, use environmentally-friendly cleaners versus harsher chemicals (i.e., MEK).

2.5 General Conditions

.1 All materials delivered to the site must be in the original packaging with unbroken seals and intact labels clearly identifying the products.

.2 Use materials only in strict accordance with the manufacturer's specifications, recommendations and best practice.

2.6 Consideration of Alternative Products

Alternative products may be requested by the Contractor following award, however, the bid submission must be based on one of the above-accepted products. The alternative product must meet or exceed the performance requirements of the above-accepted products, or will not be considered. The Consultant has final authority to reject any proposed alternatives.

PART 3 – EXECUTION

3.1 Storage of Materials

Store materials in a single temperature-controlled location. Maintain this area neat and clean at all times. Keep materials from freezing.

3.2 General

Consult and follow sealant manufacturer's recommendations at all times.

3.3 Identification of Repair Locations

If sealant replacement work is not 100% removal and replacement, and only isolated locations require repair, Contractor to mark-out noticeably failed sealant joints for Consultant review, prior to commencing with removals and replacement. Obtain Consultant's approval prior to proceeding with localized replacements.

3.4 Surface Preparation

.1 Remove all existing sealant and backing material to expose a sound substrate, without damaging adjacent finishes or causing damage to the substrate.

.2 For concrete and masonry surfaces, remove dust, paint, loose mortar and other foreign matter by brushing and vacuuming or blowing air, as recommended by sealant manufacturer.

.3 For ferrous and metal surfaces, remove dust, silt, scale, oxidation and coating by scraping, wire brushing or grinding, as recommended by sealant manufacturer.

.4 Rake out any joints, cracks and crevices to receive sealant, to a depth measuring half the joint width.

.5 Clean all surfaces to receive sealant by wiping with a clean cloth saturated with recommended cleaning solvent and by following immediately with another clean cloth to wipe the surface dry. Clean only as much area as can be sealed in one hour. If cleaned areas are exposed to rain or contaminants (dirt, dust, etc.), the surface must be cleaned again.

3.5 Priming

.1 If recommended, prime surfaces to receive sealant as per the manufacturer's specifications. Follow the manufacturer's recommendations for application and cure time.

.2 Take sufficient precautions to prevent staining of adjacent surfaces. Do not apply primer to the backer rod/bond breaker. Where necessary to protect adjacent surfaces, mask surfaces with suitable tape prior to primer and/or sealant installation.

.3 If primed areas are exposed to rain or contaminants (dirt, dust, etc.), the surface must be cleaned and re-primed.

.4 Protect the surfaces that do not require primer. If primer is installed accidentally on surfaces other than those specified, it shall be removed immediately with a clean cloth dampened with the manufacturer's recommended cleaner.

3.6 Joint Backing

.1 At large open cavities, fill cavity with the approved void filler prior to the installation of the backer rod or bond breaker.

.2 Install backer rod or apply bond breaker tape prior to sealant installation.

.3 Tightly install backer rod without stretching, twisting, braiding or puncturing its outer skin.

.4 Use an approved installation tool that is blunt surfaced and developed to accurately set the backer rod at the required depth to achieve recommended sealant profile.

.5 Joint backing must be thoroughly dry. Do not install more joint backing/bond breaker tape than can be sealed in one working day.

3.7 Sealant Bead Profile

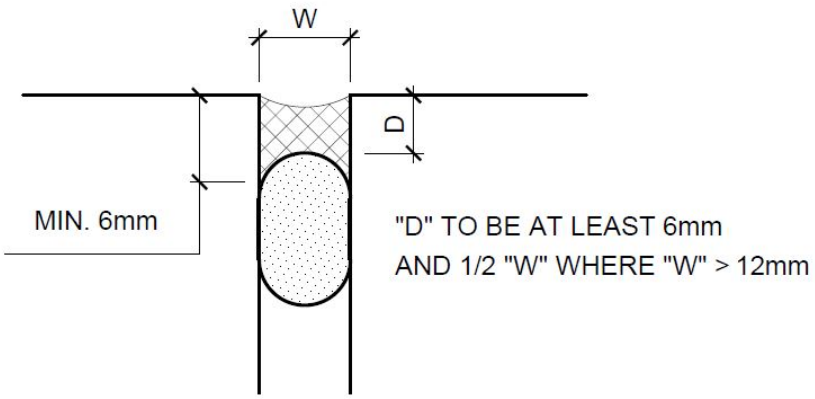
.1 Maintain the minimum and maximum sealant depths as recommended by the manufacturer. Provide sealant depth that is half the joint width where possible. Increase average sealant size as required to accommodate application tolerances.

