



## **REQUEST FOR Quotes**

**2020 CEDARS MOTEL DEMOLITION**

**5720 – 4<sup>th</sup> Avenue, Edson, Alberta**

**TOWN OF EDSON**

**DEPARTMENT OF INFRASTRUCTURE AND PLANNING**

**2020-12-07**

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## CEDARS MOTEL DEMOLITION

### REQUEST FOR QUOTES

December 7, 2020

**Background:**

The Town of Edson is seeking quotations for the demolition of a building located on the west side of Edson at 5720 4<sup>th</sup> Avenue. The building is an abandoned 30 unit motel and the owner is in breach of an existing court order to remove the building.

Information regarding the building:

- 1.) The Town does not have drawings of the construction details for the building.
- 2.) Hazardous material investigation and clearance letter has been provided and included as an attachment to this RFQ.
- 3.) The hotel is close to the airport so there are height limitations. No equipment can extend more than 15 m above the height of the runway at the site.
- 4.) There are reports of transient occupancy within the building. Contractor will have to perform necessary checks and take measures to protect the site from unauthorized access before starting and during the work.
- 5.) Water, power, natural gas services are believed to be disconnected from the site and not in use.
- 6.) Because the owner is in breach of the consent order site inspection will be permitted to contractors to aid in submitting their quotations. Interested contractors should schedule their time with the Town by providing at least 48 hours notice in writing to [engineeringandplanning@edson.ca](mailto:engineeringandplanning@edson.ca) and ensure that COVID-19 safety protocols are observed during the site visit.
- 7.) Consent order permits the assistance of RCMP in removing trespassers from site and reducing interference from the landowner as required to complete necessary inspections or work.

### **Scope of Work:**

Successful proponent will be required, at a minimum, to undertake the following tasks:

- Perform any additional necessary investigations and abatements
- Ensure all utilities are disconnected and abandoned to the property line per utility owner requirements.
- Demolish and cap sanitary and water service lines at the property line
- Demolish the existing structure
- Remove any foundations and footings in such a manner that will permit future development
- Remove and dispose of all demolition debris from the site

### **Additional Terms:**

- 1.) Successful proponent (Contractor) shall be deemed Prime Contractor for the purposes of completing the work and shall be responsible for supervision, scheduling, health and safety compliance, and legislative compliance at the worksite.
- 2.) Burning, burying, or disposing of waste must be done at a licensed facility and is not permitted on the existing site.
- 3.) Town of Edson landfill is not currently licensed to accept hazardous waste such as asbestos or lead materials. Further information our landfill policies regarding demolition waste can be found at <https://www.edson.ca/residents/landfill>.
- 4.) Nonhazardous material can be hauled to the Town of Edson at a rate of \$30/tonne
  - a. One-week notice must be provided in writing before commencing hauling
  - b. Landfill access is between 11:00 am and 5:00 pm on operating days
  - c. Maximum material size not more than 900 mm in any one direction.
- 5.) The Town will furnish the development permits for the Contractor to perform the demolition.
- 6.) Contactor is responsible for preparing their own waste manifests and organizing the disposal for any hazardous materials discovered at the worksite.

- 7.) Contractor is responsible for obtaining their own engineering, as necessary, to perform the demolition safely.
- 8.) Contractor will be required to obtain a business license in the Town of Edson.
- 9.) Contractor will comply with all local, provincial and federal statutes including but not limited to waste regulations, noise bylaws, occupational health and safety legislation and environmental regulations.
- 10.) The Contractor will maintain insurance coverage for the Proposed Work. The minimum insurance coverage to be provided for this work shall be Public Liability, Property Damage, Vehicle and Equipment in the amount of at least two million dollars (\$2,000,000) per occurrence. A certified copy of the insurance coverage must be submitted to the Town prior to commencement of any work by the Contractor with an endorsement to provide the Town at least 30 days notice of change, cancellation or amendment to coverage.
- 11.) Invoicing will be via electronic submission as directed by the Town, and shall include WCB Clearance, Invoice, back-up as necessary and properly executed CCDC Form 9a – Statutory Declaration of Progress Payment Distribution by Contractor

#### **Quotation Submission:**

Quotes can be submitted electronically via email to [engineeringandplanning@edson.ca](mailto:engineeringandplanning@edson.ca) by 3:30 p.m. (local time), Tuesday, December 15<sup>th</sup>, 2020. Submissions should include the subject line: "Town of Edson – Cedars Motel Demolition Quotation."

