



HAZARDOUS MATERIALS ABATEMENT – 10310 KYLLO STREET

CCDC 2 (2020) STIPULATED PRICE CONTRACT

**DISTRICT OF HUDSON'S HOPE
HAZARDOUS MATERIALS ABATEMENT – 10310 KYLLO STREET**

CCDC 2 (2020) STIPULATED PRICE CONTRACT

TABLE OF CONTENTS

TITLE	SECTION	PAGES
Invitation to Bid	Section 00 11 16	1
Instructions to Bidders	Section 00 21 13	9
Stipulated Price Bid Form	Section 00 41 13	7
Supplementary Conditions	Section 00 72 43	2
Division 1 - General Requirements		
Summary of Work	Section 01 11 00	2
Project Meetings	Section 01 31 19	1
Division 2 – Existing Conditions		
Hazardous Materials Abatement	Section 02 82 13	13

Documents Issued Separately

TITLE	SECTION	PAGES
CCDC 2 (2020) Stipulated Price Contract:		
<ul style="list-style-type: none"> • Agreement between Owner and Contractor • Definitions • General Conditions of the Stipulated Price Contract 		5 2 23
CCDC Insurance Requirements – CCDC 41		1
Hazardous Materials Survey Report, Pre-Demolition – 10310 Kyлло Street	Contract Appendix D	48

INVITATION TO BID

INVITATION TO BID

Owner: District of Hudson's Hope
Project: Hazardous Materials Abatement – 10310 Kyлло Street

The Owner invites Bidders for the above-noted project for the hazardous materials abatement of the existing Community Hall ahead of planned demolition of the building.

The successful Bidder will be required to enter into a CCDC 2 (2020) Stipulated Price Contract.

Sealed bids clearly marked "**Sealed Bid – Hazardous Materials Abatement – 10310 Kyлло Street**", will be received either in physical or electronic format prior to **June 16, 2026 at 2:00:00 p.m.**, local time, at the following address and location:

**Address: District of Hudson's Hope
9904 Dudley Drive
Hudson's Hope, BC V0C 1V0**

Attention: Desirée LeBlanc, Director of Public Works & Engineering

Or in electronic format by submitting the Bid in PDF format by email with the subject line "**Sealed Bid – Hazardous Materials Abatement – 10310 Kyлло Street**" to the following email address:

Email: desiree@hudsonshope.ca

Bid Documents and reference material for this contract will only be distributed electronically in digital format (pdf format) through the tendering website at: www.bcbid.gov.bc.ca

Electronic Documents include:

- Contract Front End (including CCDC2 Agreement and General Conditions), Specifications and Appendices
- Non Bid Information
- Any Addenda

Documents will be available for downloading commencing May 28, 2026.

END OF SECTION

INSTRUCTIONS TO BIDDERS

INSTRUCTIONS TO BIDDERS

CONTRACT: HAZARDOUS MATERIALS ABATEMENT – 10310 KYLLO STREET

1.0 INTRODUCTION

1.1 These Instructions to Bidders apply to and govern the preparation of Bids for the Work, which generally consists of hazardous materials abatement at the existing Community Hall located at 10310 Kyлло Street, Hudson's Hope, BC, in advance of planned building demolition. The Work includes removal, handling, transportation, and disposal of hazardous materials identified in the Bid Documents, together with all required labour, equipment, materials, notifications, documentation, site controls, and regulatory compliance necessary to complete the Work.

1.2 For further information, Bidders shall direct all inquiries to:

Name: Desirée LeBlanc, EIT

Address: 9904 Dudley Drive
Hudson's Hope, BC V0C 1V0

Phone: 250-783-1455

Email: desiree@hudsonshope.ca

1.3 All inquiries shall be received prior to 2:00 p.m. local time on **June 10, 2026**.

1.4 This Bid is being issued electronically through the BC Bid website (www.bcbid.gov.bc.ca). Any interested party may download the Bid Documents directly from the aforementioned website. No registration, tracking or other recording of Bid Document holders will be performed by the Owner or Consultant. All addenda, amendments or further information will be published on the BC Bid website. It is the sole responsibility of the Bidder to monitor the website regularly to check for updates.

1.5 All Bidders are invited to a non-mandatory site meeting scheduled for June 8, 2026 at 10:00 a.m. at the Hudson's Hope Community Hall located at 10310 Kyлло Street, Hudson's Hope, BC.

2.0 SUBMISSION OF BIDS

2.1 Each Bid shall be submitted before the Bid Closing in accordance with the Invitation to Bid and Instructions to Bidders. Bids may be submitted by either of the following methods:

INSTRUCTIONS TO BIDDERS

- .1 Hard copy: delivered to the Owner in a sealed envelope clearly marked **"Sealed Bid: Hazardous Materials Abatement – 10310 Kyлло Street"** at the following address:

**Address: District of Hudson's Hope
9904 Dudley Drive
Hudson's Hope, BC V0C 1V0**

Attention: Desirée LeBlanc, Director of Public Works & Engineering

- .2 Email: submitted to the Owner in portable document format (PDF), with the email subject line: **"Sealed Bid: Hazardous Materials Abatement – 10310 Kyлло Street"** to the following email:

Email: desiree@hudsonshope.ca

- 2.2 The time and date for the delivery of Bids shall be prior to:

2:00 p.m. local time, June 16, 2026
(the "Bid Closing").

- 2.3 Bids delivered after the Bid Closing shall not be accepted or considered and shall be returned unopened.
- 2.4 In the event of a dispute or issue about whether or not a Bid complies with the Instructions to Bidders, the Owner reserves the right to retain and open a copy of the Bid in question in order to seek and obtain a legal opinion in relation thereto.

3.0 BID DOCUMENTS

- 3.1 The Bid Documents consist of the documents issued by the Owner for the preparation and submission of Bids, including the Invitation to Bid, Instructions to Bidders, Stipulated Price Bid Form and required appendices, proposed Contract Documents, Specifications, Hazardous Materials Survey Report, and any Addenda issued before Bid Closing.

4.0 FORM OF BID

- 4.1 Each Bidder shall submit a complete Bid on the Stipulated Price Bid Form, with all blank spaces filled in. The total stipulated price submitted by the Bidder in the Stipulated Price Bid Form is the "Bid Price." The Bid Price shall be in Canadian dollars and shall include all tariffs, freight, duties, assessments, and taxes, except Value Added Taxes, payable with respect to the Work prior to the Bid Closing. Any discrepancies between the Stipulated Price Bid Form and a post Bid Closing

INSTRUCTIONS TO BIDDERS

submission required by the Bid Documents shall be resolved in favor of the Stipulated Price Bid Form.