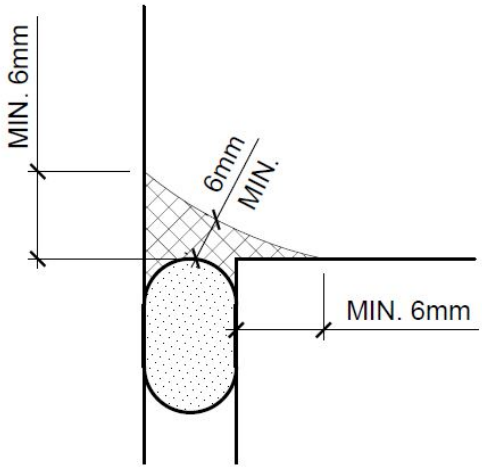
.2 Unless otherwise approved by the Consultant, joint widths shall be greater than 10mm. Identify any joint widths less than this width to the Consultant for direction, as “Band-Aid” joint profiles may be required, or the use of pre-fabricated seals/closure flashings.

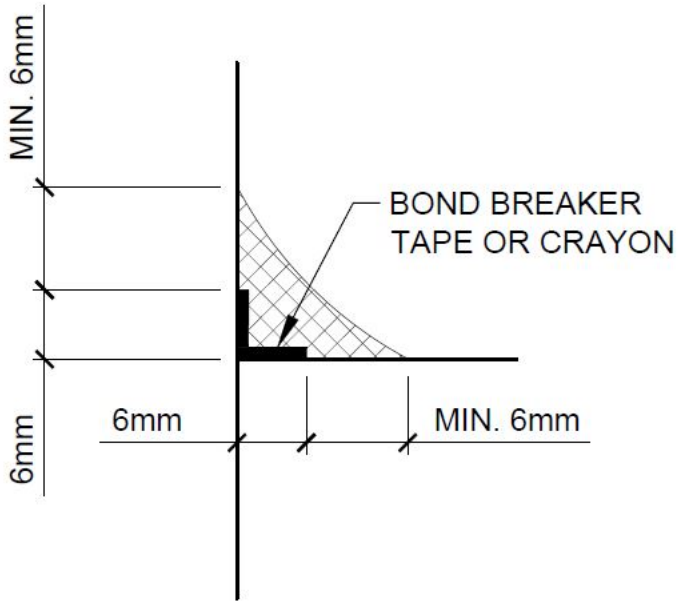
.3 Notify the Consultant of joints wider than 25mm. Application of sealant in several passes or incorporation of closure flashings/pre-fabricated seals may be required (depending on joint configuration, weather conditions, access and material type). Follow the manufacturer’s and Consultant’s recommendations for maximum joint width and application methods.

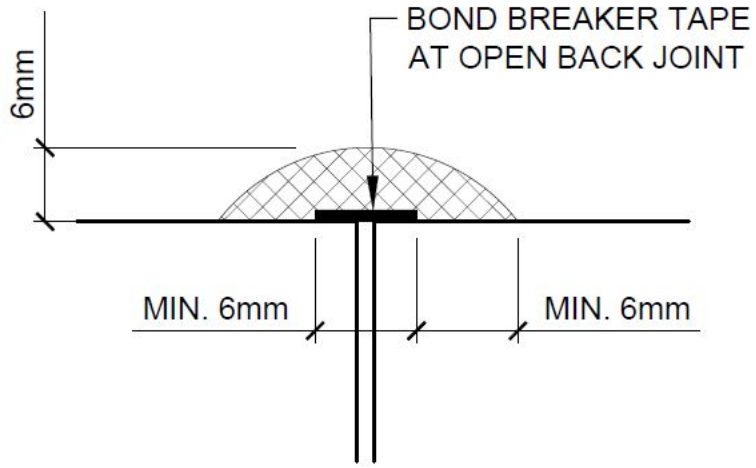
.4 Provide a minimum bond surface of 6mm on each side of joint.

.5 Provide a minimum of 6mm sealant depth for cap beads.









3.8 Sealant Application

.1 Apply sealant using equipment approved by, and in accordance with, the manufacturer's latest written instructions.

.2 Where required to achieve clean, neat lines, apply masking tape to adjacent surfaces prior to application.

.3 Immediately after application, tool the sealant to ensure firm, full contact with the faces of the joint. Neatly tool the surfaces to a slight concave profile. Avoid pulling the sealant out

of the joint by frequent cleaning of the tooling instrument. Surface of sealant to be smooth, free from ridges, wrinkles, sags, air pockets and embedded impurities.

