



REGIONAL DISTRICT of Fraser-Fort George

INVITATION TO TENDER ES-25-10

3rd Floor Renovations 155 George Street Office Building

Date Issued: July 8, 2025

Closing Location: Regional District Office
3rd Floor, 155 George Street,
Prince George, BC V2L 1P8

Mandatory Site Meeting: July 14, 2025 at 10:00 a.m.
Regional District Office
155 George Street, Prince George

Closing Date: July 29, 2025
2:00 p.m. (Pacific Standard Time)
No Public Opening

Inquiries: Email Bryan Boyes at bboyes@rdffg.bc.ca
Inquiries deadline: July 23, 2025 5:00 p.m.

Note: Late submissions will not be considered



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INVITATION TO TENDER

PART A – INTRODUCTION

The Regional District of Fraser-Fort George (the “Regional District”) hereby invites tenders from qualified contractors for renovations to the third floor of the Regional District’s office building located at 155 George Street, Prince George, British Columbia.

The primary objective of this renovation project is to reconfigure the existing layout to accommodate the addition of new office spaces and to convert a non-accessible washroom into a fully accessible facility in accordance with applicable building codes and accessibility standards.

- **Total Building Area:** 1,017 m² (10,944 sq. ft.)
- **Renovation Area:** 67 m² (721 sq. ft.)

The scope of work includes, but is not limited to, the following components:

1. Selective demolition
2. Installation of new floor framing
3. Modifications to lighting and HVAC systems, including updated reflected ceiling plans (RCP)
4. Electrical upgrades and complete RCP integration
5. Interior elevation modifications
6. Detailed wall assemblies and finishes
7. Replacement of ceiling tiles and flooring

The contract term is **September 2 to November 30, 2025**.

TENDER DOCUMENTS

The Invitation to Tender (ITT) documents may be obtained on or after **July 8, 2025**.

- (a) in a PDF (Public Document Format) file format from the Regional District's website at www.rdfq.ca;
- (b) on the BCBid® website at www.bcbid.gov.bc.ca.

All subsequent information regarding this ITT, including amendments, Addendum(s) and answers to questions will also be available as above.

It is the sole responsibility of the tenderer to ascertain that they have received a full set of Tender Documents. Upon submission of their bid, the tenderer will be deemed conclusively to have been in possession of a full set of Tender Documents (listed in Part B, Section 2.1).

Tenders not submitted in strict accordance with these instructions or not complying with the requirements in this ITT may be rejected.

To be considered, Tenders must be signed by an authorized signatory of the Tenderer. By signing the Tender, the Tenderer is bound to statements made in response to this ITT. Any Tender received by the Regional District that is unsigned will be rejected.



The lowest of any Tender will not necessarily be accepted. The Regional District of Fraser-Fort George reserves the right to accept or reject any or all Tenders.

TENDER SUBMISSION AND CLOSING LOCATION AND TIME

The Regional District will accept Tenders submitted either by direct delivery (hand delivery, courier or by post/mail) or electronically to the Closing Location and Time as outlined below.

Tenders will be received by the General Manager of Financial Services at the Regional District of Fraser-Fort George, 3rd floor, 155 George Street, Prince George, BC (the "**Closing Location**") not later than 2:00 p.m. local time on **July 29, 2025** (the "**Closing Date**") or by email to purchasing@rdffg.bc.ca. There will not be a public opening for this Tender.

Tenders must be in English and must be submitted using the submission methods below.

Closing Date for tenders is July 29, 2025 at 2:00 p.m. local Prince George time.

For Tenders to be submitted by hard copy direct delivery:

Two complete copies of your Tender must be submitted in a sealed envelope with the following information written on the outside of the envelope containing the tender, as well as on the outside of the courier envelope/box (if sending by courier):

1. Attention: General Manager of Financial Services
Regional District of Fraser-Fort George
3rd Floor, 155 George Street
Prince George, BC V2L 1P8
2. Invitation to Tender, ES-25-10
3rd Floor Renovations – 155 George Street Office Building
3. Responding Tenderer's name and address

Facsimile Tenders will NOT be accepted.

For Tenders to be submitted Electronically, with Bid Security:

"Prince George Time" will be conclusively deemed to be the time indicated in the electronic timestamp the Tender receives upon delivery to the email address specified herein.

Other than the Security Deposit, Tenderers must submit all portions of their Tender by email in accordance with the following:

Subject of the file to be: ES-25-10 - 3rd Floor Renovations – 155 George Street Office Building – (Insert Responding Tenderer's Name)

All emailed documents must be in PDF format and should be in one combined file. Tenderers should ensure that the files should not collectively exceed 30MB. Zip the files to reduce the size if needed. **Submitting the files via Drop Box, FTP, or similar programs, is not acceptable.**



Tenders must be submitted to purchasing@rdffg.bc.ca. Other than the Security Deposit, do not deliver a physical copy of the tender package to the Regional District of Fraser Fort George.

The Security Deposit must not be sent by email. The Security Deposit must be received by the General Manager of Financial Services, at the Regional District of Fraser-Fort George, 3rd Floor, 155 George Street, Prince George, BC on or before the Closing Date. The Security Deposit must be submitted in a sealed envelope with the following information written on the outside of the envelope containing the security deposit, as well as on the outside of the Courier envelope if being sent by courier.

1. Attention: General Manager of Financial Services
Regional District of Fraser-Fort George
3rd Floor, 155 George Street
Prince George, BC V2L 1P8
2. Invitation to Tender, ES-25-10
3rd Floor Renovations – 155 George Street Office Building
3. Responding Tenderer's name and address

The Regional District does not assume any risk or responsibility or liability, including in contract or tort (including negligence), whatsoever to any Tenderer:

1. for ensuring that any electronic email system being operated by or for the Regional District is in good working order, able to receive transmissions, or not engaged in receiving other transmissions such that a Tenderer's electronic transmission, including the transmission of an electronic copy of its Tender, cannot be received;
2. for errors, problems or technical difficulties with respect to a Tenderer's electronic transmission, including the transmission of an electronic copy of its Tender;
3. that a Tenderer's electronic transmission, including the transmission of an electronic copy of its Tender, is received by the Regional District of Fraser-Fort George in its entirety or within any time limit specified by this Tender.