4.2 Bids shall be written in English.

4.3 A Bid must include the following:

4.3.1 Appendix A – List of Subcontractors

4.3.2 Appendix B – Bidder's Qualification Statement

4.3.3 Appendix C – Schedule of Unit Prices

4.4 The Bid Price shall represent the entire cost, excluding Value Added Taxes, to the Owner of the complete Work. Notwithstanding the generalities of the above, Bidders shall, unless specified otherwise in the Bid Documents, include in the Bid Price sufficient amounts to cover:

4.4.1 the costs of all labour, equipment and materials included in or required for the Work;

4.4.2 all assessments payable with respect to labour as required by any statutory scheme such as Workers' Compensation, employment insurance, holiday pay, insurance, Canada Pension Plan and all employee benefits;

4.4.3 all overhead costs, including head office and on-site overhead costs, and all amounts for the Bidder's profit;

4.4.4 all escalation of costs for the Contract Time.

4.5 The Bid Price shall allow for compliance with all applicable laws regarding trade or other qualifications of employees performing the Work, and payment of appropriate wages for labour included in or required for the Work.

4.6 Along with the Stipulated Price Bid Form executed in accordance with the terms and conditions of these Instructions to Bidders, a Bidder shall submit, prior to Bid Closing, such further and other documents as required by the Bid Documents.

5.0 VARIATION IN AND INTERPRETATION OF BID DOCUMENTS AND NO IMPLIED OBLIGATIONS

5.1 The Bidder shall carefully examine the Bid Documents. If a Bidder is in doubt as to the correct meaning of any provision of the Bid Documents, the Bidder may request clarification from the person named in Article 1.2 of the Instructions to Bidders. Any errors, omissions, discrepancies or clauses requiring clarification shall be reported in writing to the person identified in Article 1.2 of the Instructions to Bidders prior

INSTRUCTIONS TO BIDDERS

to the Bid Closing. Where necessary, the Owner shall respond to reported errors, omissions, discrepancies or clauses requiring clarification by way of addenda. However, the Bidder(s) acknowledge and agree that the Owner does not have an obligation to provide a response to any written inquiry and that it is in the sole and unfettered discretion of the Owner to provide any written response to a written inquiry. Telephone inquiries will not be replied to.

- 5.2 A Bidder shall immediately notify the person named in Article 1.2 of the Instructions to Bidders if a Bidder becomes aware of any discrepancies between a provision of the Bid Documents and conditions at the Place of the Work, as observed in an examination under Article 9.1 of the Instructions to Bidders.
- 5.3 The Owner shall be the sole judge as to the intent of the Bid Documents should a Bidder fail to report any such errors, omissions, discrepancies or clauses requiring clarification prior to the Bid Closing.
- 5.4 No implied obligation of any kind by or on behalf of the Owner shall arise from anything in the Bid Documents, and the express covenants and agreements contained in the Bid Documents and made by the Owner, are and shall be, the only covenants and agreements that apply.
- 5.5 Without limiting the generality of Article 5.4 of the Instructions to Bidders, the Bid Documents supersede all communications, negotiations, agreements, representations and warranties either written or oral relating to the subject matter of the Bid made prior to the Bid Closing, and no changes shall be made to the Bid Documents except by written addenda. No oral interpretation or representations from the Owner or any representative of the Owner will affect, alter or amend any provision of the Bid Documents.

6.0 ADDENDA

- 6.1 Any addenda issued to the Bidder shall form part of the Bid Documents, whether or not the receipt of same has been acknowledged by a Bidder, and the cost for doing the Work therein shall be included in the Bid Price.

7.0 BID

- 7.1 Submission of a bid by a Bidder gives the Owner the right to require the Bidder to execute the Contract to perform the Work as set out within the Bid Documents.
- 7.2 Bidders submitting Bids shall be actively engaged in the line of work required by the Bid Documents and shall be able to refer to work of a similar nature performed by them. They shall be fully conversant with the general technical phraseology in the English language of the lines of work covered by the Bid Documents. By submitting

INSTRUCTIONS TO BIDDERS

a Bid, a Bidder is representing that it has the capacity, competence, qualifications and relevant experience required to do the Work.

7.3 Each Bidder shall review the Bid Documents provided by the Owner and confirm that it is in possession of a full set of Bid Documents when preparing its Bid.

7.4 Bids should be properly executed in full compliance with the following requirements:

7.4.1 The signatures of persons executing the Bid must be in their respective handwriting; and

7.4.2 If the Bid is made by a limited company, the full name of the company shall be accurately printed immediately above the signatures of its duly authorized officers and the corporate seal shall be affixed;

7.4.3 If the Bid is made by a partnership, the firm name or business name shall be accurately printed above the signature of the firm and the Bid shall be signed by a partner or partners who have authority to sign for the partnership;

7.4.4 If the Bid is made by an individual carrying on business under the name other than its own, its business name together with its name shall be printed immediately above its signature or

7.4.5 If the Bid is made by a sole proprietor who carries on business in its own name, the proprietor shall print its name immediately below its signature.

8.0 BID DEPOSIT

8.1 The Bidder shall submit with its Bid a bid bond in a form acceptable to the Owner, or in lieu of a bid bond, a Bidder may submit a certified cheque or an irrevocable letter of credit in favor of the Owner equal to 10% of the Bid Price as a guarantee that, if awarded the Contract for the Work, the Bidder shall execute a Contract and submit the Performance Bond and the Labour and Materials Payment Bond in accordance with GC 11.1.1.7.

8.2 The Bid Deposit of the unsuccessful Bidders shall be returned as soon as possible after the Contract has been duly executed by the Successful Bidder.

8.3 The Owner will not pay any interest on money furnished as security.

8.4 The bid bond shall be issued by a Surety Company licensed in the Province of British Columbia and satisfactory to the Owner.

INSTRUCTIONS TO BIDDERS

9.0 INSPECTION OF THE PLACE OF THE WORK

- 9.1 The Bidder is responsible for reviewing the Bid Documents, attending the Place of the Work as necessary, and making any inquiries required to satisfy itself as to the nature and extent of the Work, site access, existing conditions, applicable laws and regulations, and all other matters that may affect its Bid or performance of the Work.
- 9.2 By submitting a Bid, the Bidder acknowledges that it has satisfied itself as to:
- 9.2.1 The nature and extent of the Work;
 - 9.2.2 The location, access, and existing conditions at the Place of Work;
 - 9.2.3 The hazardous materials identified in the Bid Documents, including the Hazardous Materials Survey Report;
 - 9.2.4 The labour, equipment, materials, procedures, permits, notifications, and disposal requirements necessary to complete the Work;
 - 9.2.5 Applicable environmental, occupational health and safety, and regulatory requirements; and
 - 9.2.6 The time, coordination, and effort required to complete the Work within the Contract Time.
- 9.3 The Bidder is responsible for obtaining all information necessary to prepare its Bid and perform the Work. The Owner is not responsible for undertaking additional investigations to assist the Bidder.
- 9.4 Any information made available by the Owner that is expressly identified as "Non-Bid Information" is provided for the Bidder's convenience only and does not form part of the Bid Documents or Contract Documents. Bidders who use or rely on Non-Bid Information do so at their own risk and shall make their own assessment of its reliability, accuracy, completeness, and relevance to the Work.
- 9.5 The Bidder shall not rely on oral information, interpretations, or representations from the Owner, Consultant, or their representatives. Any clarification or change to the Bid Documents will be issued only by written Addendum.