.4 Maintain existing drainage paths in joints and ensure paths are not blocked by the sealant material.

.5 Do not place sealant in contact with incompatible materials, including bituminous products, unless no adverse effects are confirmed by the sealant manufacturer in writing.

Where silicone sealant applied to metal or glazing systems meets, and is to be sealed to polyurethane caulking, materials shall be selected to ensure proper adhesion. Silicone and polyurethane caulking shall be placed in contact with each other by wet to wet (prior to skinning over) and/or wet silicone to dry polyurethane application methods, as recommended by the manufacturer and confirmed to be acceptable by an on-site mock-up. The sealant shall be detailed to provide a watertight seal, including lapping in order to provide proper shedding of water flowing with gravity. Where initial lengths of sealant are required to assure the appropriate lap, apply silicone first.

3.9 Cleaning

.1 Remove sealant smears and dropping on completion of sealant installation in affected areas:

.1 For non-porous surfaces (i.e., metal and glass), immediately remove all excess sealant adjacent to the sealant joint as work progresses with a cleaning solvent recommended by the sealant manufacturer.

.2 For porous surfaces (i.e., concrete and masonry), allow the sealant to develop initial cure, then remove by abrasion or other mechanical means. Caution should be used to maintain original surface integrity.

.2 Remove masking tape immediately after tooling joints.

END SECTION 07 92 13

PART 1 – GENERAL

1.1 Description

This section specifies the supply and installation of protective coatings to exterior metal components (steel, aluminum, etc.).

1.2 Environmental Conditions

.1 Ensure that temperatures during application are a minimum of +10°C and a maximum of +35°C. Do not apply coatings when air temperature is expected to reach 0°C before paint is dry, unless confirmation is provided by coating manufacturer.

.2 Do not apply coatings while the wind speed is greater than 20km/h, without adequate protection of adjacent surfaces due to potential overspray.

.3 Do not apply coatings while the relative humidity is greater than 80%, unless confirmation is provided by coating manufacturer. The substrate temperature must be at least 5°C above the dew point while painting and curing.

.4 Do not apply coatings in direct sunlight or when rain is expected, unless adequately protected.

1.3 Submittals

Submit several colour chip cards best matching the existing colour for Owner review and acceptance. The Owner will retain the submittal.

1.4 Field Review and Testing

.1 The Consultant may test paint adhesion in accordance with ASTM D 3359, Standard Test Methods for Measuring Adhesion by Tape Test. Repair all test locations at no additional cost to the Owner.

.2 Notify the Consultant 48 hours in advance of primer and top coat installation, so tape testing can be completed.

.3 Notify the Consultant when coating products will be delivered to site to ensure that all products have been delivered in original containers.

.4 If requested by Owner or Consultant, arrange to have coating manufacturer's representative visit the site prior to applying any material, in order to approve general surface preparation.

.5 Deficiencies shall be repaired in accordance with manufacturer's written instructions.

.6 Inspection and testing of work done to repair deficiencies shall be paid for by the Contractor.

1.5 Quality Control

.1 All work shall meet or exceed the more stringent of the manufacturer’s requirements or the requirements of this specification.

.2 If requested by the Consultant, allow manufacturer's representative to visit the site to provide progress reports for the duration of the project.

PART 2 – MATERIALS AND PRODUCTS

2.1 Exterior Paint and Accessories

.1 The following paints are considered acceptable:

Steel Surfaces			
Manufacturer	**Primer**	**Base Coat**	**Finish Coat**
ICI Devoe	Devguard 4360	Devguard 4308 (Gloss) or Devguard 4336 (Semi-Gloss)	Devguard 4308 (Gloss) or Devguard 4336 (Semi-Gloss)
Sherwin Williams	Kem Bond HS Universal Metal Primer B50	Industrial Urethane Alkyd Enamel B54-150 Series	Industrial Urethane Alkyd Enamel B54-150 Series

Aluminum Surfaces			
Manufacturer	**Primer**	**Base Coat**	**Finish Coat**
ICI Devoe	Interprime 198 Universal Alkyd Primer	Interlac 665 Alkyd	Interlac 665 Alkyd
Sherwin Williams	Pro Industrial Pro-Cryl Universal Primer or DTM Bonding Primer	Industrial Urethane Alkyd Enamel B54-150 Series, Pro Industrial DTM Acrylic, or Sher-Cryl HPA	Industrial Urethane Alkyd Enamel B54-150 Series, Pro Industrial DTM Acrylic, or Sher-Cryl HPA

.2 Paint materials to be products of a single manufacturer and designated by the manufacturer to be compatible with the existing conditions and with each other.