PART B – INSTRUCTIONS TO TENDERERS

The Regional District of Fraser-Fort George, hereinafter referred to as the Regional District, invites Tenders for:

ES-25-10 - 3rd Floor Renovations – 155 George Street Office Building

Instructions regarding obtaining the Tender Documents are contained in Part A: Introduction.

Questions relating to the tender or project must be directed to:

Bryan Boyes, Utilities Leader
Regional District of Fraser-Fort George
155 George Street
Prince George, BC V2L 1P8
Phone: 250-960-4400; Email: bboyes@rdffg.bc.ca



Deadline for question submissions is 5:00 p.m. (local time) on July 23, 2025.

Those questions that are determined to be of a common interest to all potential Tenderer's will be summarized and posted as Addendum(s) on the Regional District's website as well as the BCBid® website.

ACKNOWLEDGEMENT LETTER

Upon receipt of this Invitation to Tender, a potential Tenderer should complete and sign the Acknowledgement Letter at Appendix A and email the signed Acknowledgement Letter to bboyes@rdffg.bc.ca. A Tenderer who signs and returns the Acknowledgement Letter is not obligated to submit a Tender.

Any Tenderer who does not submit the Acknowledgement Letter will not be sent any Addendum(s), or answers to questions and may be disqualified.

MANDATORY SITE MEETING

All prospective Tenderers must attend the site meeting. The Project Manager or delegate will provide an overview of the contract expectations and be available for questions pertaining to this ITT. The purpose of the site meeting is for Tenderers to satisfy themselves as to the nature of the work in general, to clarify their understanding of the scope of work, to view the sites, to determine specifications, and to have the opportunity to ask questions regarding the project and any other circumstances which may influence their Tender.

Oral questions will be allowed at the Tenderers' meeting. However, questions of a complex nature, or questions where the Tenderer requires anonymity, should be forwarded in writing, prior to the meeting, to the Project Manager.

The Regional District will not, under any circumstances, make accommodations for rescheduling, or holding any additional site meetings or providing individuals access to the sites.

The mandatory site meeting will be held at 10:00 a.m. on July 14, 2025 at:

**Regional District of Fraser-Fort George
155 George Street
Prince George, BC**



TENDER PROCESS

1.0 Definitions

- 1.1 **"Addendum(s)"** means all additional information regarding this ITT including amendments to the ITT.
- 1.2 **"BC Bid"** means the BC Bid website located at www.bcbid.ca.
- 1.3 **"Board"** means the Board of the Regional District.
- 1.4 **"Closing Location"** means the location specified in Part A - Introduction.
- 1.5 **"Closing Time"** means the closing time and date specified in Part A - Introduction.
- 1.6 **"Contract"** means the contract substantially in the form attached to this ITT.
- 1.7 **"Contractor"** means the successful Tenderer to the ITT who enters into a Contract with the Regional District.
- 1.8 **"Form of Tender"** means the form of tender attached to this ITT.
- 1.9 **"ITT"** means the solicitation described in this document, including any attached or referenced appendices, schedules or exhibits and as may be modified in writing from time to time by the Regional District by Addendum(s).
- 1.10 **"Project Manager"** means the Regional District's representative.
- 1.11 **"Tender"** means a submission in response to this ITT.
- 1.12 **"Tender Documents"** means the documents listed in section 2.1.
- 1.13 **"Tenderer"** means the person submitting a Tender.
- 1.14 **"Regional District"** means the Regional District of Fraser-Fort George.
- 1.15 **"Must"** means a requirement that must be met in order for a Tender to receive consideration.
- 1.16 **"Should"**, or **"May"** means a requirement having a significant degree of importance to the objective of the ITT, but which the Regional District would strongly prefer to be fulfilled, and which the Regional District may in its sole discretion elect to treat the failure to fulfill as a grounds for rejection of a Tender.
- 1.17 **"Work"** means the total construction and related services required by the Tender documents.



2.0 Tender Documents

2.1 The Tender Documents are:

- (a) Part A – Introduction;
- (b) Part B – Instructions to Tenderers; and
- (c) Appendices:
 - i. Appendix A – Acknowledgment Letter;
 - ii. Appendix B – Bidder Checklist;
 - iii. Appendix C – Tender Form;
 - iv. Appendix D – Schedule of Prices – Tendered Price;
 - v. Appendix E – List of Contractor's Personnel;
 - vi. Appendix F – List of Subcontractors;
 - vii. Appendix G – Tender's Experience in Similar Work;
 - viii. Appendix H – Preliminary Works Schedule
 - ix. Appendix I – Conflict of Interest Disclosure Statement
 - x. Appendix J – Goods and Services Tax Information;
 - xi. Appendix K – Contract Agreement; and
 - xii. Appendix L – Specifications; and
 - xiii. Appendix M - RDFFG 155 George St 3rd Floor Renovation Drawings
 - xiv. Appendix N - RDFFG 155 George St Original Building Drawings- Reference
 - xv. Appendix O - RDFFG 155 George St 3rd Floor Renovation 701 BC Building Code 2024 Review

2.2 If there is a conflict between or among the Specifications and the other Tender Documents, the other Tender Documents shall prevail over the Specifications.

3.0 Acceptance of Terms and Conditions

Submitting a Tender indicates acceptance of all the terms and conditions set out in the ITT, including those that follow and that are included in all appendices and any Addendum(s).



