



COMMUNITY HALL BUILDING DEMOLITION

CCDC 2 (2020) STIPULATED PRICE CONTRACT

**DISTRICT OF HUDSON'S HOPE
COMMUNITY HALL BUILDING DEMOLITION**

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	8
Stipulated Price Bid Form	Section 00 41 13	5
Supplementary Conditions	Section 00 72 43	2
Division 1 - General Requirements		
Summary of Work	Section 01 11 00	1
Division 2 – Existing Conditions		
Structure Demolition	Section 02 41 16	7

Documents Issued Separately

TITLE	SECTION	PAGES
CCDC 2 (2020) Stipulated Price Contract:		
• Agreement between Owner and Contractor		5
• Definitions		2
• General Conditions of the Stipulated Price Contract		23
CCDC Insurance Requirements – CCDC 41		1

Reference Information Issued Separately

TITLE	PAGES
• Site Plan – Community Hall Building Demolition	1
• Site and Building Photographs	9
• Hazardous Materials Survey Report	48

INVITATION TO BID

INVITATION TO BID

Owner: District of Hudson's Hope
Project: Community Hall Building Demolition

The Owner invites Bidders for the demolition of the existing Community Hall building.

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

Sealed bids clearly marked **"Sealed Bid – Community Hall Building Demolition"**, will be received in either hard copy or electronic PDF format prior to **July 28, 2026 at 2:00:00 p.m.**, local time.

Hard-copy Bids shall be delivered to:

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

Attention: Desirée LeBlanc, Director of Public Works & Engineering

Electronic Bids shall be submitted in PDF format by email with the subject line **"Sealed Bid – Community Hall Building Demolition"** to:

desiree@hudsonshope.ca

Bid Documents and reference material for this Contract will be available electronically through BC Bid at www.bcbid.gov.bc.ca. A notice of the opportunity, and a link to the BC Bid posting, may also be provided on the District of Hudson's Hope website for convenience.

Electronic Documents include:

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

Documents will be available for downloading commencing June 30, 2026.

END OF SECTION

INSTRUCTIONS TO BIDDERS

INSTRUCTIONS TO BIDDERS

CONTRACT: COMMUNITY HALL BUILDING DEMOLITION

1.0 INTRODUCTION

- 1.1 These Instructions to Bidders apply to and govern the preparation of Bids for the Work, which generally consists of demolition and removal of the existing Hudson's Hope Community Hall at 10310 Kylo Street, including loading, hauling, lawful disposal of demolition waste, protection of adjacent features, backfilling, rough site grading to facilitate temporary drainage, and all related work required by the Contract Documents.

Hazardous materials abatement will be completed under a separate contract prior to commencement of building demolition.

- 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 **July 21, 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 July 20, 2026 at 10:00 a.m. at the Hudson's Hope Community Hall located at 10310 Kylo 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: Community Hall Building Demolition"** at the following 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 PDF format, with the email subject line: **"Sealed Bid: Community Hall Building Demolition"** to the following email:

desiree@hudsonshope.ca

- 2.2 Bids must be received up to and including:
2:00 p.m. local time, July 28, 2026
(the "Bid Closing").
- 2.3 Bids delivered after the Bid Closing will not be accepted or considered and shall be returned unopened.

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, and any Addenda issued before Bid Closing.
- 3.2 The Site Plan, Site and Building Photographs, Hazardous Materials Survey Report, and other material expressly identified as Reference Information are provided to assist Bidders in understanding existing conditions. Reference Information does not form part of the Contract Documents and is not intended to be relied upon as a complete description of existing building or site conditions, material quantities, or demolition requirements.

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

INSTRUCTIONS TO BIDDERS

discrepancies between the Stipulated Price Bid Form and a post Bid Closing submission required by the Bid Documents shall be resolved in favor of the Stipulated Price Bid Form.

4.2 A Bid must include the following:

4.2.1 a completed and signed Stipulated Price Bid Form

4.2.2 Appendix A – Bidder's Qualification Statement; and

4.2.3 the Bid Deposit required by Article 8.0 of these Instructions to Bidders.

4.3 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:

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

4.3.2 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;

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

4.3.4 all escalation of costs for the Contract Time.

4.4 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.

4.5 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 Bidders shall carefully examine the Bid Documents. A Bidder that identifies an error, omission, discrepancy, or requirement requiring clarification shall notify the Owner in writing before Bid Closing.