#### **Questions and Clarifications:**

Questions can be submitted to [engineeringandplanning@edson.ca](mailto:engineeringandplanning@edson.ca). Questions should be submitted by December 10, 2020 to allow responses by deadline.

#### **Project Timeline:**

The successful proponent to commence work within two weeks of receiving a notice of award and continue until the work is complete

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### **Additional Contents of Quote:**

The additional contents of proposal submitted shall include the following:

- Experience on similar projects with references as necessary;
- Qualification and experience of principal staff and experience of proposed subcontractors for specialized tasks;
- Proposed total price;
- Proposed timeline to complete the works after being given notice to proceed;
- Limitations or exclusions;

### **Evaluation Criteria:**

Evaluation of responders to this request for quotations is based on the following:

- Anticipated cost – 50%
- Schedule to complete – 20%
- Experience and references for Contractor – 30%

### **Right to Reject Quotations:**

The Town of Edson reserves the right to reject any or all Quotes and the lowest cost Quote may not necessarily be accepted. The Town may decide, at its sole discretion, that no Quote submitted will be accepted and no Contract will be awarded pursuant to this process. In that event, all Proponents will be notified, and the Owner will have no liability to any Proponent.

### **Attachments:**

- Consent Order
- Hazardous Materials Investigation Report
- Photos of Cedars Motel
- Record Drawings of addition from Town Files (for information Only)



Clerk's Stamp:

COURT FILE NUMBER

2003 16203

COURT

COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE

EDMONTON

APPLICANT

TOWN OF EDSON

RESPONDENT

KAIROS PROPERTIES LTD.

DOCUMENT

**CONSENT ORDER**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

Attention: Sean Ward  
Reynolds Mirth Richards & Farmer LLP  
3200 Manulife Place  
10180 - 101 Street  
Edmonton, AB T5J 3W8  
Telephone: (780) 425-9510  
Fax: (780) 429-3044  
File No: 116010-002-SEW

I hereby certify this to be a true copy of the original.

  
for Clerk of the Court

DATE ON WHICH ORDER PRONOUNCED:

November 20 2020

LOCATION WHERE ORDER WAS PRONOUNCED:

Edmonton, Alberta

NAME OF JUSTICE WHO MADE THIS ORDER:

L.R.A. Ackerl

UPON THE APPLICATION of the Applicant, Town of Edson; AND UPON HEARING read the Affidavit of Brigitte Lemieux, filed; AND UPON NOTING the consent of counsel for the Respondent.

IT IS HEREBY ORDERED AND DIRECTED THAT:

1. The Respondent is in breach of the requirements of the *Municipal Government Act*, the Town's Land Use Bylaw, the Town's Community Standards Bylaw, Development Permit 054-2019, the SDAB Decision dated October 24, 2019 and the Order to Remedy dated December 20, 2019 (the "Applicable Requirements") with respect to the lands legally described as follows:

**PLAN 461AJ  
ALL THAT PORTION OF BLOCK (Z)  
DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF  
THE EASTERLY LIMITS  
OF THE ROAD AS SHOWN ON ROAD PLAN 2274MC WITH THE MOST  
SOUTH EASTERLY BOUNDARY  
OF SAID BLOCK (Z); THENCE NORTH EASTERLY ALONG THE SAID  
SOUTH EASTERLY BOUNDARY ONE HUNDRED AND NINETY (190) FEET;  
THENCE NORTH WESTERLY AND AT RIGHT ANGLES TO THE SAID  
SOUTH BOUNDARY ONE HUNDRED AND SIXTY (160) FEET; THENCE  
SOUTH WESTERLY AND PARALLEL TO THE SAID SOUTH EASTERLY  
BOUNDARY TO THE INTERSECTION OF THE EASTERLY LIMIT OF THE  
SAID ROAD; THENCE SOUTHERLY ALONG THE SAID EASTERLY LIMIT  
TO THE POINT OF COMMENCEMENT  
EXCEPTING THEREOUT ALL MINES AND MINERALS**

(the "Lands"), by reason of its failure to demolish and remove the structure located on the Lands in accordance with the Applicable Requirements.

- 2. The Respondent shall comply with the Applicable Requirements by:**
  - a. Immediately securing the structure located on the Lands to prevent unauthorized access to the structure located on the Lands by boarding up all openings in the structure and erecting a fence around the perimeter of the structure on the Lands;**
  - b. restoring operation of the beacon affixed to the roof of the structure located on the Lands no later than November 30, 2020;**
  - c. removing all garbage and other debris from the Lands no later than November 30, 2020;**
  - d. obtaining written confirmation from an engineer that the structure located on the Lands is structurally sound and capable of remediation no later than December 21, 2020;**
  - e. submitting a complete Development Permit Application with respect to the Respondent's proposed development of the Lands to the Town of Edson no later than November 30, 2020, and;**
  - f. in the event that the Town of Edson issues a Development Permit to the Respondent with respect to the proposed redevelopment of the Lands, comply with any requirements of the Development Permit which require the provision of security to the Town within thirty (30) days of issuance of the Development Permit.**




3. The Town, or its agents or representatives, are authorized to enter upon the Lands at any time to inspect for compliance with the Applicable Requirements and any Order made by this Honourable Court.
4. In the event that:
  - a. the Respondent does not comply with any of the requirements of paragraph 2 of this Order, or;
  - b. the Respondent's Development Permit Application is refused, and the time for an appeal of the refusal pursuant to the *Municipal Government Act* has expired

the Applicant or its agents, representatives, employees or a civil enforcement agency, may be at liberty to enter upon the Lands and carry out any and all of the relief ordered by the Court, by any means that the Applicant may deem fit including the demolition and removal of the structure located on the Lands, and all costs incurred by the Applicant shall be payable by the Respondent and shall be charged as taxes to the Lands described herein.
5. The Applicant shall have leave to reapply to this Honourable Court for any clarification or directions it may require.
6. The Respondent is restrained from interfering with the Town, its agents, representatives or civil enforcement agency, in entering the lands for the purpose of enforcing this Order.
7. The RCMP shall provide assistance to the Town in carrying out the provisions of This Order, if so required.
8. The Applicant shall have costs of this Application in the amount of \$1750.00.

  
\_\_\_\_\_  
COURT OF QUEEN'S BENCH OF  
ALBERTA IN CHAMBERS

Consented to by Kennedy Agrios

Per:   
\_\_\_\_\_  
Janice Agrios Q.C,  
Solicitors for the Respondent,  
KAIROS PROPERTIES LTD.

# HAZARDOUS MATERIALS CLEARANCE LETTER



**Prepared For:**

Sneh Singh  
604-351-1800  
[snehsingh@telus.net](mailto:snehsingh@telus.net)

**For the Property:**

The Cedars Motel (Former)  
5720 4<sup>th</sup> Avenue  
Edson, AB

**Prepared By:**

Cascade Environmental Consulting Ltd.

November 5, 2020

November 5, 2020

The Cedars Motel (Former)  
 Edson, AB

Attention: Sneh Singh

**Re: Clearance Letter for Hazardous Materials within The Cedars Motel, located in Edson, Alberta**

Cascade Environmental Consulting Ltd. personnel conducted a room by room walkthrough of The Cedars Motel located at 5720 4<sup>th</sup> Ave in Edson, AB to confirm that all hazardous materials, as listed below, have been properly removed as per applicable Alberta Occupational Health and Safety legislation.