10.0 AMENDMENT OF BID

- 10.1 Bids shall not be revoked, amended, or clarified after being delivered in accordance with the Bid Documents unless such revocation, amendment or clarification is made in writing and actually received by the person named in Article 2.1 of the Instructions to Bidders prior to the Bid Closing.

INSTRUCTIONS TO BIDDERS

- 10.2 An amendment or revocation that is received after the Bid Closing shall not be considered and shall not affect a Bid as submitted.
- 10.3 Any amendment that expressly or by inference discloses the Bidder's Bid Price or other material element of the Bid such that in the opinion of the Owner the confidentiality of the Bid is breached, shall invalidate the entire Bid.

11.0 DURATION OF BID

- 11.1 The Bid shall be irrevocable and open for acceptance by the Owner for **forty-five (45)** calendar days following the end of the day of the Bid Closing.

12.0 BID SELECTION

- 12.1 As it is the purpose of the Owner to obtain the Bid most suitable and most advantageous to the interests of the Owner, notwithstanding anything else contained within the Bid Documents, the Owner reserves the right, in its sole and unfettered discretion, to reject or accept any Bid, including the right to reject all Bids.
- 12.2 Without limiting the generality of the foregoing, any Bid which:
 - 12.2.1 is incomplete, obscure, irregular, unrealistic or not completed in accordance with these Instructions to Bidders;
 - 12.2.2 is non-compliant in a trivial/immaterial or substantial/material manner, or conditional;
 - 12.2.3 has erasures or corrections;
 - 12.2.4 omits a price on any one or more items in the Bid;
 - 12.2.5 fails to complete the information required in the Bid;
 - 12.2.6 is accompanied by insufficient Bid Deposit,may at the Owner's sole and unfettered discretion be rejected or accepted.
- 12.3 Further, a Bid may be rejected or accepted on the basis of the Owner's unfettered assessment of its best interest, which includes, but is not limited to, the Owner's unfettered assessment as to a Bidder's past work performance for the Owner or for anyone else or as to a Bidder's financial capabilities, completion schedule, or ability to perform the Work, or the Owner's desire to reduce the number of different contractors on the location of the Project at any given time.
- 12.4 In no event shall the Owner be liable for a Bidder's costs of preparing a Bid.

INSTRUCTIONS TO BIDDERS

13.0 AWARD

- 13.1 Award of Contract by the Owner occurs once the Bidder receives a Notice of Award duly executed by an authorized signing officer or agent of the Owner after the authorized officer of the Owner has been duly and legally authorized by the Owner to send such Notice of Award.
- 13.2 The Successful Bidder shall, within fifteen (15) calendar days of receipt of the written Notice of Award, be required to deliver to the Owner the following items:
- 13.2.1 a Construction schedule as provided by GC 3.5 – CONSTRUCTION SCHEDULE of the General Conditions of the Contract;
 - 13.2.2 a letter of account indicating the Successful Bidder is in compliance with the applicable requirements of WorkSafe BC. This letter is to be current and dated within 14 calendar days prior to the Bid Closing;
 - 13.2.3 a copy of the insurance policies as specified in GC 11.1- INSURANCE of the General Conditions of the Contract indicating that all such insurance coverage is in place;
 - 13.2.4 such bond(s) as set out in GC 11.1.1.9 of the General Conditions;
 - 13.2.5 such further and other documents as required by the Bid Documents.
- 13.3 Upon the Successful Bidder complying with the requirements of Articles 13.2 and 13.5 of the Instructions to Bidders, the Bid Deposit shall be returned to the Successful Bidder.
- 13.4 If the Successful Bidder fails to comply with any of the requirements of Articles 13.2 and 13.5 of the Instructions to Bidders, the Bid Deposit shall be forfeited to the Owner as compensation for damages the Owner may suffer. The forfeiture of a Successful Bidder's Bid Deposit shall not be construed as a waiver of any rights or remedies which the Owner may have against such Bidder for loss or damages incurred or suffered in excess of the amount of such Bid Deposit.
- 13.5 Within fifteen (15) calendar days of receipt of the written Notice of Award, the Successful Bidder shall execute the Contract Documents.
- 13.6 Within two (2) calendar days of receipt of written Notice to Proceed, or such longer time as may be otherwise specified in the Notice to Proceed, the Successful Bidder shall commence the Work.

INSTRUCTIONS TO BIDDERS

14.0 BIDS EXCEEDING BUDGET

- 14.1 If the Bid Price of every Bidder exceeds the amount the Owner has budgeted for the Work, the Owner may reject all Bids.

15.0 LAW AND FORUM OF BID

- 15.1 The law to be applied in respect of the Bid Documents and the Contract shall be the law of the Province of British Columbia and all civil actions commenced in relation to the Bid Documents or Contract shall be adjudicated by the Courts of the Province of British Columbia and by submitting Bids, Bidders are taken to have agreed to attorn to the jurisdiction of the Courts of the Province of British Columbia.

16.0 THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

- 16.1 All documents submitted to the Owner will be subject to the protection and disclosure provisions of the Province of British Columbia Freedom of Information and Protection of Privacy Act ("the Act"). The Act allows persons a right of access to records in the Owner's custody or control. It also prohibits the Owner from disclosing the Bidder's personal or business information where disclosure would be harmful to the Bidder's business interests or would be an unreasonable invasion of personal privacy as defined in Part 3, Division 1 and Division 2 of the Act. Bidders are encouraged to identify what portions of their submissions are confidential and what harm could reasonably be expected from its disclosure. However, the Owner cannot assure Bidders that any portion of the Bidder's documents can be kept confidential under the Act.

END OF SECTION

STIPULATED PRICE BID FORM

STIPULATED PRICE BID FORM

Contract: HAZARDOUS MATERIALS ABATEMENT

TO: District of Hudson's Hope
9904 Dudley Drive
Hudson's Hope, BC V0C 1V0
("the Owner")

1.0 WE, THE UNDERSIGNED:

1.1. have received and carefully reviewed all of the Bid Documents, including the Instructions to Bidders, and the following addenda:

(LIST ALL ADDENDA, IF ANY)

1.2. have full knowledge of the Place of the Work, and the Work required; and

1.3. have complied with the Instructions to Bidders; and

1.4. hereby offer to perform the Work in accordance with the documents, for the Bid Price of:

Hazardous Materials Abatement \$_____ in Canadian dollars,
excluding Value Added Taxes (GST)

2.0 ACCORDINGLY WE HEREBY AGREE:

2.1. if this Bid is accepted, to perform and complete the Work in accordance with the Contract Documents;

2.2. to achieve Ready-for-Takeover of the Work on or before; **July 31, 2026**; and

2.3. if this Bid is accepted and the Contract is executed, the accepted Bid Price shall be used to establish the Contract Price, and the Schedule of Unit Prices submitted with this Bid shall form part of the Contract Documents, subject to adjustments made in accordance with the Contract Documents.