4.0 Submission Instructions

- 4.1 Each Tenderer must complete and provide Appendix A and C through J.
- 4.2 All prices and notations should be legibly written in a non-erasable medium. Erasures, interlineations, or other corrections should be initialed by an authorized signatory of the Tenderer.
- 4.3 Subject to any alternatives or options in respect of which the Regional District requests pricing or other information in an Appendix to the ITT, Tenders are to be all inclusive and without qualification or condition.
- 4.4 The Regional District may, at any time and for any reason, extend the Closing Time by means of a written amendment published on the Regional District's website, at www.rdffg.ca and at BC Bid.
- 4.5 Each Tender must be signed by an authorized signatory or authorized signatories of the Tenderer, as is necessary for due execution on behalf of the Tenderer. Each Tender by a company or partnership should specify the full name of the legal entity submitting the Tender.
- 4.6 It is the sole responsibility of the Tenderer to ascertain that they have received a full set of the Tender Documents. Upon submission of their Tender, the Tender will be deemed conclusively to have been in possession of a full set of the Tender Documents.
- 4.7 If the Regional District, in the Regional District's sole discretion, determines that a clarification, addition, deletion, or revision of the ITT is required then the Regional District will issue an addendum, and the addendum will be posted on the Regional District website and BC Bid.
- 4.8 It is the sole responsibility of the Tenderer to check for Addendum(s). Addendum(s) issued during the time of Tendering must be signed by the Tenderer and included with the Tender and will become a part of the Tender documents.
- 4.9 The Regional District will not be responsible for any costs incurred by the respondent which may result from the preparation or submission of documents pertaining to this Tender. Accuracy and completeness of a Tender is the Tenderer's responsibility.

5.0 Discrepancies or Omissions

- 5.1 Tenderers finding discrepancies or omissions in the specifications or other documents herein or having doubts on the meaning or intent of any part thereof, should immediately request in written form, either by email or by mail, clarification from the Project Manager. Upon receipt of the written request for clarification, the Project Manager may, in the person's sole discretion, send written instructions or explanations to all parties registered as having returned the acknowledgement letter, and make amendments to this ITT. No responsibility will be accepted for oral instructions. Any requests must be received prior to 5:00 p.m. on July 23, 2025.
- 5.2 It is the responsibility of each Tenderer to thoroughly examine the Tender Documents and satisfy itself as to the full requirements of this ITT and their acceptability to the Tenderer.



6.0 Late Submissions

Tenders will be marked with their receipt time upon receipt. Only complete Tenders received before the Closing Time will be considered to have been received on time. Tenders received late will be marked late and not considered or evaluated. In case of a dispute, the Tender receipt time as recorded by the Regional District will prevail whether accurate or not.

7.0 Changes to Tenders

A Tenderer that has already submitted a Tender may amend its Tender prior to the Closing Time:

- (a) For changes to price only, by submitting an amendment via email or mail at the address identified at the beginning of Part B of this Invitation to Tender, identifying a plus or minus variance to the Tenderer's Tender Price; or
- (b) In all cases, by delivering a completely new Tender in accordance with Part A to this Invitation to Tender, clearly indicating it replaces the previously submitted Tender.

Any such revision must clearly identify the ITT number and the Closing Time. A Tender revision submitted as aforesaid shall effectively amend the Tender and the Regional District shall only review and evaluate the Tender as amended.

8.0 Bid Prices

- 8.1 The Tenderer will be deemed to have satisfied themselves as to the sufficiency of the Tender for the work and the price stated in the Schedule of Prices. These prices will cover all their obligations under the Contract, and all matters necessary to the proper completion and maintenance of the work, and will include the supply of all labour, equipment material, supervision, services, taxes and assessments, together with the Tenderer's overhead and profit, except where otherwise provided elsewhere in this ITT.
- 8.2 Tender prices must remain open for acceptance for a period of 90 days from the Closing Date unless otherwise stated by the Regional District.

9.0 Subcontractors

All Subcontractors, including affiliates of the Tenderer, should be clearly identified in the Tender as per the form attached as Appendix F.

A Tenderer may not subcontract to a firm or individual whose current or past corporate or other interests, may, in the Regional District's opinion, give rise to an actual, perceived or potential conflict of interest in connection with the services described in the Tender. This includes, but is not limited to, involvement by the firm or individual in the preparation of the Tender or a relationship with any employee, contractor or representative of the Regional District involved in preparation of the Tender, participating in evaluation or in the administration of the Contract. If a Tenderer is in doubt as to whether a proposed Subcontractor might be in a conflict of interest, the Tenderer should consult with the Project Manager prior to submitting a Tender. By submitting a Tender, the Tenderer represents that it is not aware of any circumstances that would give rise to a conflict of interest that is actual, perceived or potential, in respect of the Tender.



10.0 Rejection of a Tender

- 10.1 The Regional District may, in its sole discretion, reject any and all Tenders, or accept the Tender deemed most favourable in the interests of the Regional District. The lowest, or any Tender, will not necessarily be awarded.
- 10.2 Tenders which contain qualifying conditions or otherwise fail to conform to the instructions contained in this ITT may be disqualified or rejected. The Regional District may, however, in its sole discretion, reject or retain for its consideration Tenders which are non-conforming because they do not contain the content or form required by the ITT, or for failure to comply with the process for submission set out in this ITT, whether or not such non-compliance is material.
- 10.3 The Regional District's intent is to enter into a Contract with the Tenderer who has submitted the best offer. The Regional District reserves the right to accept any or none of the Tenders submitted and will evaluate Tenders based on the best value offered to the Regional District and not necessarily the lowest price. The Regional District reserves the right in its sole unrestricted discretion to:
 - (a) accept any Tender which the Regional District deems most advantageous to itself;
 - (b) reject any and/or all irregularities in a Tender submitted;
 - (c) waive any defect or deficiency in a Tender whether or not that defect or deficiency materially or substantially affects the Tender and accept that Tender;
 - (d) reject any and/or all Tender for any reason, without discussion with the Tenderer(s);
 - (e) accept a Tender which is not the lowest Tender; and
 - (f) cancel or reissue the Tender without any changes.
- 10.4 Without limiting any other provision of this Tender, the Regional District may, in its sole discretion, reject a Tender submitted by a Tenderer, if the Tenderer or any officer or director of a corporate Tenderer, is, or has been within a period of two years prior to the Closing Time, engaged either directly or indirectly through another corporation or legal entity in a legal proceeding initiated in any court against the Regional District in relation to any contract with, or works or services provided to the Regional District.

11.0 Conflict of Interest

- 11.1 When submitting a Tender, the Tenderer must complete, sign and include with their Tender a conflict of interest disclosure statement (Appendix I).
- 11.2 Without limiting any other provision of this ITT, the Regional District may reject a Tender based on an actual, potential or perceived conflict of interest.

