

This specification outlines the requirements for the provision of the Owner's office and associated equipment by the Contractor and the provision of temporary utilities and construction facilities required for the proper implementation of the contract.

## PART 1 REFERENCES

This specification refers to the following standards, specifications, or publications:

CSA Group

S269.2	Access Scaffolding for Construction Purposes
Z797	Code of Practice for Access Scaffold

## PART 2 GENERAL

### 2.1 INSTALLATION AND REMOVAL

- .1 Provide construction facilities and temporary utilities in order to execute work expeditiously.
- .2 Remove from site all such work after use.

### 2.2 DEWATERING

- .1 Provide temporary drainage and pumping facilities to keep excavations and site free from standing water.

### 2.3 WATER SUPPLY

- .1 Provide a continuous supply of potable water for construction use.
- .2 Arrange for connection with owner and pay costs for installation, maintenance and removal.
- .3 Pay for usage charge as invoiced by the owner.

### 2.4 TEMPORARY HEATING AND VENTILATING

- .1 Pay for costs of temporary heat and ventilation used during construction, including costs of installation, fuel, operation, maintenance and removal of equipment.
- .2 Construction heaters used inside buildings must be vented to outside or be flameless (vent free) type. Solid fuel salamanders are not permitted.
- .3 Provide temporary heat and ventilation in enclosed areas as required to:

- .1 Facilitate progress of Work.
- .2 Protect Work and products against dampness and cold
- .3 Prevent moisture condensation on surfaces.
- .4 Provide temperatures and humidity levels for storage, installation and curing of materials.
- .5 Provide adequate ventilation to meet health regulations for safe working environment.
- .4 Maintain minimum temperature of ten (10) °C as soon as finishing Work is commenced and maintain until acceptance of structure by the Owner.
  - .1 Maintain temperature and humidity levels as required for comfort of office personnel.
- .5 Ventilating:
  - .1 Prevent accumulations of dust, fumes, mists, vapours, or gases in areas occupied during construction.
  - .2 Provide local exhaust ventilation to prevent harmful accumulation of hazardous substance into atmosphere of occupied areas.
  - .3 Dispose of exhaust materials in manner that will not result in harmful exposure to persons.
  - .4 Ventilate storage spaces containing hazardous or volatile materials.
  - .5 Ventilate temporary sanitary facilities.
  - .6 Continue operation of ventilation and exhaust system for time after cessation of work process to assure removal of harmful elements.
  - .7 On completion of Work for which permanent heating system is used, replace filters.
  - .8 Date of Substantial Performance and Warranties for heating system do not start until entire system is in as near original condition as possible and is certified by the Owner.
- .6 Maintain strict supervision of operation of temporary heating and ventilating equipment to:
  - .1 Conform with applicable codes and standards.
  - .2 Enforce safe practices.
  - .3 Prevent abuse of services.
  - .4 Prevent damage to finishes.
  - .5 Vent direct-fired combustion units to outside.
- .7 Be responsible for damage to Work due to failure in providing adequate heat and protection during construction.

## 2.5 TEMPORARY POWER AND LIGHTING

- .1 Arrange, provide and pay for connection with the appropriate Utility Company for temporary power required during the construction of the

Works. Pay for all costs for installation, maintenance and removal of cables, distribution and branch panel boards.

- .2 Provide and maintain temporary lighting throughout project. Ensure level of illumination on all floors and stairs is not less than 162 lx.
- .3 Electrical power and lighting systems installed under this Contract may be used for construction requirements with prior approval of the Owner provided that guarantees and warranties are not affected.
  - .1 Make good any damage.
  - .2 Replace lamps that have been used for a period exceeding 3 months.

## 2.6 FIRE PROTECTION

- .1 Provide and maintain temporary fire protection equipment during performance of Work required by insurance companies having jurisdiction and governing codes, regulations and bylaws.
- .2 Burning rubbish and construction waste materials is not permitted on Site.

## 2.7 SANITARY FACILITIES

- .1 Provide sanitary facilities for work force in accordance with governing regulations and ordinances.
- .2 Provide washroom facilities complete with flush or chemical type toilet, lavatory and mirror and maintain supply of paper towels, toilet tissue, and hand sanitizer or soap and water.
- .3 Post notices and take such precautions as required by local health authorities. Keep area and premises in sanitary condition.
- .4 When permanent water and drain connections are completed, provide temporary water closets and urinals complete with temporary enclosures, inside building. Permanent facilities may be used on approval of the Owner.