.3 All materials delivered to the site must be in the original containers with unbroken seals and intact labels clearly identifying the products.

.4 Use materials only in strict accordance with the manufacturer's specifications, recommendations and best practice.

.5 Finish paint colours to be selected by the Owner. The colour of the primer coat shall be selected to contrast the finish coat, to confirm/verify application.

.6 Void fillers: suitable filler material as recommended by the coating manufacturer, to ensure compatibility with paint/coating.

.7 Alternative products may be requested by the Contractor following award, however, the bid submission must be based on one of the above-accepted products. The alternative product must meet or exceed the performance requirements of the above-accepted products, or will not be considered. The Consultant has final authority to reject any proposed alternatives.

PART 3 – EXECUTION

3.1 Storage of Materials

Store materials in a single temperature-controlled location. Maintain this area neat and clean at all times. Remove soiled and/or used rags at end of each work day to avoid risk of fire. Keep materials from freezing.

3.2 Site Preparation

.1 Mask off adjacent finishes not in the direct work area.

.2 Tape down protection below.

.3 Install “WET PAINT” signs.

.4 Enclose areas below the work areas to prevent access to pedestrians or building occupants. Be responsible for any paint spilled on objects below or adjacent to the work areas.

3.3 Metal Surface Preparation

.1 Remove all existing surface corrosion, rust and loose, flaking, deteriorated or otherwise unsound paint from the components to be painted. Take particular care to remove loose paint and corrosion down to bare metal.

.2 All metal surfaces shall be prepared by power tool cleaning according to SSPC-SP3, unless otherwise indicated, to bare metal.

.3 For small voids in existing metal components to remain in place, fill the void completely with a suitable filler material. Allow material to properly cure/dry, and sand to ensure smooth finish. Follow manufacturer’s recommendations at all times for proper surface preparation prior to applying coating/paint.

.4 If requested by Consultant, arrange to have coating manufacturer's representative visit the site prior to applying any refinishing material (coating or paints), in order to approve general surface preparation.

3.4 Material Preparation

.1 Mix well before using.

.2 Withdraw from original container only as much material as can be used in one day. Do not return unused material to original container.

.3 Maintain containers closed if not extracting paint.

.4 For thinning, use only those materials approved by the manufacturer or permitted by the Consultant.

3.5 Application of Primer Coat

.1 Mix thoroughly to manufacturer’s instructions.

.2 Apply primer coat by brush to all metal surfaces that were exposed to surface preparation.

.3 Unless noted otherwise, apply primer to a dry film thickness (DFT) of 65 microns (2.5 mils).

3.6 Application of Base and Finish Coats

.1 Apply by brush in strict accordance with manufacturer's requirements. Do not use any other paint application methods unless prior written approval is obtained from the Consultant.

.2 Unless noted otherwise, apply base coat to all surfaces to a DFT of 50 microns (2 mils).

.3 Unless noted otherwise, apply finish coat to all surfaces to a DFT of 50 microns (2 mils).