The Regional District may reject any Tender where:

- a. one or more of the directors, officers, principals, partners, senior management employees, shareholders or owners of the Tenderer, is an officer, employee or director of the Regional District or a consultant involved in the procurement process, or is a member of the immediate family of an officer, employee or director of the Regional District or a consultant involved in the procurement process; or
- b. in the case of a Tender submitted by a Tenderer who is an individual person, where that individual is an officer, employee or director of the Regional District or a consultant involved in the procurement process, or is a member of the immediate family of an officer, employee or director of the Regional District or a consultant involved in the procurement process.

A Tenderer who has any concerns regarding whether a current or prospective employee, advisor or member of that Tenderer is, or may be, a Restricted Party, is encouraged to request an advance decision by submitting to the Project Manager, not less than ten working days prior to the Closing Time, by email, the following information:

- (a) names and contact information of the Tenderer and the person for which the advance opinion is requested;
- (b) a description of the relationship that raises the possibility or perception of a conflict of interest or unfair advantage; and
- (c) copies of any relevant documentation.

The Regional District may make an advance decision regarding whether the person is a Restricted Party, and whether the Regional District will reject a Tender based on the information provided.

12.0 Tender Evaluation

- 12.1 The purpose of this ITT is to select a Tenderer with the capability and experience to efficiently and cost effectively complete the work described in this ITT.
- 12.2 The Regional District shall be the sole judge of a Tender and its decision shall be final. The Regional District staff shall use the following criteria to evaluate tenders received:
 - a. tender's qualifications and experience;
 - b. past work experience with similar projects;
 - c. acceptability of reference checks;
 - d. preliminary works schedule; and
 - e. tender price.
- 12.3 The Tenderer acknowledges that the Regional District may rely upon criteria that the Regional District deems relevant even though such criteria may not have been disclosed to the Tenderer. By submitting a Tender, the Tenderer acknowledges the Regional District's right under this clause and absolutely waives any right of action against the Regional District for the Regional District's failure to accept the Tenderer's Tender, whether or not such right of action arises in contract, negligence, bad faith or any other cause of action.



12.4 Notwithstanding any other provision in this ITT, the award of a Contract by the Regional District may be subject to the availability of funding and the approval of the Board.

13.0 Proof of Ability

The Tenderer will be competent and capable of performing the Work. The Tenderer is required to provide evidence of previous experience and financial responsibility before the contract is awarded.

14.0 Security Deposit

A certified cheque, bank draft or money order in the amount of \$5,000 must accompany the Tender. This security deposit will be returned to all unsuccessful bidders within 90 days of Tender opening and to the successful bidder when a contract has been executed. Failure of the successful bidder to execute the contract upon award by the Regional Board will result in forfeiture of the Security Deposit.

15.0 Examination of Contract Documents and Site

15.1 The Tenderer will satisfy themselves as to the practicality of executing the work in accordance with the Contract, and they will be held to have satisfied themselves in every particular before making up their Tender by inquiry, measurement, calculation and inspection of the site.

15.2 The Tenderer will examine the site and its surroundings and, before submitting their Tender will satisfy themselves as to the nature of the site, the quantities and nature of the work and equipment necessary for the completion of the work, and the means to access to the site, the accommodation they may require, and in general, will obtain all relevant information as to risks, contingencies and other circumstances which may influence their Tender.

16.0 Liability for Errors

16.1 The Regional District will not be responsible for any costs incurred by Tenderers as a result of the preparation or submission of a Tender pertaining to this ITT. The accuracy and completeness of the Tender is the Tenderer's responsibility. If errors are discovered, they will be corrected by the Tenderer at their expense.

16.2 Tenderers acknowledge that the Regional District, in the preparation of the ITT supply of oral or written information to Tenderers, review of Tenders or the carrying out the Regional District's responsibilities under this ITT, does not owe a duty of care to Tenderers.

17.0 Limitation of Liability

No Tenderer shall have any claim for compensation of any kind whatsoever as a result of participating in this ITT.

In the event that the previous paragraph is found to be invalid by a court of competent jurisdiction, then this paragraph will apply. By submitting a proposal, a tenderer agrees that they will not claim damages in excess of an amount equivalent to the reasonable costs incurred by the tenderer in preparing their tender for matters relating to this ITT or in respect of the competitive tender process, and the tenderer, by submitting a tender, waives any claim for loss of profits if a contract is not entered into with the Tenderer.

18.0 Ownership of Tenders and Freedom of Information

- 18.1 Tenders will be received and held in confidence by the Regional District, subject to the provisions of the Freedom of Information and Protection of Privacy Act and this ITT. Each Tender should clearly identify any information that is considered to be confidential or proprietary information.
- 18.2 As an exception to Tenders being received and held in confidence, Tenderers are advised and acknowledge that any contract entered into as a result of this Tender may be subject to Board approval, which may be discussed and voted on at a meeting of the Board that is open to the public. If Board approval is required, details of Tenders, including but not limited to proposed or negotiated fees, may be provided to the Board in a publicly available staff report, discussed at a Council meeting that is open to the public, and posted on a publicly available electronic agenda on the Regional District's website.

19.0 Confidentiality

In accordance with the *Freedom of Information and Protection of Privacy Act*, Tenderers will treat as confidential and will not, without prior written consent of the Regional District, publish, release, or disclose, or permit to be published, released, or disclosed, any information supplied to, obtained by, or which comes to the knowledge of a Tenderer as a result of this ITT except insofar as such publication, release or disclosure is required by the laws of British Columbia.



PART C – CONTRACT CONDITIONS

1. Form of Contract

A sample contract agreement is included as Appendix L.

2. Start and Duration of Contract

The term of the Contract will begin on September 2, 2025 at 12:01 a.m., and the Contract will remain in force until midnight on November 30, 2025

3. Term and Termination

The term of this Contract shall commence as set out in Section 2. and shall continue in effect until terminated by either party as provided herein. Either party may terminate this Agreement at any time, with or without cause, by providing not less than 30 business days advance written notice to the other party. The Contractor or the Regional District may terminate this Agreement immediately in writing if either party becomes insolvent, enters bankruptcy, receivership, or other like proceeding (voluntary or involuntary) or makes an assignment for the benefit of creditors.

4. Intent of Contract Documents

This Contract is not an agreement of employment. The Contractor is an independent contractor, and nothing herein will be construed to create a partnership, joint venture, or agency and neither party will be responsible for the debts or obligations of the other.