INSTRUCTIONS TO BIDDERS

- 5.2 The Owner may issue an Addendum where the Owner considers clarification or correction necessary. Only written Addenda issued by the Owner shall modify the Bid Documents.
- 5.3 Telephone inquiries will not be answered. Oral information, interpretations, or representations from the Owner or its representatives shall not alter the Bid Documents.
- 5.4 A Bidder shall promptly notify the Owner if it becomes aware of a discrepancy between the Bid Documents and conditions at the Place of the Work observed during site examination.
- 5.5 The Bid Documents supersede all prior communications, negotiations, representations, and agreements relating to the Work.

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 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 The Stipulated Price Bid Form shall be signed by a person authorized to bind the Bidder. A scanned copy of a signed Bid Form submitted in PDF format will be acceptable for an Electronic Bid. A corporate seal is not required.

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

INSTRUCTIONS TO BIDDERS

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 11.2 – Contract Security of the General Conditions of the Contract.

- 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.

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 the 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 made the examinations and inquiries reasonably necessary to prepare its Bid and perform the Work.
- 9.3 Reference Information, including the Hazardous Materials Survey Report, is provided to assist Bidders but does not form part of the Contract Documents. Bidders shall make their own assessment of the relevance and reliability of such information for the purposes of preparing their Bids.
- 9.4 The Bidder shall not rely on oral information, interpretations, or representations from the Owner or its 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.
- 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.

INSTRUCTIONS TO BIDDERS

- 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 The Owner reserves the right, in its sole discretion, to reject any or all Bids and is not obligated to accept the lowest-priced Bid.
- 12.2 The Owner may reject a Bid that is incomplete, conditional, non-compliant, irregular, unrealistic, or not completed in accordance with the Bid Documents. The Owner may waive minor informalities or irregularities that, in the Owner's opinion, do not materially affect the Bid.
- 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 In evaluating Bids, the Owner may consider Bid Price, compliance with the Bid Documents, the Bidder's qualifications and experience, past performance, proposed schedule, financial capability, and ability to perform the Work.

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, deliver to the Owner the following:

INSTRUCTIONS TO BIDDERS

- 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 current WorkSafeBC clearance letter, dated no more than fourteen (14) calendar days before it is delivered to the Owner;
 - 13.2.3 certificates of insurance evidencing the coverage required by GC 11.1 – Insurance of the General Conditions of the Contract;
 - 13.2.4 such bond(s) as set out in GC 11.2 – CONTRACT SECURITY 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.

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.

INSTRUCTIONS TO BIDDERS

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: COMMUNITY HALL BUILDING DEMOLITION

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 reviewed the Place of the Work and conditions relevant to the Work;
- 1.3. hereby offer to perform the Work in accordance with the documents, for the Bid Price of:

Community Hall Building Demolition \$_____ 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 no later than **September 25, 2026**; and

3.0 WE CONFIRM:

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

STIPULATED PRICE BID FORM

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 current WorkSafeBC clearance letter, dated no more than fourteen (14) calendar days before it is delivered to the Owner;
 - (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
 - 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

STIPULATED PRICE BID FORM

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:

Email:

Attention:

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

Bidder:

(FULL LEGAL NAME OF CORPORATION, PARTNERSHIP OR INDIVIDUAL)

(AUTHORIZED SIGNATORY)

(AUTHORIZED SIGNATORY)



Corporate Seal Affixed Hereto

STIPULATED PRICE BID FORM

Appendix 'A' – Bidder's Qualification Statement

Contract: COMMUNITY HALL BUILDING DEMOLITION

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 up to three similar building demolition projects completed within the past five years.

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. Proposed Key Personnel: Identify the proposed Project Manager or primary contract contact and the proposed Site Superintendent.

Name: _____

Title / Position: _____

Name: _____

Title / Position: _____

Name: _____

Title / Position: _____

3. Key Major Subcontractors: Identify any major subcontractors proposed for the Work and describe their scope of work. If none are proposed, state "None."

Subcontractor: _____

Scope of Work: _____

Subcontractor: _____

Scope of Work: _____

SUPPLEMENTARY CONDITIONS

SUPPLEMENTARY CONDITIONS

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

3.1.3 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 3.4 – 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.

PART 9 – PROTECTION OF PERSONS AND PROPERTY

GC 9.4 – CONSTRUCTION SAFETY

9.4.5 Delete in its entirety and replace with the following:

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

SUPPLEMENTARY CONDITIONS

PART 11 – INSURANCE

GC 11.2 – CONTRACT SECURITY

Add new GC 11.2 as follows:

- 11.2.1 Prior to execution of the Contract, the Contractor shall furnish a Performance Bond in the amount of fifty percent (50%) of the Contract Price.
- 11.2.2 The Performance Bond shall be issued by a surety company licensed to transact business in the Province of British Columbia and shall be in the form of the current CCDC 221 Performance Bond, or another form acceptable to the Owner.
- 11.2.3 The Contractor shall maintain the Performance Bond in good standing until fulfillment of the Contractor's obligations under the Contract.
- 11.2.4 The cost of the Performance Bond shall be included in the Contract Price.