See Table 1 below for a list of all hazardous materials removed from within the Site:

**Table 1: List of Hazardous Materials Removed from Site**

Building Material	Locations	Removed
<b>ASBESTOS</b>		
Drywall Jointing Compound	Throughout Site	Yes
Yellow Stone Pattern Sheet Flooring	Throughout Site	Yes
Ceiling Texture	Throughout Site	Yes
Light Grey Window Mastic	Various Windows Throughout Site	Yes
Mottled Red Sheet Flooring	Storage Rooms and Bathrooms – Building Addition	Yes
<b>LEAD</b>		
Delaminating Lead-Based White/Yellow Ceiling Paint	Room 100 (Front Office)	Yes
Delaminating Lead-Based Dark Grey Door Sill Paint	Throughout Site	Yes
Delaminating Lead-Based Beige Interior Door Frame Paint	Throughout Building Addition	Yes
Delaminating Lead-Based Light Blue/White Soffit Paint	Throughout Exterior of Site	Yes
Delaminating Lead-Based Brown Exterior Siding Paint	Throughout Exterior of Site	Yes
<b>MOULD</b>		
Suspect Visible Mould	Various Locations Throughout Site	Yes

Building Material	Locations	Removed
<b>MERCURY-CONTAINING COMPONENTS</b>		
Thermostat	Throughout Site	Yes
Fluorescent Lamps/Bulbs	Throughout Site	Yes
<b>OZONE-DEPLETING SUBSTANCES</b>		
Refrigerators	Throughout Site	Yes
Air Conditioners	Throughout Site	Yes
<b>RADIOACTIVE BUILDING COMPONENTS</b>		
Smoke Detectors	Throughout Site	Yes
<b>BIOHAZARDS</b>		
Fecal Matter	Room 204	Yes
<b>CHEMICALS</b>		
Paints	Storage Rooms	Yes
Various Building Maintenance Chemicals	Storage Rooms	Yes

If you have any questions or concerns, please contact Brady White at 780-699-3249 or by e-mail at [brady@cascadeenviro.ca](mailto:brady@cascadeenviro.ca).

Respectfully Submitted,

**Cascade Environmental Consulting Ltd.**

**Prepared by:**

Brady White, BSc  
 Environmental Consultant  
 Cascade Environmental Consulting Ltd.  
 Ref: 6268LT01BW

**Technical Review by:**

Chad McFadyen  
 Project Manager  
 Cascade Environmental Consulting Ltd.

**Final Review by:**

Vic Godbout, CET, CRSP, CMC  
 Principal  
 Cascade Environmental Consulting Ltd.