5. Assignment of Contract

The Contractor will not sublet, sell, transfer, assign, or otherwise dispose of the Contract or any portions thereof, or their right, title or interest therein, or their obligations thereunder without written consent of the Regional District, except for an assignment to a bank of the payments to be received hereunder.

6. Payment

The Contractor will invoice the Regional District on a monthly basis. The invoice will itemize payment due for services delivered at the facility during the previous month based on the Tender Sum in the Schedule of Prices. Each invoice submitted should include a reference to contract ES-25-10.

The Regional District will, by the thirtieth day of the month following that for which payment is required on receipt of an invoice and on advice from the Manager that the Work has been satisfactorily carried out, pay the Contractor for Work completed in accordance with the Contract in the previous month. No payment will be made for materials supplied by the Regional District.

7. Changes to the Contract Work

The Regional District, without invalidating the Contract, may make changes by altering, adding to, or deducting from the work. The Contractor will proceed with the work as changed and the work will be executed under the provisions of the Contract. No changes will be undertaken by the Contractor



without written order of the Regional District, except in an emergency endangering life or property, and no claims for additional compensation will be valid unless the change was so ordered. The Regional District will entertain no payment for extra work or changes in the Contract unless a "Change Order" form is completed and signed by the Regional District and the Contractor.

If, in the opinion of the Regional District, such changes affect the Contract amount, these will be adjusted at the time of ordering the changes. The value of the addition or deduction from the Contract amount will be decided by the Regional District based on a lump sum estimate submitted by the Contractor and accepted by the Regional District.

8. Insurance

The Contractor shall, without limiting its obligations or liabilities, and at its own expense, provide and maintain throughout the Contract term, the following insurance with insurers licenced in the Province of British Columbia, in forms acceptable to the Regional District. All required insurance (except automobile insurance on vehicles owned by the Contractor) shall be endorsed to show the Regional District as additional insured and to require that the Regional District be provided with 30 days' advance written notice of cancellation or material change. The Contractor will provide the Regional District with evidence of the required insurance, in a form acceptable to the Regional District, upon notification of award and prior to the execution and delivery of the Contract:

- i. Commercial General Liability (CGL) in an amount not less than \$5,000,000 inclusive per occurrence insuring against bodily injury and property damage and including liability assumed under the Contract. Such CGL coverage shall include the following liability extensions: Contingent Employers Liability, Broad Form Products & Completed Operations, Personal Injury, Blanket Contractual, and Cross Liability. The Regional District is to be added as an additional insured.
- ii. Where the Contractor requires the use of Automobiles to undertake the work of the Contract, the Contractor will have the following:
 - a. Automobile Liability on all vehicles owned, operated, or licenced in the name of the Contractor in an amount not less than \$3,000,000 per occurrence.
 - b. Non-owned Automobile Liability insurance in an amount not less than \$3,000,000 per occurrence.
- iii. Equipment insurance on all equipment owned or rented by the Contractor to its full insurable value.

The Contractor shall ensure that all subcontractors forming from this Contract meet the insurance requirements outlined above.

It is the sole responsibility of the Contractor to determine if additional limits of liability insurance coverage are required to protect them from risk.

9. Damage to Existing Property

In the event of damage to the Regional District's property arising from actions of the Contractor, the procedure will be as follows:

1. The Contractor will immediately advise the Regional District of any damage to the Regional District's property.



2. Upon investigation, the Regional District will notify the Contractor of damages to be repaired.
3. If the Contractor does not reply within 72 hours, the Regional District will repair, to the appropriate specifications or regulations, and deduct the cost of the repair from payment to the Contractor.

10. WorkSafeBC

The Contractor will use due care and take all necessary precautions to assure the protection of persons and property while undertaking the Work and will comply with the Workers Compensation Act of the Province of British Columbia.

Prior to undertaking any of the Work in this Service Agreement, the Contractor will provide the Regional District with a Clearance Letter confirming they are in good standing with WorkSafeBC and will pay and keep current all assessments required by WorkSafeBC in relation to the Service Agreement amount.

Out of Province Contractors will be compliant with WorkSafeBC's registration requirements pertaining to out-of-province firms. Where WorkSafeBC registration requirements allow for a Contractor to be registered with another Province's Worker's Compensation Board or like organization, the Contractor will provide the Regional District with their registration number and written documentation confirming that the Contractor is in good standing with the appropriate Worker's Compensation Board, or like organization. The Contractor will pay and keep current all assessments required to maintain good standing in relation to the Service Agreement amount.

11. Indemnity and Release by Contractor

Notwithstanding the compliance of the Contractor with all the clauses concerning insurance, the Contractor shall indemnify, protect, and save harmless the Regional District, its officials, officers, employees, volunteers, servants, and agents from and against any and all liabilities, damages, losses, claims, costs, expenses of any kind whatsoever (including legal costs), and actions recoverable by any third party from the Regional District, arising from or caused by a negligent act or omission of, or breach of this Agreement on the part of, the Contractor, and shall be paid by the Contractor. If the Regional District pays, or is required to pay, any damages, costs, or fees on account of the actions, claims and demands herein recited, or if the property of the Regional District shall be charged in any way as a result of the aforesaid actions, causes of actions, and claims for demands, then the Regional District shall be entitled to recover from the Contractor all such damages, costs, fees or other charges together with any costs or expenses incurred in so doing. The Contractor covenants and agrees that this clause shall survive the termination of the Contract herein granted.