END OF SECTION

DIVISION 1 – GENERAL REQUIREMENTS

SUMMARY OF WORK

1.0 GENERAL

1.1 WORK COVERED BY CONTRACT

- .1 The Work under this Contract consists of the complete demolition and removal of the existing Community Hall located at **10310 Kylo Street, Hudson's Hope, BC.**
- .2 The Community Hall consists of an original building constructed circa 1953 together with additions constructed circa 1979 and 1980.
- .3 The Work generally includes demolition, removal of structures and foundations, disposal of materials, backfilling, rough site grading, and related site cleanup.
- .4 Detailed requirements are specified in Section 02 41 16 – Structure Demolition

1.2 RELATED WORK

- .1 Hazardous materials abatement will be completed under a separate contract prior to commencement of demolition activities.
- .2 Utility services serving the building will be disconnected by the Owner or applicable utility providers prior to commencement of demolition activities.

1.3 CONTRACTOR RESPONSIBILITIES

- .1 The Contractor shall provide all labour, materials, equipment, supervision, transportation, disposal services, and incidentals required to complete the Work.
- .2 The Owner will obtain the demolition permit for the Work.
- .3 The Contractor shall be responsible for obtaining and complying with all other permits, licenses, approvals, notifications, utility locates, and requirements necessary to perform the Work, unless specifically noted otherwise in the Contract Documents.
- .4 The Contractor shall be responsible for all costs associated with hauling, recycling, salvage, disposal, landfill tipping fees, permits, and approvals required to complete the Work.

1.4 SITE EXAMINATION

- .1 A non-mandatory site meeting will be held.
- .2 Bidders are strongly encouraged to examine the site and become familiar with existing conditions prior to submitting a Bid.

END OF SECTION

DIVISION 2 – EXISTING CONDITIONS

STRUCTURE DEMOLITION

1.0 GENERAL

1.1 DESCRIPTION OF WORK

- .1 The Work includes complete demolition and removal of the existing Community Hall and associated structures located at **10310 Kylo Street, Hudson's Hope, BC.**
- .2 The Work includes demolition, hauling, disposal, salvage, recycling, backfilling, grading, and site restoration activities necessary to leave the site in a safe and stable condition.
- .3 Unless otherwise directed by the Owner, the Work includes removal of the building and its attached appurtenances, foundations, slabs, footings, stairs, and below-grade structural components.

1.2 EXISTING CONDITIONS

- .1 Record drawings for the building are not available.
- .2 Information regarding existing building and site conditions is based on information available to the Owner and is provided to assist Bidders. The Contractor shall satisfy itself, through site examination and its own investigations, as to conditions relevant to its means, methods, sequencing, safety, and execution of the Work.
- .3 The building generally consists of an original structure constructed circa 1953 together with additions constructed circa 1979 and 1980.
- .4 A pre-demolition hazardous materials assessment report is included in the Contract Documents as reference information only.
- .5 The report was prepared for the purposes of hazardous materials identification and abatement and is not intended to be relied upon as a complete description of existing building conditions.

1.3 RELATED WORK AND HAZARDOUS MATERIALS

- .1 Hazardous materials abatement will be completed under a separate contract prior to commencement of demolition activities.
- .2 Upon completion of the hazardous materials abatement work, the Owner will provide the Contractor with available abatement completion or clearance documentation and will advise the Contractor when demolition may proceed.
- .3 Do not commence demolition until authorized in writing by the Owner.
- .4 If suspected hazardous materials are encountered during demolition, immediately

STRUCTURE DEMOLITION

stop work in the affected area, secure the area, and notify the Owner.

- .5 Do not disturb, remove, transport, or dispose of suspected hazardous materials until direction is received from the Owner.

1.4 PERMITS

- .1 The Owner will obtain a demolition permit for the Work.
- .2 The Contractor shall be responsible for obtaining all other permits, licenses, approvals, and notification required to perform the Work, unless specifically noted otherwise in the Contract Documents.
- .3 The Contractor shall comply with all conditions associated with the demolition permit.

