

## PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5043870102, Contract No. N/A

### Description of Work

In general, the scope of work of this project includes the demolition of all interior non-load bearing walls, finishes, etc., removal and reinstatement of windows, localized/destructive investigation of existing exterior wall and roof assemblies, and the abatement of designated substances and hazardous materials. Specifically, the work includes, but is not necessarily limited to, the following:

- .1 Provide all labour, material, equipment and supervision to complete the repairs outlined in this specification taking into account all site conditions, noise restriction, work area restrictions, protection requirements, accessibility restrictions, etc. No extras will be entertained for inconveniences after the award of this Contract.
- .2 In particular, the work includes but is not necessarily limited to the following:
  - .1 The removal and disposal of asbestos containing materials, the removal and disposal of lead-based or lead-containing construction materials, removal of all mould-affected building materials, removal and disposal of mercury containing thermostats, and removal and disposal of fluorescent light tubes in accordance with O,Reg 490/09 per locations identified in the attached Designated Substance and Hazardous Materials Assessment Prepared by ECOH and dated January 13 2025 as described in Section 02 82 00 – Abatement Scope and Details.
  - .2 Removal and disposal of all interior non-load bearing walls, ceiling finishes, flooring finishes, millwork, furniture, fixtures, accessories, etc. that have not been otherwise demolished or removed as part of the designated substance and hazardous material abatement work above, is present on site and not designated for salvage by the Owner and as identified on the Drawings.
  - .3 Removal of all interior doors, door frames, and door hardware as identified on the Drawings.
  - .4 Removal, disposal, cut and/or capping of all mechanical systems as identified on the Drawings, including coordination with relevant utility providers.
  - .5 Removal, disposal, cut and/or capping of all electrical systems as identified on the Drawings, including coordination with relevant utility providers.
  - .6 Removal and re-instatement of (3) window modules as indicated on the Drawings to facilitate investigation and assessment by Consultants. Allow for 2 hours of inspection time before re-instating module.
  - .7 Complete (3) exploratory openings and replacement at exterior masonry walls as indicated on the Drawings. Allow for 2 hours of inspection time before masonry replacement. Ensure watertightness following inspection and masonry replacement. Assume each opening is maximum of 10 bricks.
  - .8 Complete (3) exploratory openings and patching: (2) at Level 1 flat roof, (1) at Level 2 flat roof at east stair. Allow for 2 hours of inspection time before

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patching. Ensure watertightness following inspection and patching. Assume each opening is approximately 300x300mm.

- .9 Excavate and expose foundation walls and bearings, including demolition of concrete slab-on-grade as needed.
- .10 Retention of consultants, coordination and access provision of material testing and sampling via Cash Allowances. Scope includes scanning of CMU block walls and verification of fire rating at spray fireproofing.
- .11 Repair all areas damaged by construction activity; specifically, the Contractor shall repair all damage resulting from the Construction to the satisfaction of the Consultant including repair of existing masonry and structure that has been damaged in accordance with these Specifications.
- .12 Final cleaning of structure, fixtures, piping, etc., and the disposal all waste products and/ or debris generated by the construction activity as well as any material present in the work area prior to the commencement of the Work. The areas requiring cleaning shall consist of all areas affected by the Work.

**Contractor responsible for reviewing and downloading attachments in Ariba for:**

1-3240937\_CoT\_1615 Dufferin Street\_Demolition DSS Report\_Jan 2025 (Revised).pdf

2422\_TSSS Dufferin\_Demolition\_IFT\_DWGS.pdf

2422\_TSSS Dufferin\_Demolition\_IFT\_SPECS-R1.pdf

Haz Mat Removal Specifications, 1615 Dufferin ST\_Title (1).pdf