12. Force Majeure

If either the Contractor or the Regional District are prevented from performing their obligations under the Contract, or where the Regional District's work in respect of which the Contractor is providing Services, cannot be performed because of: an act of God; an act of a legislative, administrative or judicial entity; fire; flood; labour strike or lock-out; epidemic; pandemic; unusually severe weather; or other similar cause outside of the control of the Parties (collectively "Force Majeure"), then the obligations of the Contractor and the Regional District under the Contract shall be suspended for so long as the condition constituting Force Majeure continues. The Party affected by Force Majeure



shall provide the other Party with notice of the anticipated duration of the Force Majeure event, any actions being taken by the Party providing notice to avoid or minimize the effect of the Force Majeure event and shall make reasonable efforts to remove or mitigate the effects of the condition constituting Force Majeure. Upon the termination of the Force Majeure event, the Regional District shall grant to the Contractor a time extension for performance of the agreed upon dates for service required as part of the Services as may be agreed with the Contractor or, if the Regional District and the Contractor are unable to reach agreement, as determined by the dispute resolution process under Part C, Section 22. "Dispute Resolution". Whereas a result of Force Majeure there is a material increase in the Contractor's cost of or the time required for the performance of the Services that is not offset by a decrease in cost, then the Regional District shall increase the amount of the service fee payable to the Contractor under Part C, Section 6. "Payment" of this ITT, as may be agreed by the Contractor, or as determined under Part C, Section 22. "Dispute Resolution" of the Sample Contract. If the event of Force Majeure results in a material increase in the cost of the work to be performed in respect of which the Contractor is providing the Services, then the Regional District may choose not to proceed with the completion of the work and may terminate this Contract. If the Regional District terminates this Contract following the termination of the Force Majeure event, then it shall compensate the Contractor in accordance with Part C, Section 23.1, "Notice of Default".

13. Ownership and Freedom of Information

- 13.1 Tenders will be received and held in confidence by the Regional District, subject to the provisions of the Freedom of Information and Protection of Privacy Act and this ITT. Each Tender should clearly identify any information that is considered to be confidential or proprietary information.
- 13.2 As an exception to Tenders being received and held in confidence, Tenderers are advised and acknowledge that any contract entered into as a result of this Tender may be subject to Board approval, which may be discussed and voted on at a meeting of the Board that is open to the public. If Board approval is required, details of Tenders, including but not limited to proposed or negotiated fees, may be provided to the Board in a publicly available staff report, discussed at a Council meeting that is open to the public, and posted on a publicly available electronic agenda on the Regional District's website.

14. Rights of Waiver

A waiver, or any breach of any provision of this ITT, will not constitute or operate as a waiver, or any other breach, of any other provisions, nor will any failure to enforce any provision herein operate as a waiver of such provisions or of any other provisions.

15. Severability

All paragraphs of the Contract are severable one from the other. Should a court of competent jurisdiction find that any one or more paragraphs herein are void or unenforceable, the validity of the remaining paragraphs hereof will not be affected.

16. Independent Contractor

The Contractor shall be fully independent and shall not act as an agent or employee of the Regional District. The Contractor shall be solely responsible for its employees, and any subcontracts the Contractor lets, and for their compensation, benefits, contributions, and taxes, if any.



17. Character of Workers

The Contractor and workers must have sufficient knowledge, skill, and experience to perform properly the work assigned to them and to be tactful and courteous in dealing with the public and the Regional District's staff. Any supervisor or worker employed by the Contractor or Sub-Contractor who, in the opinion of the Owner, does not perform their work in a competent manner, appears to act in a disorderly or intemperate manner, appears to be under the influence of drugs or alcohol, or is negligent, or willfully misconducts themselves will, at the written request of the Owner, be removed from the site of the work immediately and will not be employed again in any portion of the work without the approval of the Senior Manager of Environmental Services.

18. Assignment and Subcontracting

This Agreement does not create any right or benefit in anyone other than the Regional District and the Contractor and shall not be assigned by either party without the prior written approval of the other party.

19. Regional District's Termination of Contract

In the event of the breach or non-performance by the Contractor of any of the covenants, conditions, and agreements contained in the Contract to be performed, the Regional District reserves the right to terminate this Contract without notice. The Regional District may also deduct from the payments due to the Contractor any payments or expenditures it is required to make to remedy any such non-performance or breach hereof.

20. Contractor's Termination of Contract

The Contractor shall have the right to terminate the Contract in the event the Regional District fails to pay for the Work performed except as provided in the Contract Documents within 30 days from the specified date of payment and fails to remedy such default within 10 days of the Contractor's written notice to do so.

21. Regional District's Right to Correct Deficiencies

The Regional District shall have and retain full authority to inspect the work of the Contractor to ensure that the requirements of the Contract are being fulfilled. Upon failure of the Contractor to perform the work in accordance with the Contract Documents, and after five days written notice to the Contractor, or without notice if any emergency or danger to the work or public exists, the Regional District may, without prejudice to any other remedy they may have, correct such deficiencies. The cost of Work performed by the Regional District in correcting deficiencies shall be paid by the Contractor or may be deducted from monies payable to the Contractor.

22. Dispute Resolution

If a claim, dispute, or controversy arises out of or relates to the interpretation, application, enforcement, or performance of services under this agreement, the Contractor and the Regional District agree first to try in good faith to settle the dispute by negotiations between the Contractor and the Regional District. If such negotiations are unsuccessful, the Contractor and the Regional District agree to attempt to settle the dispute by arbitration if both parties agree. If the dispute cannot be settled through arbitration, the Contractor and the Regional District may agree to attempt to settle



the dispute through good faith mediation. If the dispute cannot be resolved through mediation and unless otherwise mutually agreed, the dispute shall be settled by litigation in an appropriate court in the Province of British Columbia.

23. Notice of Default

If the Consultant is in default of the performance of any of its material obligations set out in this Agreement, then the Regional District may, by written notice to the Consultant, require such default to be corrected. If within 15 days' receipt of such notice the default has not been corrected or reasonable steps, as determined by the Regional District in its sole discretion, have not been taken to correct the default, the Regional District without limiting any other right it may have, may immediately terminate this Agreement.

23.1 The Regional District shall compensate the Consultant for all Services performed hereunder through the date of any termination and all-reasonable costs and expenses incurred by the Consultant in effecting the termination. All drawings, plans or other documents resulting from the Services, whether complete or in a draft form, produced by the Consultant prior to the termination of the Agreement, will be provided to the Regional District within ten business days of the termination date.

24. Permit and Regulations

The Contractor will, at their own expense unless pre-approved in writing by the Regional District, procure all other permits, certificates, and licenses required by law for the execution of the work and will comply with all federal, provincial, and local laws and regulations affecting the execution of the work, save in so far as the Contract Documents specifically provide otherwise.