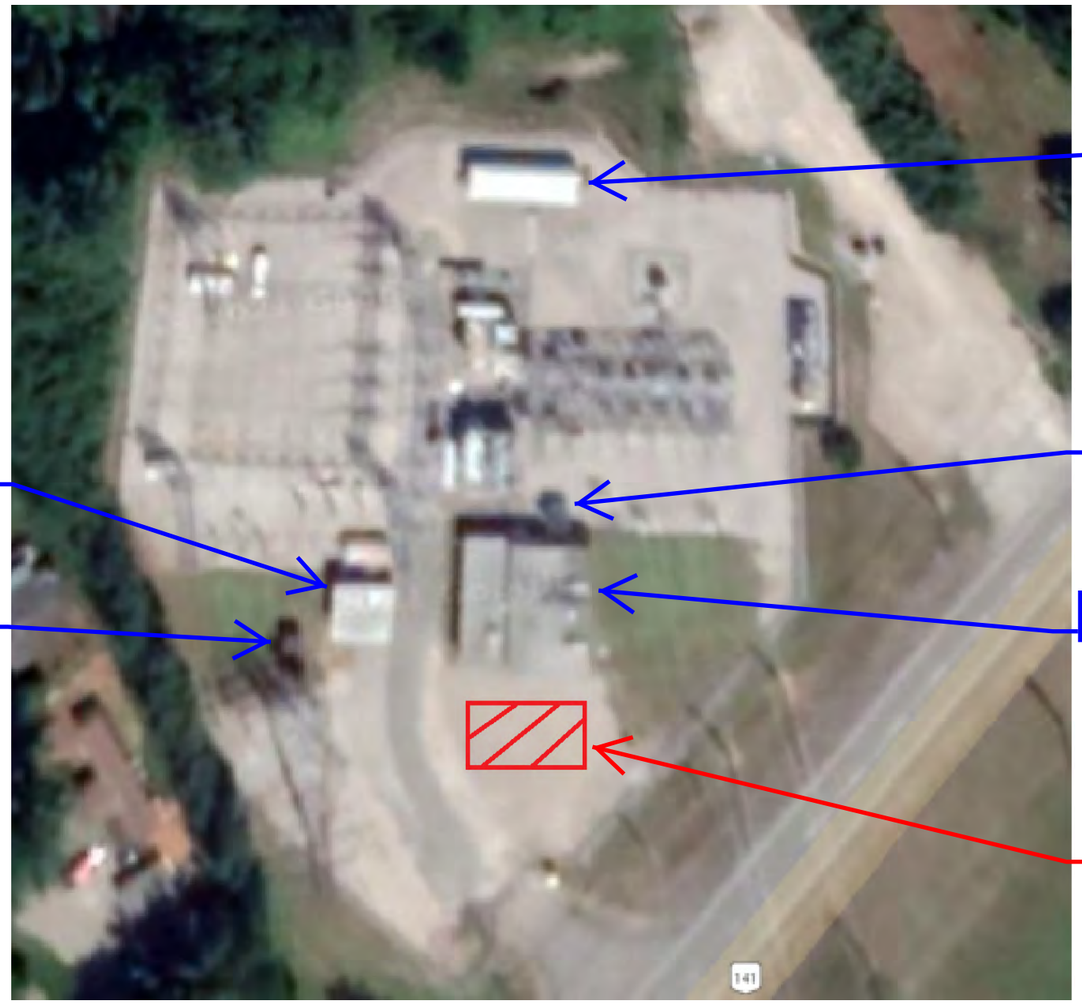
.4 The dried finish coat shall be uniform in appearance, colour, and gloss. The "lap-in" areas shall exhibit uniformity with the adjacent painted areas. The finish shall be free of dirt, coarse particles, or any other foreign matter.

.5 Finish coat shall completely cover in one application. The Contractor shall touch-up areas which were not properly coated the first time.

END SECTION 09 97 13

HYDRO ONE NETWORKS INC.

552 HIGHWAY #141, HUNTSVILLE, ONTARIO



GENERAL NOTES:

1. CONTRACTOR REQUIRED TO VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS

2. CONTRACTOR REQUIRED TO VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO START OF WORK. PREPARE PRE-CONSTRUCTION CONDITION PHOTOLOG.

3. MAINTAIN WORK AREA IN CLEAN AND ORDERLY CONDITION AT ALL TIMES.

4. FULL PPE IS REQUIRED AT ALL TIMES WHILE ON SITE.

5. PROVIDE AND MAINTAIN BARRICADES AND OTHER PROTECTION AS REQURIED AROUND WORK AREAS AT ALL TIMES.

6. PROVIDE OVERHEAD PROTECTION AND MAINTAIN BUILDING EXITS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INCURRED AS A RESULT OF PEFORMING THE WORK. MAKE GOOD ANY DAMAGED ELEMENTS TO PRE-CONSTRUCTION CONDITION.

7. MAINTAIN VEHICULAR TRAFFIC UNLESS OTHERWISE APPROVED BY CLIENT.

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2	ISSUED FOR TENDER	APR 5/21	AR
1	ISSUED FOR CLIENT REVIEW	MAR 12/21	AR

REVISION / ISSUE

BGIS

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IN ASSOCIATION WITH:

SEAL:

CONSULTANT: BGIS PROFESSIONAL SERVICES
DRAWN BY: AR
DESIGNED BY: AR
APPROVED BY: AV
DATE: MARCH 2021

N NORTH

PROJECT NAME
MUSKOKA TS
2021 EXTERIOR WALL PROGRAM

DRAWING TITLE.