THE CEDARS  
MOTEL

CONCRETE  
WORK







CONSTRUCTION SITE  
NO TRESPASSING

CONSTRUCTION SITE  
NO TRESPASSING



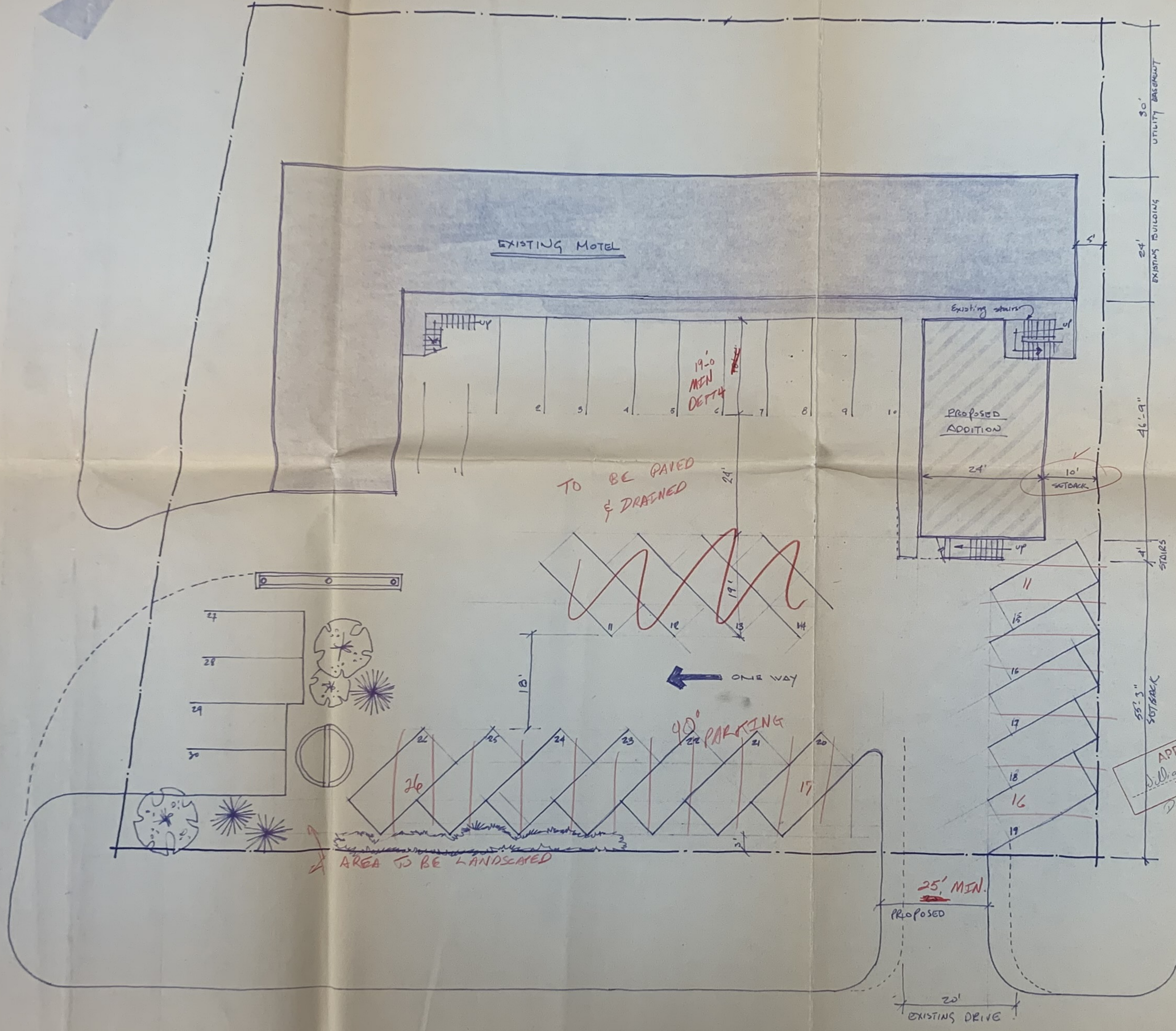




CONSTRUCTION SITE  
NO TRESPASSING

CONSTRUCTION SITE  
NO TRESPASSING





LEGAL DESCRIPTION

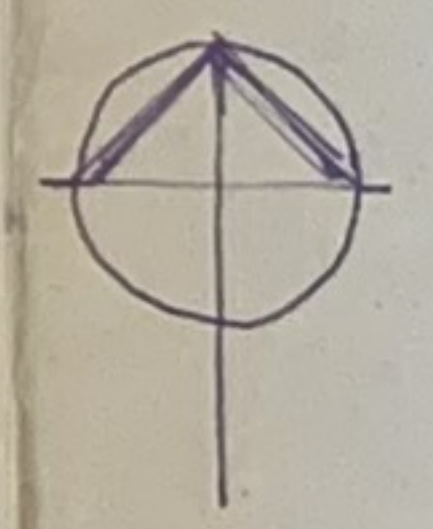
Block 2  
 PLAN 461 A.J.