3.0 WE CONFIRM:

3.1. that the Bid Deposit as required by Article 8.0 of the Instructions to Bidders is enclosed; and

STIPULATED PRICE BID FORM

- 3.2. this Bid is made without any connection, collusion, knowledge, comparison of figures or arrangement with any person or persons submitting a Bid for this same Contract.

4.0 WE AGREE:

- 4.1. that this Bid shall be irrevocable and open for acceptance by the Owner for a period of forty-five (45) calendar days following the end of the day of the Bid Closing, even if the Bid of another Bidder is accepted by the Owner. If within this period, the Owner delivers a Notice of Award by which the Owner accepts our Bid, we shall:

- 4.1.1 within fifteen (15) calendar days of receipt of the written Notice of Award, be required to deliver to the Owner the following:

- (a) a Construction Schedule, as provided by GC 3.4 of the General Conditions of the Contract;
- (b) a letter of account, from WorkSafeBC indicating that the Bidder's account with the Workers' Compensation Board is in good standing. This letter is to be current and dated within 14 calendar days prior to the Bid Closing;
- (c) a copy of the insurance policies as specified in GC 11-INSURANCE of the General Conditions of the Contract indicating that all such insurance coverage is in place;
- (d) such bond(s) as set out in Article 8.0 of the Instructions to Bidders; and
- (e) such further and other documents as required by the Bid Documents;

- 4.1.2 within fifteen (15) calendar days of receipt of the written Notice of Award, execute the Contract Documents.

- 4.1.3 within two (2) calendar days of receipt of written Notice to Proceed, or such longer time as may be otherwise specified in the Notice to Proceed, commence the Work.

- 4.2. that, if we receive written Notice of Award of this Contract and, contrary to Article 4.1 of this Stipulated Price Bid Form, we:

- 4.2.1 fail or refuse to deliver the documents as specified by Article 4.1.1 of this Stipulated Price Bid Form; or

STIPULATED PRICE BID FORM

- 4.2.2 fail or refuse to commence the Work as required by the Notice to Proceed,
- 4.2.3 fail or refuse to execute the Contract Documents as specified by Article 4.1.2 of this Stipulated Price Bid Form, then such failure or refusal will be deemed to be a refusal by us to enter into the Contract and the Owner may, on written notice to us, award the Contract to another party. Furthermore, the Owner shall be at liberty to enforce its rights, both as against the Bid Deposit, and as available at law to the fullest extent.

5.0 OUR ADDRESS AND CONTACT INFORMATION is as follows:

Address: _____

Phone: _____

Fax: _____

Email: _____

Attention: _____

This Bid is executed this _____ day of _____, 20_____.

Contractor:

(FULL LEGAL NAME OF CORPORATION, PARTNERSHIP OR INDIVIDUAL)

(AUTHORIZED SIGNATORY)

(AUTHORIZED SIGNATORY)



Corporate Seal Affixed Hereto

STIPULATED PRICE BID FORM

Appendix 'B' – BIDDER'S QUALIFICATION STATEMENT

From (Bidder): _____
Company name

The Bidder shall complete this form and submit it with the Bid. Attach additional pages where required.

1. Relevant Project Experience: Provide details for similar hazardous materials abatement projects completed by the Bidder.

Project Title and Location: _____

Description: _____ Project Value: \$ _____

Owner: _____ Date Completed: _____

Refer to: _____

Phone: _____ Email: _____

Consultant: _____

Refer to: _____

Phone: _____ Email: _____

Project Title and Location: _____

Description: _____ Project Value: \$ _____

Owner: _____ Date Completed: _____

Refer to: _____

Phone: _____ Email: _____

Consultant: _____

Refer to: _____

Phone: _____ Email: _____

STIPULATED PRICE BID FORM

Project Title and Location: _____

Description: _____ Project Value: \$ _____

Owner: _____ Date Completed: _____

Refer to: _____

Phone: _____ Email: _____

Consultant: _____

Refer to: _____

Phone: _____ Email: _____

2. Key office personnel proposed for the project, attach resume of qualifications and experience:
(e.g., Principal in Charge, Project Manager, Estimator, etc.)

Name: _____

Title / Position: _____

Name: _____

Title / Position: _____

Name: _____

Title / Position: _____

3. Key site personnel proposed for the project, attach resume of qualifications and experience:
(e.g., Project Manager, Superintendent, Foreman, etc.)

Name: _____

Title / Position: _____

Name: _____

Title / Position: _____

Name: _____

Title / Position: _____

STIPULATED PRICE BID FORM

Appendix 'C' – SCHEDULE OF UNIT PRICES

From (Bidder): _____
 Company name

The Bidder shall provide unit prices for the following hazardous materials abatement work. All unit prices shall be in Canadian dollars and shall exclude GST.

Unit prices shall include all labour, materials, equipment, supervision, containment, access, removal, handling, packaging, transportation, disposal, cleaning, documentation, overhead, and profit required to complete the applicable unit price work.

All work identified or reasonably inferred from the Contract Documents shall be included in the Bid Price unless specifically stated otherwise.

Item No.	Description	Unit	Unit Price
1	Removal, handling, transportation, and disposal of asbestos-containing vinyl floor tile and associated adhesives/mastics	sq. ft.	\$ _____
2	Removal, handling, transportation, and disposal of asbestos-containing drywall/joint compound assemblies	sq. ft.	\$ _____
3	Removal, handling, transportation, and disposal of asbestos-containing cement board or similar board materials, where encountered and authorized	sq. ft.	\$ _____
4	Removal, handling, transportation, and disposal of vermiculite insulation, where encountered and authorized	cu. ft.	\$ _____
5	Removal, handling, transportation, and disposal of asbestos-containing pipe insulation, gaskets, ropes, sealants, or similar mechanical materials, where encountered and authorized	lin. ft.	\$ _____
6	Removal, handling, transportation, and disposal of PCB-containing ballasts	each	\$ _____
7	Removal, handling, transportation, and disposal/recycling of mercury-containing fluorescent lamps	each	\$ _____
8	Removal, handling, transportation, and disposal/recycling of lead-acid batteries or emergency lighting battery packs	each	\$ _____
9	Mould remediation, including removal, cleaning, handling, disposal, and documentation of mould-affected materials	sq. ft.	\$ _____
10	Lead-safe disturbance, handling, and disposal of lead-containing painted/coated materials where removal is required and authorized	sq. ft.	\$ _____

SUPPLEMENTARY CONDITIONS

SUPPLEMENTARY CONDITIONS

1.0 GENERAL

- 1.1 The following Supplementary Conditions modify, delete from, and add to the Agreement, Definitions, and General Conditions of the Stipulated Price Contract, CCDC 2 (2020).
- 1.2 All references to Articles and General Conditions refer to the corresponding Articles and Conditions of CCDC 2 (2020).
- 1.3 Where a provision of the Contract Documents is modified by these Supplementary Conditions, the unmodified portions shall remain in effect.