SITE PLAN

SCALE: NTS
SHEET SIZE:
SHEET: of
DRAWING NO. SK101
BGIS PROJECT NO.
BUILDING ID: HYD01049

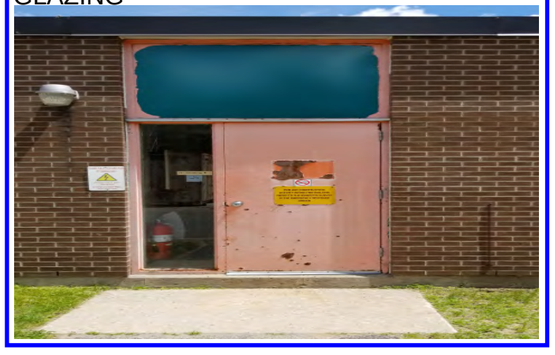
WEST ELEVATION



BID FORM ITEM 2.9 - REFINISH INFILL PANEL



BID FORM ITEM 2.7 - REFINISH SERVICE DOOR, INFILL PANEL, FRAMES, NEW WEATHERSTRIPPING AND NEW SIDE LITE GLAZING



BID FORM ITEM 2.9 - REFINISH INFILL PANEL



BID FORM ITEM 2.6 - REFINISH SERVICE DOOR, INFILL PANEL, FRAME AND NEW WEATHERSTRIPPING



TYPICAL REPAIRS THIS ELEVATION:

BID FORM ITEM 2.1 - SEALANT REPLACEMENT (ALL SEALANTS)
BID FORM ITEM 2.2 - ISOLATED BRICK MASONRY REPLACEMENT (WHERE DIRECTED BY CONSULTANT)
BID FORM ITEM 2.3 - ISOLATED MORTAR JOINT REPOINTING (WHERE DIRECTED BY CONSULTANT)
BID FORM ITEM 2.10 - CAP BEAD GLAZING (ALL WINDOWS)
BID FORM ITEM 2.11 - RETROFIT MASONRY TIES (WHERE DIRECTED BY THE CONSULTANT)
BID FORM ITEM 2.12 - CRACK STITCHING LATERAL TIES (WHERE DIRECTED BY THE CONSULTANT)

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DRAWN BY: AR
DESIGNED BY: AR
APPROVED BY: AV
DATE: MARCH 2021

N NORTH

PROJECT NAME
MUSKOKA TS
2021 EXTERIOR WALL PROGRAM

DRAWING TITLE: CONTROL BUILDING
WEST ELEVATION

SCALE: NTS	SHEET SIZE:
SHEET: of	DRAWING NO. SK102
BGIS PROJECT NO.	
BUILDING ID: HYD01047	

SOUTH ELEVATION



NORTH ELEVATION

BID FORM ITEM 2.8 - REFINISH SERVICE DOORS, FRAME AND NEW WEATHERSTRIPPING





TYPICAL REPAIRS THIS ELEVATION:

BID FORM ITEM 2.1 - SEALANT REPLACEMENT (ALL SEALANTS)
BID FORM ITEM 2.2 - ISOLATED BRICK MASONRY REPLACEMENT (WHERE DIRECTED BY CONSULTANT)
BID FORM ITEM 2.3 - ISOLATED MORTAR JOINT REPOINTING (WHERE DIRECTED BY CONSULTANT)
BID FORM ITEM 2.11 - RETROFIT MASONRY TIES (WHERE DIRECTED BY THE CONSULTANT)
BID FORM ITEM 2.12 - CRACK STITCHING LATERAL TIES (WHERE DIRECTED BY THE CONSULTANT)

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CONSULTANT: BGIS PROFESSIONAL SERVICES
DRAWN BY: AR
DESIGNED BY: AR
APPROVED BY: AV
DATE: MARCH 2021

NORTH

PROJECT NAME
MUSKOKA TS
2021 EXTERIOR WALL PROGRAM

DRAWING TITLE: CONTROL BUILDING SOUTH & NORTH ELEVATIONS

SCALE: NTS
SHEET SIZE:
SHEET: of
DRAWING NO. SK103
BGIS PROJECT NO.
BUILDING ID: HYD01047

EAST ELEVATION



TYPICAL REPAIRS THIS ELEVATION:

BID FORM ITEM 2.1 - SEALANT REPLACEMENT (ALL SEALANTS)
BID FORM ITEM 2.2 - ISOLATED BRICK MASONRY REPLACEMENT (WHERE DIRECTED BY CONSULTANT)
BID FORM ITEM 2.3 - ISOLATED MORTAR JOINT REPOINTING (WHERE DIRECTED BY CONSULTANT)
BID FORM ITEM 2.10 - CAP BEAD GLAZING (ALL WINDOWS)
BID FORM ITEM 2.11 - RETROFIT MASONRY TIES (WHERE DIRECTED BY THE CONSULTANT)
BID FORM ITEM 2.12 - CRACK STITCHING LATERAL TIES (WHERE DIRECTED BY THE CONSULTANT)