1.5 EXISTING UTILITIES

- .1 The Owner will arrange for disconnection of utility services serving the building prior to commencement of demolition activities.
- .2 Natural gas service to the property has been permanently disconnected by the utility provider as of June 8, 2026.
- .3 Information regarding utility disconnections is provided for convenience only and shall not relieve the Contractor of responsibility to verify site conditions prior to commencing demolition operations.
- .4 Any active utility encountered during the Work shall be immediately reported to the Owner and protected from damage until appropriate direction is provided.

1.6 WATER FOR DUST CONTROL AND CONSTRUCTION USE

- .1 Subject to the Owner's authorization, the Contractor may obtain water from a municipal fire hydrant designated by the Owner for dust suppression and other construction-related purposes associated with the Work.
- .2 Contractor to coordinate hydrant access with the Owner's Representative before water is required.
- .3 The Contractor shall not operate, open, close, connect to, or otherwise use a municipal fire hydrant without authorization from the Owner.
- .4 Water shall be drawn only through an approved backflow-prevention assembly suitable for the intended use.
- .5 The Contractor shall provide all hoses, fittings, tanks, pumps, spray equipment,

STRUCTURE DEMOLITION

labour, and other equipment required for its use of water, including the backflow-prevention assembly.

- .6 Protect hydrants, municipal water infrastructure, and associated equipment from damage, contamination, and unauthorized use.
- .7 Use water efficiently and only for purposes directly related to the Work. Do not allow demolition debris, concrete wash water, fuels, oils, sediment-laden water, or other contaminants to enter the municipal water system, storm drainage system, sanitary sewer system, or adjacent properties.
- .8 Immediately report any leak, damage, suspected contamination, or other incident involving a hydrant or municipal water infrastructure to the Owner.

1.7 COORDINATION

- .1 Verify utility disconnections prior to commencing demolition.
- .2 Immediately notify the Owner of any conditions that may affect the Work.

2.0 PRODUCTS

2.1 BACKFILL MATERIALS

- .1 Suitable excavated material may be used for backfilling where approved by the Owner.
- .2 Do not use demolition debris, organic material, topsoil, contaminated material, or other deleterious material as backfill.
- .3 Where additional backfill material is required to restore the site to the required grades, imported fill material will be supplied by the Owner.
- .4 The Owner shall be responsible for obtaining, supplying, and delivering imported fill material to the Place of the Work.
- .5 The Contractor shall be responsible for placement, compaction, and grading of Owner-supplied fill material delivered to the site.

3.0 EXECUTION

3.1 GENERAL

- .1 Perform the Work in accordance with applicable regulations and accepted demolition practices.
- .2 Maintain safe site conditions throughout the Work.

STRUCTURE DEMOLITION

- .3 Protect adjacent properties, municipal infrastructure, and public areas from damage resulting from demolition operations.

3.2 SITE PROTECTION AND CONTROLS

- .1 Before commencing demolition activities, provide and maintain temporary construction fencing not less than 1.8 m (6 ft) high around the active Work area and other areas required to prevent unauthorized access.
- .2 Provide and maintain access gates, barricades, warning signage, and other measures required to protect workers and the public. Keep the site secure when unattended.
- .3 Control dust generated by demolition, loading, handling, and hauling operations. Use water or other suitable measures as necessary to prevent excessive dust from leaving the site.
- .4 Keep adjacent roads, sidewalks, and public areas free of mud, debris, and materials tracked or spilled from the site.
- .5 Do not permit demolition debris, fuels, oils, sediment-laden water, or other contaminants to enter storm drainage systems, sanitary sewer systems, or adjacent properties.
- .6 Do not carry out demolition, loading, hauling, or material-handling activities during high winds, severe weather, or other conditions that prevent the Work from being performed safely or that create a risk of dust, debris, or demolition materials leaving the site.
- .7 Suspend or modify dust-generating demolition activities when weather conditions result in, or are likely to result in, dust, debris, lightweight materials, or other demolition materials being carried onto adjacent properties, public roads, sidewalks, municipal lands, or into drainage systems.
- .8 The Contractor shall continuously monitor site and weather conditions and shall implement additional dust suppression, debris containment, material handling, or cleanup measures as required to prevent off-site impacts.
- .9 If dust, debris, or demolition materials leave the site, immediately stop the affected activity, take corrective action, and promptly clean affected adjacent areas to the satisfaction of the Owner.
- .10 The Owner may direct the Contractor to suspend or modify demolition activities where, in the Owner's opinion, weather conditions or site conditions create an

STRUCTURE DEMOLITION

unacceptable risk to public safety, adjacent properties, municipal infrastructure, or the environment. Such direction shall not relieve the Contractor of responsibility for properly planning and carrying out the Work.