DEFINITIONS

DEFINITIONS

Add the following to the definition of "Consultant":

For the purposes of this Contract, the Consultant shall mean the Owner or the Owner's authorized representative.

PART 3 - EXECUTION OF THE WORK

GC 3.1 – CONTROL OF THE WORK

3.1.1 Add:

Prior to commencing the Work, the Contractor shall verify all site conditions and dimensions relevant to the Work and report any discrepancies to the Consultant before proceeding.

GC 3.2 – CONSTRUCTION BY THE OWNER OR OTHER CONTRACTORS

3.2.1 Add:

The Contractor shall be designated as the "Prime Contractor" for the purposes of the Workers Compensation Act and the Occupational Health and Safety Regulation at the Place of the Work.

GC 3.4 – CONSTRUCTION SCHEDULE

3.4.1.1 Delete in its entirety and replace with the following:

The Contractor shall prepare and submit to the Owner a construction schedule within 15 days of Notice of Award, or as otherwise directed by the Owner. The schedule shall indicate the timing and sequencing of the major activities of the Work and demonstrate that the Work will be performed within the Contract Time.

SUPPLEMENTARY CONDITIONS

PART 11 – INSURANCE

GC 11.1 - INSURANCE

Add new paragraph:

- 11.1.1.9 The Contractor shall provide the following contract security:
- .1 A Performance Bond in the amount of 50% of the Contract Price
 - .2 A Labour and Material Payment Bond in the amount of 50% of the Contract Price

PART 12 – OWNER TAKEOVER

GC 12.3 - WARRANTY

12.3.1 Delete in its entirety and replace with the following:

Without limiting the Contractor's warranty obligations under GC 12.3, the Contractor remains responsible for non-compliant Work, improper handling, transportation or disposal of hazardous materials, incomplete or inaccurate documentation, and damage caused by the Contractor's operations. Demolition of the building following completion of the Work shall not relieve the Contractor of these obligations where the deficiency arises from the Contractor's failure to perform the Work in accordance with the Contract Documents or applicable regulatory requirements.

END OF SECTION

DIVISION 1 – GENERAL REQUIREMENTS

SUMMARY OF WORK

1.0 GENERAL

- 1.1 The Work under this Contract consists of hazardous materials abatement at: **10310 Kyлло Street, Hudson's Hope, BC.**
- 1.2 The Work is being completed in advance of building demolition, which will be carried out under a separate contract.
- 1.3 The Contractor shall provide all labour, materials, equipment, supervision, temporary protection, permits, notifications, testing, documentation, transportation, and disposal required to complete the Work in accordance with the Contract Documents.
- 1.4 The Work shall be carried out in accordance with the Contract Documents and all applicable federal, provincial, and municipal laws, regulations, bylaws, codes, standards, and requirements of authorities having jurisdiction.

2.0 RELATED DOCUMENTS

- 2.1 The following document forms part of the Contract Documents:

Hazardous Materials Survey Report, Pre-Demolition – 10310 Kyлло Street, Hudson's Hope, BC, date May 21, 2026 (the "Hazardous Materials Survey Report")
- 2.2 The hazardous materials abatement requirements are specified in Section 02 82 13 – Hazardous Materials Abatement.
- 2.3 This Section provides a general summary only and does not limit the requirements of Section 02 82 13, the Hazardous Materials Survey Report, or the Contract Documents.

3.0 GENERAL SCOPE OF WORK

- 3.1 The Work includes, but is not necessarily limited to:
 - .1 removal, handling, transportation, and disposal of hazardous materials identified in the Hazardous Materials Survey Report;
 - .2 completion of hazardous materials abatement required to allow the building to proceed to demolition by others;
 - .3 site protection, access control, containment, cleaning, inspection, and clearance activities required for the Work;
 - .4 preparation and submission of required documentation; and
 - .5 coordination with the Owner regarding access, staging, utilities, and site conditions.

SUMMARY OF WORK

4.0 WORK NOT INCLUDED

- 4.1 The Work under this Contract does not include:
- .1 structural demolition of the building;
 - .2 removal of foundations or slabs, except where limited removal is required to access hazardous materials included in the Work;
 - .3 site grading, backfilling, or restoration;
 - .4 disconnection of natural gas service, which is to be arranged by the Owner;
 - .5 disconnection or removal of other utilities, except where required to facilitate hazardous materials abatement and approved by the Owner.

5.0 SITE CONDITIONS AND OWNER-PROVIDED SERVICES

- 5.1 The following site conditions are anticipated at the time of tender:
- .1 electrical power to the building will remain active for use by the Contractor during the Work;
 - .2 water service will remain available for use by the Contractor during the Work;
 - .3 natural gas service is scheduled to be disconnected by the Owner prior to commencement of the Work.
- 5.2 The Contractor shall verify all site conditions prior to commencing Work and shall not rely on Owner-provided services until suitability and availability have been confirmed.
- 5.3 The Contractor shall coordinate with the Owner regarding access, staging, security, utility use, and any required shutdowns or modifications.

6.0 COMPLETION AND HANDOVER

- 6.1 Completion and handover requirements are specified in Section 02 82 13 – Hazardous Materials Abatement. The Work shall be complete when the hazardous materials abatement, cleaning, clearance, disposal documentation, and other completion requirements of the Contract Documents have been satisfied.

END OF SECTION

PROJECT MEETINGS

1.0 PRE-ABATEMENT MEETING

- 1.1 Following Notice of Award and prior to commencement of the Work, the Consultant will request a pre-abatement meeting of the parties to the Contract to discuss administrative procedures, site coordination, safety requirements, submittals, and responsibilities.
- 1.2 Representatives of the Owner, Consultant, Contractor, any major Subcontractors, site supervisor, and any other parties required for coordination of the Work shall attend.
- 1.3 The pre-abatement meeting will include, as applicable:
 - Project schedule and proposed sequencing of the Work;
 - Site access, staging, parking, and security;
 - Utility status and any required utility coordination;
 - Review of the Hazardous Materials Survey Report;
 - Contractor's hazardous materials abatement plan;
 - Required regulatory notices, permits, licences, and worker certifications;
 - Containment, isolation, and protection procedures;
 - Waste handling, transportation, and disposal procedures;
 - Inspection, testing, clearance, and completion documentation;
 - Procedures for unidentified or suspected hazardous materials encountered during the Work.
- 1.4 The Consultant shall chair the meeting, record discussions and decisions, and circulate meeting notes to attendees.