25. Scope of Work

The scope of work includes, but is not limited to, the following components:

1. Selective demolition
2. Installation of new floor framing
3. Modifications to lighting and HVAC systems, including updated reflected ceiling plans (RCP)
4. Electrical upgrades and complete RCP integration
5. Interior elevation modifications
6. Detailed wall assemblies and finishes
7. Replacement of ceiling tiles and flooring

26. Local Conditions

The Contractor will, by personal inspection, examination, calculations or tests, or by any other means, satisfy themselves with respect to the local conditions to be encountered the quantities, quality and practicability of the Work and their methods of procedure. No verbal agreements or conversations with any officer, agent, or employee of the Regional District, either before or after the execution of the Contract, will affect or modify any of the terms or obligations herein contained.

27. Project Manager's Status

The Project Manager or their delegate will be the Regional District's representative during the period of



operation and will observe the Work in progress on behalf of the Regional District for the purpose of ensuring that the Work has been satisfactorily carried out. The Project Manager will have the authority to stop the Work whenever such a stoppage may be necessary, in their opinion, to ensure the proper execution of the Work in accordance with the provisions of the Contract.

If at any time the Project Manager is of the opinion that there exists a danger to life or to property, they may order the Contractor to stop Work or to take such remedial measures as is considered necessary.

The Contractor will comply with such an order immediately. Neither the giving nor the carrying out of such orders thereby, entitles the Contractor to any extra payment, and the Regional District will not be held liable for any damages or any breach of laws, bylaws or regulations that may result.

28. Protection of Work and Property

The Contractor shall take all reasonable precautions necessary to protect the Regional District's property from damage during the performance of the Contract and shall make good on any damage to the Regional District's property caused by the Contractor, its Sub-Contractor, employees, or agents during the performance of the Contract.

29. Occupational Health and Safety

The Contractor will ensure that they follow all occupational health and safety policies and procedures established by the Regional District. Contractors, their employees, or agents not complying with the Regional District's health and safety expectations will be required to stop Work. They will not be allowed to resume Work until the safety requirements are met.

The Contractor will use due care and take all necessary precautions to ensure the protection of persons and property at the Facility, the Landfill, and points in between, and will comply with the Workers' Compensation Act of the Province of British Columbia.

30. Goods and Services Tax (GST)

Federal law states that a 5% tax be paid on all goods and services. If the Contractor does not qualify as a small supplier, then the Contractor is required to identify the tax (GST/PST, as applicable) on all invoices, and the Regional District is liable to pay this amount to the Contractor.

31. Disputed Work

If, in the opinion of the Contractor, they are being required to perform work beyond that which the Contract requires him to do, whether at the discretion of the Regional District or otherwise, they will, within five days, deliver to the Project Manager a written notice of protest in the form prescribed herein prior to proceeding with any of the disputed work. The five-day time period commences from the time of direction given by the Manager or the time at which the Contractor determines that he is required to perform such work, whichever occurs first.

The Contractor will keep accurate and detailed cost records that should indicate the cost of the work done under protest. The Contractor will not be entitled to payment if they fail to keep and produce such records.



32. Notice of Protest

TO: General Manager of Environmental Services
Regional District of Fraser-Fort George
FROM: (Contractor)
DATE:
SUBJECT: THE CONTRACT

Date of Direction:

You have required me to perform the following work that is beyond the scope of the Contract.
(Set out details of work).
(Include dates where applicable)

The additional costs and claim for this work is as follows:
(Set out details of cost)

All supporting documentation and invoices are attached.

I understand that I am required to keep accurate and detailed cost records, which will indicate the cost of the work done under protest, and failure to keep such records will be a bar to any recovery by me.

Signature of Contractor

APPENDIX A - ACKNOWLEDGEMENT LETTER

The undersigned has received the full set of Tender Documents.

Signature

Company

Name (please print)

Address

Title

City

Phone Number

Fax Number

Date

Email Address

We presently intend to _____ provide/_____ not provide a Tender as requested.

Please send any amendments to this Invitation to Tender via: _____ email _____ fax.

Return immediately to:

Bryan Boyes, Utilities Leader Environmental Services

bboyes@rdffg.bc.ca

155 George Street
Prince George BC V2L 1P8

Phone: 250-960-4400



APPENDIX B – BIDDER CHECKLIST

Before submitting your tender bid, check the following points:

- Has the Tender Form been signed and witnessed? _____
- Has the Security Deposit requirement been met? _____
- Is the Schedule of Prices completed? _____
- Are the following pages included?
 - Schedule of Prices – Tendered Price
 - List of Contractor's Personnel
 - List of Subcontractors
 - Tenderer's Experience in Similar Work
 - Preliminary Works Schedule
 - Goods and Services Tax Information
 - Conflict of Interest Disclosure Statement
 - Addendum(s)_____
- Are the documents complete? _____

Note: Your Tender may be disqualified if ANY of the applicable foregoing points have not been complied with.

If submitting by hard copy:

Tenderers should ensure that the Tender is returned in a sealed envelope clearly marked on the outside with:

- Attention: General Manager of Financial Services
Regional District of Fraser-Fort George
155 George Street
Prince George, BC
V2L 1P8
- INVITATION TO TENDER ES-25-10
3rd Floor Renovation – 155 George Street Office Building
- Responding Organization's name and address.

If submitting by email:

Tenderers should ensure that the files should not collectively exceed 30MB. Tenders must be submitted to purchasing@rdffq.bc.ca. DO NOT deliver a physical copy of the tender package to the Regional District of Fraser Fort George.

Subject of the file to be:

ES-25-10 - 3rd Floor Renovation – 155 George Street Office Building]– (Insert
Responding Tenderer's Name)



APPENDIX C – TENDER FORM

Date: _____

Regional District of Fraser-Fort George
3rd Floor, 155 George Street
Prince George, BC V2L 1P8

ATTENTION: General Manager of Financial Services

Dear Sir/Madam:

Having carefully examined the Instructions to Tenderers, Form of Tender, Contract Agreement, General Conditions of Contract and Operational Specifications and subsequent written Addendum(s) (if any), and having visited the site(s) for purposes of examining site conditions and having satisfied myself/ourselves as to the sufficiency of the ITT, the undersigned agrees to furnish all labour, transportation, equipment, materials, supervision and services and to do all work necessary for and reasonably incidental, as specified in accordance with the ITT, to do the work.