## 2.8 TEMPORARY COMMUNICATION

- .1 Where cellular phone services are not available and landline is available, provide and pay for temporary telephone and internet access necessary for own use and use of the Owner. The Owner will pay for long distance calls placed by the Owner.

## 2.9 REMOVAL OF TEMPORARY FACILITIES

- .1 Remove temporary facilities from site when directed by the Owner.

- .2 When project is to be closed down at end of construction season keep facilities operational until close down is approved by the Owner.

## 2.10 SCAFFOLDING

- .1 Scaffolding in accordance with CAN/CSA S269.2 and CAN/CSA Z797.
- .2 Construct and maintain scaffolding in rigid, secure and safe manner.
- .3 Erect scaffolding independent of walls. Remove promptly when no longer required.
- .4 Refer to Section 01545 for scaffolding.

## 2.11 HOISTING

- .1 Provide, operate and maintain hoists cranes required for moving of workers, materials and equipment. Make financial arrangements with Subcontractors for their use of hoists.
- .2 Hoists cranes to be operated by qualified operator only. Provide training certificate of operator.

## 2.12 SITE STORAGE/LOADING

- .1 Confine work and operations of employees by Contract Documents. Do not unreasonably encumber premises with products.
- .2 Do not load, or permit to load, any part of Work with weight or force that will endanger Work.

## 2.13 ACCESS

- .1 Provide and maintain adequate access to project site.
- .2 Build and maintain temporary roads where indicated or directed and provide snow removal during period of Work.
- .3 If authorized to use existing roads for access to project site, maintain such roads for duration of Contract and make good damage resulting from Contractors' use of roads.

## 2.14 OWNER'S SITE OFFICE

- .1 Provide temporary office for the Owner. Inside dimensions minimum 3.0 m x 3.0 m x 2.4 m high, with floor 0.3 m above grade, complete with one (1) 50 % opening windows and one lockable door.
- .2 Insulate building and provide heating system to maintain 22 °C inside temperature at -20 °C outside temperature.

- .3 Finish inside walls and ceiling with plywood, hardboard or wallboard and paint in selected colours. Finish floor with 19 mm thick plywood.
- .4 Install electrical lighting systems to provide min 750 lux using surface mounted, shielded commercial fixture.
- .5 Office furniture and equipment to be supplied as follows:
  - .1 Desk (1 m x 2 m) with lockable drawers.
  - .2 Drafting table (1 m x 2 m).
  - .3 Two chairs.
  - .4 Lockable steel filing cabinet, legal size, 4 drawer.
  - .5 One metre of shelving.
  - .6 Electrical outlet adjacent to drafting table.
  - .7 Coat rack and shelf.
- .6 Clean, maintain, light and heat office and washroom throughout continuance of the Work.
- .7 No work is to proceed on site until the Owner's Site Office is ready for the Owner's use and accepted by the Owner or Owner's Representative in writing to the Contractor.

## 2.15 EQUIPMENT, TOOL AND MATERIAL STORAGE

- .1 Provide and maintain, in clean and orderly condition, lockable weatherproof sheds for storage of tools, equipment and materials.
- .2 Locate materials not required to be stored in weatherproof sheds on site in manner to cause least interference with work activities.

## 2.16 CLEAN-UP

- .1 Separate waste materials for reuse and recycling.
- .2 Remove construction debris, waste materials, packaging material from work site daily.
- .3 Clean dirt or mud tracked onto paved or surfaced roadways.
- .4 Store materials resulting from demolition activities that are salvageable.
- .5 Stack stored new or salvaged material not in construction facilities.

PART 3 PRODUCTS

3.1 NOT APPLICABLE

PART 4 EXECUTION

4.1 NOT APPLICABLE

PART 5 PAYMENT

5.1 MEASUREMENT FOR PAYMENT

.1 Not Applicable

5.2 BASIS OF PAYMENT

.1 With the exception of the Owner's Site Office and associated equipment, no separate or direct payment will be made for Work outlined in this specification. The Owner's site office, if required, will be included as a pay item in the MERX Schedule of Quantities and Prices. Costs of all other Work specified in this section are deemed to be included in the lump sum and Unit Price quoted in the MERX Schedule of Quantities and Prices.

.2 The pay item in the MERX Schedule of Quantities and Prices for the Owner's site office shall be prorated to the final Contract Price where a contract extension has been approved.