3.3 DEMOLITION

- .1 Demolish and remove the Community Hall including:
 - Structural framing
 - Exterior walls and cladding
 - Roofing systems
 - Interior finishes
 - Mechanical and electrical systems
 - Foundations
 - Building floor slabs
 - Footings
 - Stairs
 - Attached appurtenances
 - Miscellaneous below-grade structural elements
- .2 Remove all demolition materials from the site unless otherwise directed by the Owner.
- .3 Existing sidewalks, asphalt paving, curbs, parking areas, exterior concrete pads, and other site improvements outside the building footprint are generally intended to remain in place.
- .4 The Contractor may remove or disturb asphalt paving, sidewalks, exterior concrete pads, and other site improvements immediately adjacent to the building where reasonably required to complete foundation removal, backfilling, rough grading, or safe demolition operations.
- .5 Where asphalt paving, sidewalks, exterior concrete pads, or other site improvements are removed or damaged as part of the Work, remove loose, broken, undermined, or unsafe material and leave the affected area in a safe and stable condition. Full replacement or restoration of disturbed paving and concrete is not required unless specifically directed by the Owner.
- .6 Do not damage municipal infrastructure, utilities, curbs, parking areas, sidewalks, or other site improvements beyond the area reasonably required to complete the Work.

3.4 FOUNDATION REMOVAL

- .1 Remove all visible concrete foundations, slabs, footings, and associated below-grade structural components.

STRUCTURE DEMOLITION

- .2 Remove foundation materials in their entirety to the limits reasonably accessible through conventional demolition methods.
- .3 Do not leave exposed concrete, demolition debris, or other deleterious material within areas to be backfilled or rough graded.

3.5 MATERIAL HANDLING AND DISPOSAL

- .1 The Contractor shall be responsible for all costs associated with handling, hauling, recycling, salvage, disposal, and landfill tipping fees associated with the Work.
- .2 The Contractor shall manage demolition materials in a lawful and environmentally responsible manner.
- .3 Unless otherwise approved in writing by the Owner, demolition materials shall be transported to and disposed of at the North Peace Regional Landfill, operated by the Peace River Regional District.
- .4 Materials diverted from landfill for recycling, recovery, or salvage may be transported to appropriately licensed facilities authorized to receive such materials.
- .5 The Contractor shall take reasonable steps to recycle, salvage, or otherwise divert recyclable demolition materials from landfill where practical and economically feasible.
- .6 No demolition debris, waste material, concrete, wood, or other deleterious material shall be buried on site.
- .7 Burning of demolition materials on site will not be permitted.

3.6 DISPOSAL DOCUMENTATION

- .1 Upon request by the Owner, the Contractor shall provide disposal receipts, haul tickets, recycling receipts, or other documentation demonstrating lawful disposal of demolition materials.
- .2 The Contractor shall retain disposal records for the duration of the Contract.

3.7 BACKFILL

- .1 Backfill excavations resulting from demolition activities with suitable on-site material or Owner-supplied imported fill.
- .2 Where additional fill is required, the Owner will supply and deliver imported fill material to the site.

STRUCTURE DEMOLITION

-
- .3 The Contractor shall spread, place, grade, and compact all backfill materials required to complete the Work.
 - .4 Place backfill in lifts suitable for the material and compaction equipment used, not exceeding 300 mm loose thickness.
 - .5 Mechanically compact each lift sufficiently to minimize future settlement and provide a stable surface suitable for rough grading and positive drainage.

3.8 ROUGH GRADING

- .1 Upon completion of backfilling operations, rough grade the site.
- .2 Grade the site to:
 - Blend with adjacent grades;
 - Promote positive drainage;
 - Eliminate depressions likely to collect standing water; and
 - Leave the site in a stable condition suitable for future redevelopment.
- .3 Final grading, topsoil placement, seeding, landscaping, and development-related site preparation are not included in the Work.

3.9 CONCEALED CONDITIONS

- .1 Immediately notify the Owner upon discovery of:
 - Underground storage tanks;
 - Buried structures;
 - Suspected hazardous materials;
 - Unexpected subsurface obstructions; or
 - Other unusual conditions.
- .2 Concealed conditions that could not reasonably have been identified during bidding may be addressed through the Contract change process.

3.10 SITE CLEANUP

- .1 Remove all equipment, debris, temporary works, and surplus materials from the site upon completion of the Work.
- .2 Leave the site in a clean, safe, and stable condition acceptable to the Owner.

END OF SECTION