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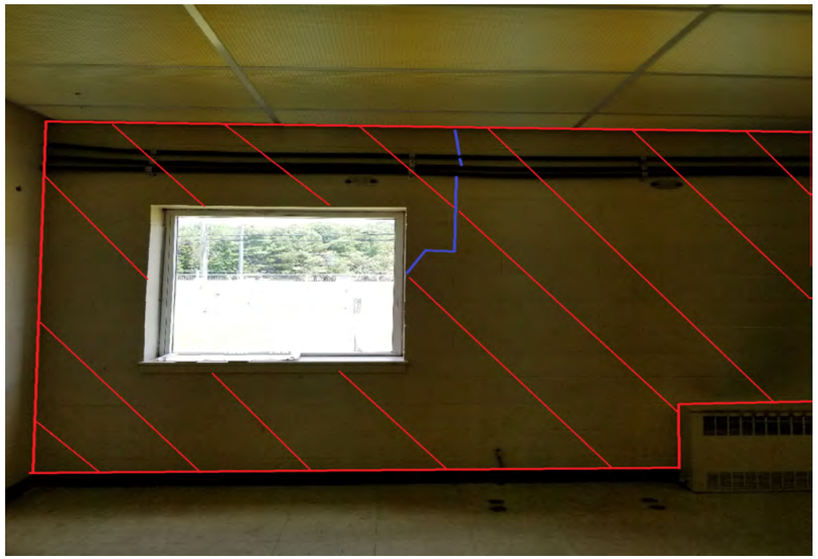
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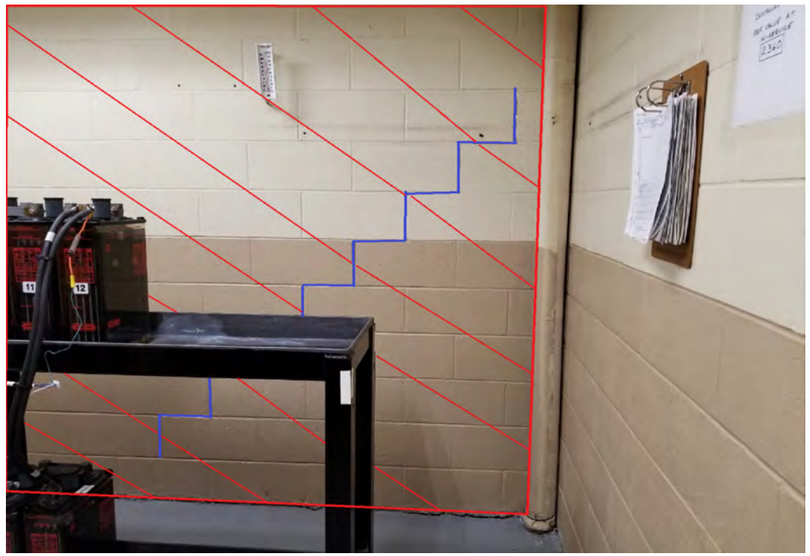
NORTH

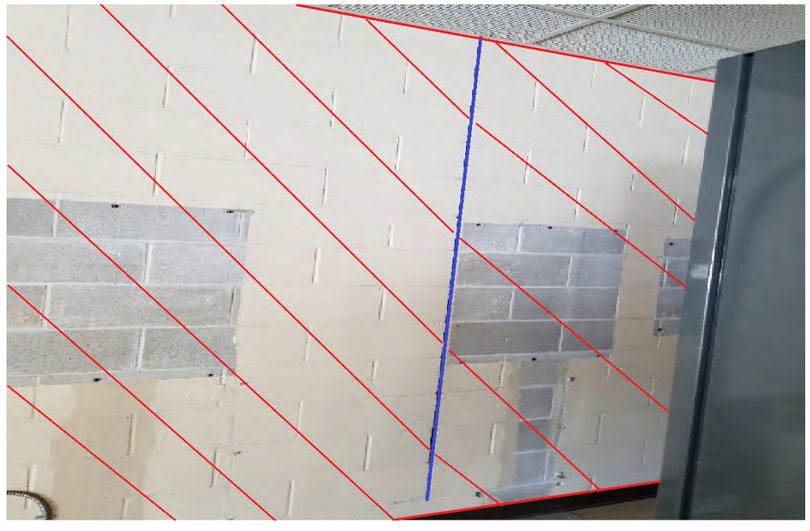
PROJECT NAME
MUSKOKA TS
2021 EXTERIOR WALL PROGRAM

DRAWING TITLE: CONTROL BUILDING
EAST ELEVATION

SCALE: NTS	SHEET SIZE:
SHEET: of	DRAWING NO. SK104
BGIS PROJECT NO.	
BUILDING ID: HYD01047	







INTERIOR REPAIRS

AREA TO BE REPAINTED AFTER REPAIRS

TYPICAL REPAIRS THIS ELEVATION:

BID FORM ITEM 2.1 - SEALANT REPLACEMENT (INTERIOR JOINT SEALANTS)
BID FORM ITEM 2.4 - INTERIOR MASONRY CONCRETE BLOCK UNIT REPLACEMENT (WHERE DIRECTED BY CONSULTANT)
BID FORM ITEM 2.5 - INTERIOR CONCRETE BLOCK MORTAR JOINT REPOINTING (WHERE DIRECTED BY CONSULTANT)

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DATE: MARCH 2021

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PROJECT NAME
MUSKOKA TS
2021 EXTERIOR WALL PROGRAM

DRAWING TITLE: CONTROL BUILDING
INTERIOR REPAIRS

SCALE: NTS

SHEET SIZE:

SHEET: of

DRAWING NO. SK105

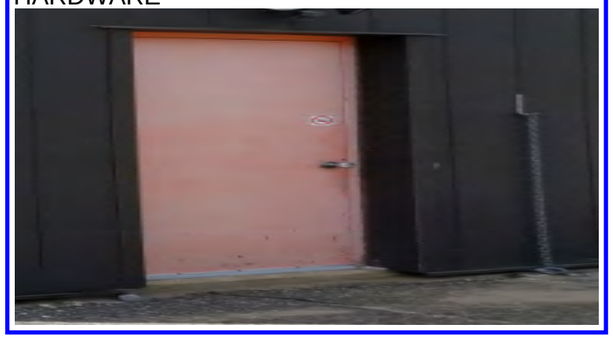
BGIS PROJECT NO.

BUILDING ID: HYD01047

EAST ELEVATION



BID FORM ITEM 3.1 - REFINISH SERVICE DOOR, FRAME, NEW WEATHERSTRIPPING AND NEW HARDWARE



BID FORM ITEM 3.2 - REFINISH OVERHEAD DOOR FRAME & BID FORM ITEM 3.5 - REPLACEMENT OF METAL TRIM



TYPICAL REPAIRS THIS ELEVATION:

BID FORM ITEM 3.3 - SEALANT REPLACEMENT (ALL SEALANTS)
BID FORM ITEM 3.4 - INSTALLATION OF 4 BOLLARDS (GENERAL LOCATION IDENTIFIED ABOVE)

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DATE: MARCH 2021

NORTH

PROJECT NAME
MUSKOKA TS
2021 EXTERIOR WALL PROGRAM

DRAWING TITLE: STORAGE GARAGE
EAST ELEVATION

SCALE: NTS	SHEET SIZE:
SHEET: of	DRAWING NO. SK106
BGIS PROJECT NO.	
BUILDING ID: HYD01048	

EAST ELEVATION

BID FORM ITEM 4.1 - REFINISH SERVICE DOOR, FRAME, NEW WEATHERSTRIPPING AND REPLACE PERIMETER SEALANTS





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PROJECT NAME
MUSKOKA TS
2021 EXTERIOR WALL PROGRAM

DRAWING TITLE: PUMP HOUSE
EAST ELEVATION

SCALE: NTS	SHEET SIZE:
SHEET: of	DRAWING NO. SK107
BGIS PROJECT NO.	
BUILDING ID: HYD01050	

NORTH ELEVATION



BID FORM ITEM 5.1 - REFINISH SERVICE DOOR, FRAME, NEW WEATHERSTRIPPING AND REPLACE SEALANTS



WEST ELEVATION



BID FORM ITEM 5.1 - REFINISH FAN HOOD



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PROJECT NAME
MUSKOKA TS
2021 EXTERIOR WALL PROGRAM

DRAWING TITLE: STATION SERVICE BUILDING
NORTH & WEST ELEVATIONS

SCALE: NTS

SHEET SIZE:

SHEET: of

DRAWING NO. SK108

BGIS PROJECT NO.

BUILDING ID: HYD04344

SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



TYPICAL REPAIRS THESE ELEVATIONS:

BID FORM ITEM 6.1 - REFINISH PERIMETER STEEL SUPPORT FRAME
BID FORM ITEM 6.2 - REPLACE WEATHERSTRIPPING AT SERVICE DOORS

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2021 EXTERIOR WALL PROGRAM

DRAWING TITLE: PCT BUILDING
ALL ELEVATIONS

SCALE: NTS	SHEET SIZE:
SHEET: of	DRAWING NO. SK109
BGIS PROJECT NO.	
BUILDING ID: HYD04345	