EXISTING	: NO. OF UNITS	24
	PARKING	26
PROPOSED	: NO. OF UNITS	30
	PARKING	30

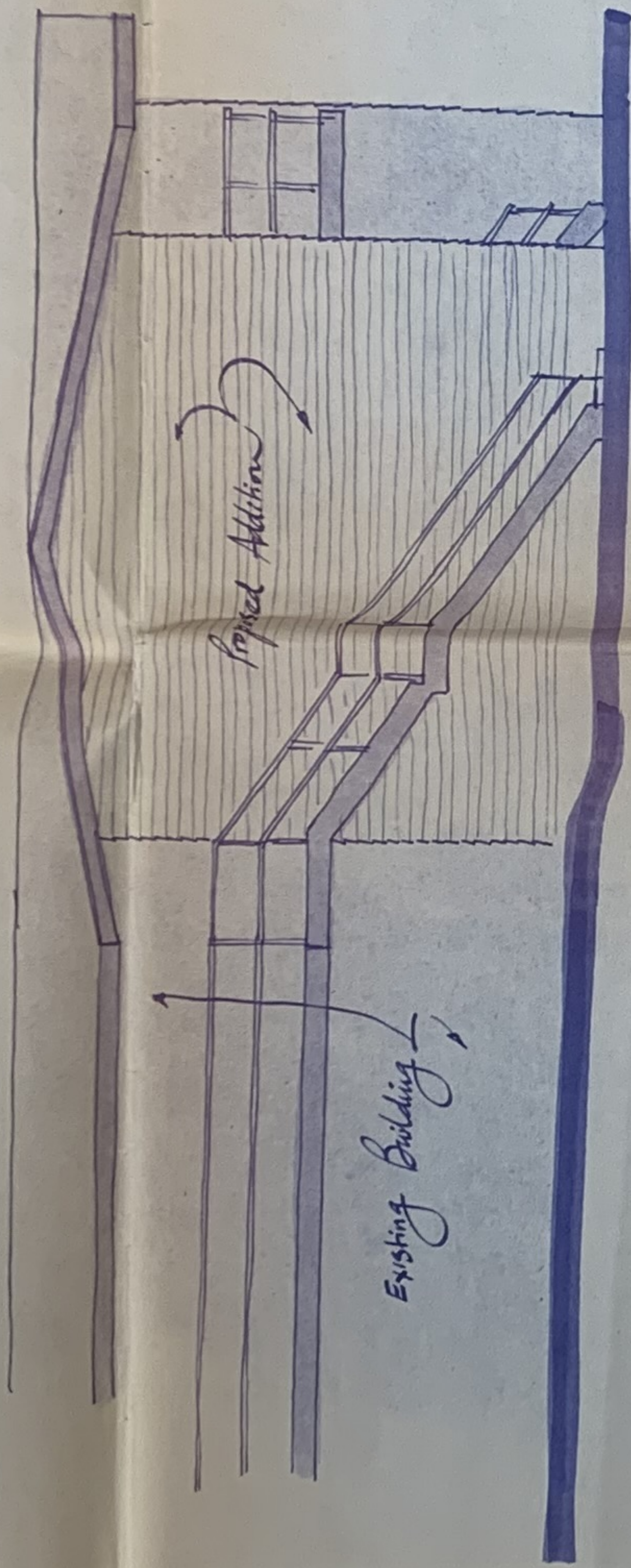
6 ADDITIONAL UNITS.