2.0 PROGRESS MEETINGS

- 2.1 The Consultant shall schedule, chair and administer progress meetings throughout the progress of the Work, as required.
- 2.2 Representatives of the Contractor, and any Subcontractors and Suppliers attending meetings, must be qualified and authorized to act on behalf of the party each represents.
- 2.3 The Contractor shall be prepared to report on:
 - Progress of the Work;

PROJECT MEETINGS

- Schedule status;
- Site conditions;
- Safety and access issues;
- Submittals and outstanding documentation;
- Waste disposal status;
- Clearance status; and
- Any issues requiring direction from the Owner or Consultant.

END OF
SECTION

DIVISION 2 – EXISTING CONDITIONS

HAZARDOUS MATERIALS ABATEMENT

1.0 GENERAL

- 1.1 This Section specifies the requirements for hazardous materials abatement associated with the building located at:

10310 Kyлло Street, Hudson's Hope, BC

- 1.2 The Work includes removal, handling, transportation, disposal, cleaning, inspection, testing, clearance, and documentation of hazardous materials identified in the Contract Documents.
- 1.3 The Work is being completed in advance of building demolition, which will be completed under a separate contract.
- 1.4 The Contractor shall provide all labour, materials, equipment, supervision, temporary protection, containment, permits, notifications, testing, transportation, disposal, and documentation required to complete the Work.
- 1.5 The Contractor shall complete the Work in accordance with the Contract Documents, the Hazardous Materials Survey Report, and all applicable federal, provincial, and municipal laws, regulations, bylaws, codes, standards, and requirements of authorities having jurisdiction.
- 1.6 The Contractor shall not rely on this Section as a complete listing of statutory or regulatory requirements. The Contractor is responsible for determining and complying with all requirements applicable to the Work.

2.0 HAZARDOUS MATERIALS SURVEY REPORT

- 2.1 The following report forms part of the Contract Documents:

Hazardous Materials Survey Report, Pre-Demolition – 10310 Kyлло Street, Hudson's Hope, BC, dated May 21, 2026

the "Hazardous Materials Survey Report"

- 2.2 The Contractor shall review the Hazardous Materials Survey Report in its entirety, including appendices, location summaries, sample results, photographs, and recommendations.
- 2.3 The Contractor shall be deemed to have allowed for all work necessary to safely and completely remove, handle, transport, dispose of, clean, inspect, test, and document the hazardous materials identified in the Hazardous Materials Survey Report and the Contract Documents.

HAZARDOUS MATERIALS ABATEMENT

- 2.4 Quantities shown in the Hazardous Materials Survey Report and the Contract Documents are approximate and are provided for bidding and general scope purposes only. The Contractor shall verify quantities and site conditions before commencing the Work.
- 2.5 Where discrepancies exist between site conditions and the Hazardous Materials Survey Report, the Contractor shall notify the Owner and Consultant immediately. Work in the affected area shall not proceed until direction is provided.
- 2.6 Where suspected hazardous materials not identified in the Hazardous Materials Survey Report are encountered, the Contractor shall stop work in the affected area, secure the area, prevent disturbance or exposure, and notify the Owner and Consultant immediately.

3.0 KNOWN HAZARDOUS MATERIALS

- 3.1 The Work includes removal, handling, transportation, disposal, cleaning, inspection, testing, clearance, and documentation of hazardous materials identified in the Hazardous Materials Survey Report, including but not necessarily limited to the following:

Material	Approximate Quantity	Location / Notes	Requirement
Asbestos-containing vinyl floor tile	2,000 sq. ft.	Concealed between layers of plywood on the main floor north and south additions	Remove and dispose prior to demolition
Asbestos-containing vinyl floor tile	150 sq. ft.	Basement dry storage room	Remove and dispose prior to demolition
Asbestos-containing drywall/joint compound assemblies	2,000 sq. ft.	Basement areas identified in the Hazardous Materials Survey Report	Remove and dispose prior to demolition
PCB-containing ballasts	Approx. 9 ballasts	Basement	Remove and dispose at acceptable facility
Mercury-containing fluorescent lamps	Approx. 30 light fixtures	Throughout building	Remove intact and dispose/recycle at acceptable facility
Lead-acid batteries / emergency lighting	As identified in the Hazardous Materials Survey Report	Emergency lighting	Remove and dispose/recycle appropriately
Mould growth	Approx. 20 sq. ft.	Basement storage, Loc. 6	Remediate, remove, clean, and document
Lead-containing paints and coatings	See Hazardous Materials Survey Report	Exterior plywood under vinyl siding, fascia, soffit, basement trim/door, main hall wood fibre board, and other identified materials	Manage with lead-safe controls where disturbed; stripping is not required unless required to complete the Work
Silica-containing materials	Concrete	Where disturbed by the Work	Manage using appropriate silica exposure controls

HAZARDOUS MATERIALS ABATEMENT

- 3.2 The table in Article 3.1 is a summary only and does not limit the Contractor's responsibility to review and comply with the Hazardous Materials Survey Report and the Contract Documents.
- 3.3 The Contractor shall include all work required to access and remove hazardous materials identified in the Contract Documents, including limited selective removal of non-hazardous materials where required to complete the abatement.
- 3.4 Structural demolition of the building is excluded from this Contract, except for limited removal or disturbance required to access and complete hazardous materials abatement.
- 3.5 The Contractor shall not demolish, remove, or damage building components beyond what is reasonably required to complete the hazardous materials abatement unless approved by the Owner.

4.0 ASBESTOS-CONTAINING MATERIALS

- 4.1 Asbestos-containing materials identified in the Hazardous Materials Survey Report shall be removed and disposed of prior to demolition.
- 4.2 Asbestos abatement shall be completed by a qualified and licensed asbestos abatement contractor using procedures appropriate to the applicable WorkSafeBC risk classification.
- 4.3 The Contractor shall hold a valid WorkSafeBC Asbestos Abatement Licence where required for the Work.
- 4.4 Workers performing asbestos abatement shall hold the required WorkSafeBC asbestos abatement certificates for the type of asbestos work being performed.
- 4.5 The Contractor shall submit required WorkSafeBC Notices of Project before commencing asbestos abatement work.
- 4.6 The Contractor shall maintain copies of asbestos abatement licences, worker certifications, Notices of Project, exposure control plans, safe work procedures, and related documentation at the Place of the Work.

HAZARDOUS MATERIALS ABATEMENT

- 4.7 Asbestos-containing waste shall be packaged, labelled, transported, and disposed of in accordance with applicable requirements and only at a facility approved to accept asbestos waste.

5.0 LEAD-CONTAINING MATERIALS

- 5.1 Lead-containing paints and coatings identified in the Hazardous Materials Survey Report are not required to be stripped or removed from substrates under this Contract unless removal or disturbance is required to complete the hazardous materials abatement Work.
- 5.2 Where lead-containing materials are disturbed, the Contractor shall implement suitable controls to prevent worker exposure, dust generation, and contamination of surrounding areas.
- 5.3 Controls may include, as applicable, dust suppression, local containment, restricted access, HEPA-equipped cleanup procedures, appropriate personal protective equipment, and respiratory protection.
- 5.4 The Contractor shall not sand, grind, burn, torch, or otherwise abrade lead-containing coatings unless required for the Work and unless suitable lead exposure controls and procedures are in place.
- 5.5 Lead-containing waste shall be characterized, handled, transported, and disposed of in accordance with applicable requirements.
- 5.6 Lead-containing materials that remain in place following completion of this Contract shall be left in a condition suitable for demolition by others using appropriate lead-safe demolition procedures.