APPROVED  
 William O. Clark  
 Town of Edison  
 DP # 13-19

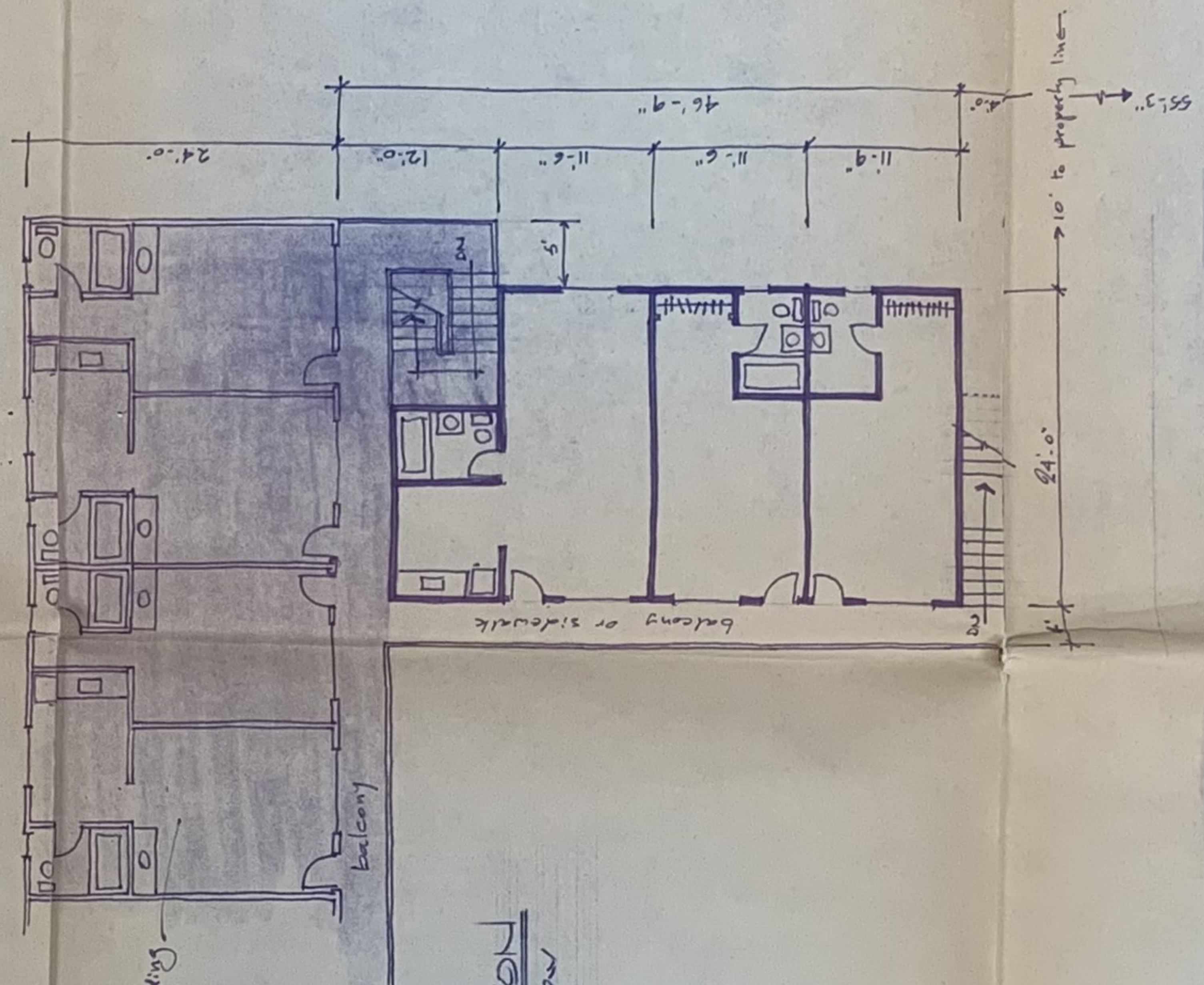
THE CEDARS MOTEL ADDITION  
 Revised Sub Plan







REVISED ELEVATION



shaded portion shows existing portion of building

THE CEDARS MOTEL ADDITION  
 REVISED FLOOR LAYOUT TO ALLOW  
 FOR REQUIRED 10' SETBACK

APPROVED  
 William O. Olson  
 Town of Edison  
 D.P. # 13 79



THE CEDARS MOTEL ADDITION

Revised Plan & Elevation