6.0 PCB-CONTAINING BALLASTS

- 6.1 PCB-containing ballasts identified in the Hazardous Materials Survey Report shall be removed prior to demolition.
- 6.2 PCB-containing ballasts shall be handled, packaged, labelled, stored, transported, and disposed of at an acceptable waste facility in accordance with applicable requirements.

HAZARDOUS MATERIALS ABATEMENT

6.3 The Contractor shall take care to prevent release of oils or other contaminants from ballasts during removal, handling, storage, and transportation.

6.4 Disposal documentation for PCB-containing ballasts shall be submitted to the Owner as part of completion documentation.

7.0 MERCURY-CONTAINING LAMPS

7.1 Mercury-containing fluorescent lamps identified in the Hazardous Materials Survey Report shall be removed prior to demolition.

7.2 Lamps shall be removed intact wherever practicable and handled in a manner that prevents breakage.

7.3 Broken lamps shall be managed using appropriate cleanup, containment, and disposal procedures.

7.4 Mercury-containing lamps shall be transported and disposed of or recycled at an acceptable facility in accordance with applicable requirements.

7.5 Disposal or recycling documentation for mercury-containing lamps shall be submitted to the Owner as part of completion documentation.

8.0 LEAD-ACID BATTERIES AND EMERGENCY LIGHTING

8.1 Lead-acid batteries and emergency lighting components identified in the Hazardous Materials Survey Report shall be removed prior to demolition.

8.2 Batteries shall be handled, stored, transported, and disposed of or recycled in accordance with applicable requirements.

8.3 The Contractor shall prevent damage to batteries and release of battery contents during removal, handling, storage, and transportation.

8.4 Disposal or recycling documentation for lead-acid batteries shall be submitted to the Owner as part of completion documentation.

9.0 MOULD

9.1 The mould growth identified in the Hazardous Materials Survey Report, including

HAZARDOUS MATERIALS ABATEMENT

mould growth in basement storage, Loc. 6, forms part of the Work.

- 9.2 The Contractor shall remediate, remove, clean, and document the mould-affected materials identified in the Hazardous Materials Survey Report.
- 9.3 Mould remediation shall be completed using procedures appropriate to the extent and condition of the mould-affected materials.
- 9.4 Additional mould not identified in the Hazardous Materials Survey Report shall be treated as an unknown condition unless otherwise directed by the Owner.

10.0 SILICA-CONTAINING MATERIALS

- 10.1 Concrete and other silica-containing materials may be present at the Place of the Work.
- 10.2 Where silica-containing materials are disturbed by the Work, the Contractor shall implement suitable silica exposure controls.
- 10.3 Cutting, grinding, drilling, chipping, breaking, or other disturbance of silica-containing materials shall not proceed unless appropriate dust control, worker protection, and cleanup procedures are in place.

11.0 REGULATORY REQUIREMENTS

- 11.1 The Contractor shall comply with all applicable regulatory requirements, including WorkSafeBC requirements and applicable environmental, transportation, and disposal requirements.
- 11.2 The Contractor shall submit all required regulatory notices before commencing regulated hazardous materials abatement work.
- 11.3 The Contractor shall obtain and pay for permits, approvals, disposal authorizations, and other requirements necessary for the proper completion of the Work unless specifically stated otherwise in the Contract Documents.
- 11.4 The Contractor shall maintain copies of all required licences, certificates, notices, permits, safe work procedures, exposure control plans, and disposal documentation at the Place of the Work.

HAZARDOUS MATERIALS ABATEMENT

12.0 CONTRACTOR QUALIFICATIONS

- 12.1 The Contractor shall be experienced and qualified in hazardous materials abatement of similar type, scale, and complexity.
- 12.2 The Contractor shall provide competent supervision at the Place of the Work at all times while hazardous materials abatement is underway.
- 12.3 Subcontractors performing hazardous materials abatement shall meet the same qualification, licensing, certification, and regulatory requirements as the Contractor.
- 12.4 The Contractor shall ensure that workers are trained, certified, equipped, and supervised as required for the specific hazardous materials abatement work being performed.

13.0 SUBMITTALS

- 13.1 Prior to commencing the Work, submit the following to the Owner and Consultant:
 - .1 hazardous materials abatement plan;
 - .2 project schedule;
 - .3 site-specific exposure control plans and safe work procedures;
 - .4 copy of valid WorkSafeBC Asbestos Abatement Licence, where asbestos abatement is included;
 - .5 copies of applicable worker certifications;
 - .6 current WorkSafeBC clearance letter;
 - .7 copies of required Notices of Project;
 - .8 emergency response procedures;
 - .9 proposed waste handling, transportation, and disposal plan;
 - .10 name and contact information for the Contractor's site supervisor;
 - .11 name and contact information for the qualified person responsible for inspection, testing, or clearance documentation, where applicable;
 - .12 proposed disposal, recycling, or receiving facilities for hazardous materials and hazardous waste.
- 13.2 The Contractor shall not commence hazardous materials abatement until required pre-work submittals have been provided.

HAZARDOUS MATERIALS ABATEMENT

- 13.3 Review of submittals by the Owner or Consultant does not relieve the Contractor of responsibility for compliance with the Contract Documents or applicable regulatory requirements.
- 13.4 At completion of the Work, submit the following:
- .1 written summary of hazardous materials abatement work completed;
 - .2 written confirmation that hazardous materials identified for removal under the Contract Documents have been removed and disposed of;
 - .3 clearance documentation, inspection reports, and air monitoring results, where required;
 - .4 asbestos waste manifests, landfill receipts, disposal records, or transportation records;
 - .5 PCB ballast disposal records;
 - .6 mercury lamp disposal or recycling records;
 - .7 lead-acid battery disposal or recycling records;
 - .8 lead-containing waste disposal records, where applicable;
 - .9 mould remediation and cleaning confirmation;
 - .10 copies of regulatory correspondence or inspection reports;
 - .11 photographs documenting completed abatement areas, where requested by the Owner;
 - .12 written summary of suspected or confirmed hazardous materials encountered that were not identified in the Hazardous Materials Survey Report.

14.0 SITE REVIEW AND EXISTING CONDITIONS

- 14.1 The Contractor shall examine the Place of the Work before commencing abatement.
- 14.2 The Contractor shall verify site access, available utilities, staging areas, disposal routes, and conditions affecting the Work.
- 14.3 The Contractor shall be responsible for determining the means, methods, techniques, sequences, and procedures required to complete the Work safely and in compliance with applicable requirements.

HAZARDOUS MATERIALS ABATEMENT

14.4 The Contractor shall coordinate with the Owner before using existing building services, modifying site access, establishing containment, or undertaking any work that may affect adjacent areas.

14.5 The Hazardous Materials Survey Report identifies hazardous materials observed or sampled during the investigation. The Contractor shall not interpret the report as identifying every hazardous material that may be concealed within the building. The report shall be used together with the Contractor's site review, regulatory obligations, abatement plan, and safe work procedures.

15.0 PROTECTION, ISOLATION, AND ACCESS CONTROL

15.1 The Contractor shall protect workers, the public, adjacent property, the environment, and areas outside the work area from exposure to hazardous materials arising from the Contractor's operations.

15.2 The Contractor shall establish and maintain containment, isolation, signage, barriers, and access controls appropriate for the hazardous materials and work procedures being used.

15.3 The Contractor shall restrict access to abatement work areas to authorized personnel only.

15.4 The Contractor shall protect adjacent areas, structures, finishes, utilities, and services from damage throughout the Work.

15.5 Damage caused by the Contractor's operations shall be repaired at the Contractor's expense.

16.0 EXECUTION OF ABATEMENT WORK

16.1 Complete hazardous materials abatement in accordance with the Hazardous Materials Survey Report, approved work procedures, applicable regulatory requirements, and the Contract Documents.

16.2 Do not disturb hazardous materials except in accordance with the Contractor's abatement plan, safe work procedures, exposure control plan, and applicable regulatory requirements.

HAZARDOUS MATERIALS ABATEMENT

-
- 16.3 The Contractor shall use removal methods appropriate to the hazardous material, condition, location, and risk level.
- 16.4 The Contractor shall remove hazardous materials in a controlled manner to prevent contamination of surrounding areas.
- 16.5 The Contractor shall not mix hazardous waste with non-hazardous waste.
- 16.6 The Contractor shall maintain work areas in a clean and orderly condition throughout the Work.
- 16.7 Where hazardous materials are located above ceilings, behind finishes, within assemblies, beneath flooring, between plywood layers, or in other concealed locations identified in the Contract Documents, the Contractor shall include the limited selective removal necessary to access and remove those materials.
- 16.8 Where actual quantities differ from those identified in the Contract Documents, the Contractor shall notify the Owner and Consultant before proceeding with work that may affect the Contract Price or Contract Time.

17.0 WASTE HANDLING, TRANSPORTATION, AND DISPOSAL

- 17.1 The Contractor shall be responsible for proper classification, handling, packaging, labelling, storage, transportation, and disposal of hazardous materials and hazardous waste generated by the Work.
- 17.2 Hazardous materials shall be disposed of only at facilities lawfully permitted to receive the materials being disposed.
- 17.3 Waste containers, bins, bags, and storage areas shall be maintained in a secure condition.
- 17.4 Hazardous waste shall be removed from the site promptly and shall not be allowed to accumulate unnecessarily.
- 17.5 The Contractor shall maintain transportation and disposal documentation for all hazardous materials removed from the site.

HAZARDOUS MATERIALS ABATEMENT

17.6 Disposal documentation shall be submitted to the Owner as part of completion documentation.

18.0 INSPECTION, TESTING, AND CLEARANCE

18.1 The Contractor shall arrange inspection, testing, air monitoring, and clearance documentation required by applicable regulations, the Contractor's abatement plan, and the Contract Documents.

18.2 Clearance shall be completed by a qualified person appropriate for the type of abatement work being performed. Where required by the Owner or applicable regulatory requirements, clearance shall be completed by an independent qualified person.

18.3 Where asbestos abatement is completed, provide documentation confirming that affected work areas have been cleaned and cleared for access by others or for demolition under a separate contract, as applicable.

18.4 The Owner may retain independent testing or inspection services at the Owner's discretion. The Contractor shall cooperate with such inspection or testing.

18.5 If inspection or testing identifies incomplete or non-compliant work, the Contractor shall correct the work at no additional cost to the Owner and provide updated clearance documentation.

19.0 UNKNOWN OR ADDITIONAL HAZARDOUS MATERIALS

19.1 If suspected hazardous materials not identified in the Hazardous Materials Survey Report or Contract Documents are encountered, the Contractor shall:

- .1 stop work in the affected area;
- .2 secure the affected area;
- .3 prevent disturbance or exposure;
- .4 notify the Owner and/or Consultant immediately;
- .5 await written direction before proceeding.

19.2 Suspected concealed hazardous materials may include, but are not limited to, materials concealed behind finishes, within wall, ceiling, roof, floor, or mechanical assemblies, or associated with pipe joints, sealants, electrical

HAZARDOUS MATERIALS ABATEMENT

components, flooring assemblies, roofing materials, floor levelling compound, vermiculite, ropes, gaskets, or pipe thread sealants.

19.3 Additional work arising from hazardous materials not identified in the Hazardous Materials Survey Report or Contract Documents shall be addressed in accordance with the change provisions of the Contract.

19.4 The Contractor shall not be entitled to additional compensation for hazardous materials identified in the Hazardous Materials Survey Report or otherwise identified in the Contract Documents, except where quantity adjustments are made in accordance with the Contract Documents.

20.0 UNIT PRICE WORK

20.1 The Bid Price shall include all hazardous materials abatement work identified in, shown in, or reasonably inferred from the Contract Documents, including the Hazardous Materials Survey Report.

20.2 Unit prices provided in the Stipulated Price Bid Form shall apply only to additional quantities of unit price work that are not identified in, shown in, or reasonably inferred from the Contract Documents, and only where such work is authorized in writing by the Owner before the work proceeds.

20.3 Unit prices shall include all labour, materials, equipment, supervision, containment, access, removal, handling, packaging, transportation, disposal, cleaning, documentation, overhead, and profit required to complete the applicable unit price work.

20.4 Measurement of authorized unit price work shall be based on actual quantities removed, as confirmed by the Contractor and reviewed by the Owner or Consultant.

21.0 COMPLETION

21.1 The Work will be considered complete when:

- .1 hazardous materials identified for removal under the Contract Documents have been removed, handled, transported, and disposed of in accordance with applicable requirements;

HAZARDOUS MATERIALS ABATEMENT

- .2 affected work areas have been cleaned;
- .3 required clearance documentation has been submitted;
- .4 waste transportation, disposal, and recycling documentation has been submitted;
- .5 temporary containment, signage, barriers, and equipment have been removed;
- .6 waste and debris generated by the Contractor's operations have been removed from the site;
- .7 damage caused by the Contractor's operations has been repaired;
- .8 the site has been left in a condition suitable for demolition under a separate contract.

- 21.2 Completion of the Work does not relieve the Contractor of responsibility for non-compliant work, improper disposal, incomplete documentation, or damage caused by the Contractor's operations.

END OF SECTION