I/We agree that in consideration of having my/our tender submission considered for the Total Contract Price as shown on the Schedule of Prices, this price is open for acceptance for 90 days from the date of the tender opening and will not be withdrawn during that period of time.

It is understood that payment will be made for the work on the basis of the awarded Contract only and that any approved extras or refunds will be made by mutual agreement between the Regional District and me/us.

I/We agree that the Subcontractor(s) employed will be as listed on the List of Subcontractors and further agree that no changes or additions will be made to the list without written approval of the Regional District.

If I am/we are notified in writing of the acceptance of our tender, I/we agree that within 14 days of the date of the acceptance notice I/we will enter into a contract and execute an agreement for the stated sum in the form of the specimen submitted to guarantee completion of the contract in accordance with the contract documents and within the time stated in the Tender documents.

I/We agree that the Regional District reserves the right to waive informalities in tenders, reject any or all tenders, or accept the tender deemed most favourable in the interests of the Regional District.

I/We agree that tenders which contain qualifying conditions or otherwise fail to conform to the instructions contained in this ITT may be disqualified or rejected. I/We agree that the Regional District may, however, in its sole discretion, reject or retain for its consideration tenders which are non-conforming because they do not contain the content or form required by the ITT, or for failure to comply with the process for submission set out in the ITT, whether or not such non-compliance is material.

Accompanying this Tender please find our certified cheque, bank draft or money order as the security deposit in the amount of \$5,000.

I/We agree that except for a claim for the reasonable cost of preparation of this tender, by submitting a tender, I/We irrevocably waive any claim, action, or proceeding against the Regional District including, without limitation, any judicial review or injunction application, and any claim against the Regional District and its elected officials, officers and employees for damages, expenses or costs, loss of profits, loss of opportunity or any consequential loss for any reason, including any such claim, action or proceeding arising from:



- 1) any actual or alleged unfairness on the part of the Regional District at any stage of the tender process, including without limitation any alleged unfairness in the evaluation of a tender or award of a contract;
- 2) a decision by the Regional District not to award a contract to that tenderer; or
- 3) the Regional District's award of a contract to a tenderer whose tender does not conform to the requirements of this ITT.

I/We hereby acknowledge receipt and inclusion of the following Addendum(s) to the ITT Documents:

Addendum No. _____ dated: _____ Addendum No. _____ dated: _____

Addendum No. _____ dated: _____ Addendum No. _____ dated: _____

Addendum No. _____ dated: _____ Addendum No. _____ dated: _____

Signed and Delivered by:

Signature of Authorized Signatory

Name of Tenderer

Name of Authorized Signatory (Please print)

Address

Title

City, Province, Postal Code

Signed in the presence of:

Signature

Address

Name of Witness (Please print)

City, Province, Postal Code



APPENDIX D - SCHEDULE OF PRICES – TENDERED PRICE

Tender Price

Lump sum tendered price for 3rd Floor Renovations-
155 George St Office Building (excluding GST)

\$ _____

GST \$ _____

Total including GST \$ _____

TOTAL Contract Value (including GST) \$ _____



APPENDIX E - LIST OF CONTRACTOR'S PERSONNEL

The Contractor agrees that the personnel employed by them will be as listed below and further agrees that any changes or additions made to this list will be made in writing to the Regional District.

Name of Employee	Employee's Experience / Qualifications

Name of Onsite Supervisor	Supervisor's Experience / Qualifications



APPENDIX F - LIST OF SUBCONTRACTORS

The Contractor agrees that the Subcontractors engaged by it will be as listed below and further agrees that any changes or additions made to this list will be made in writing to the Regional District.

Name of Subcontractor	Address of Subcontractor	Work to Be Performed by Subcontractor



APPENDIX G - TENDERER'S EXPERIENCE IN SIMILAR WORK

The Contractor is to demonstrate that they have a minimum of five years of current customer service experience as well as staff supervision experience. List professional and recent experience.

Year	Work Performed	Reference Contact (name and phone number)	Value



APPENDIX H - PRELIMINARY WORKS SCHEDULE

INDICATE SCHEDULE WITH MAJOR ITEM DESCRIPTIONS AND DATE

APPENDIX I - CONFLICT OF INTEREST STATEMENT

ES-25-10 3rd Floor Renovation – 155 George Street Office Building

Bidder Name: _____

The Bidder, including its officers, employees, and any person or other entity working on behalf of or in conjunction with, the Bidder on this Procurement Process:

- is free of any conflict of interest that could be perceived to improperly influence the outcome of this procurement process.
- has not, and will not, participate in any improper procurement practices that can provide the Bidder with an unfair competitive advantage including obtaining and using insider type information to prepare a solicitation offer or participating in bid rigging.
- has an actual, perceived or potential conflict of interest regarding this procurement process as a result of:

State reason(s) for Conflict of Interest:

By signing below I certify that all statements made on this form are true and correct to the best of my knowledge.

Print Name of Person Signing Disclosure

Authorized Representative of

Signature of Person Making Disclosure

Date Signed



APPENDIX J - GOODS AND SERVICES TAX INFORMATION

Supplier:

Name _____

Address _____

City _____ Province _____

Postal Code _____ Phone Number _____

Are you a GST Registrant? Yes _____ No _____

If YES, please indicate your registration number: _____

If NO, please fill in the following (check appropriate box):

- Supplier qualifies as a small supplier under s. 148 of the legislation
- Other: Specify _____

WorkSafeBC Registration Number: _____

Signature of Authorized Person

Print Name

Title

Date



APPENDIX K - CONTRACT AGREEMENT

BETWEEN:

REGIONAL DISTRICT OF FRASER-FORT GEORGE, a local government incorporated pursuant to the *Local Government Act* and having its business office located at:
155 George Street
Prince George, BC V2L 1P8

(hereinafter called "the Regional District")

OF THE FIRST PART

AND:

CONTRACTOR

a company duly incorporated under the laws of British Columbia and having a place of business at:
address
address, pc

(hereinafter called the "Contractor")

OF THE SECOND PART

WITNESSETH that the Contractor and the Regional District undertake and agree as follows:

1. The Contractor will:
 - (a) Provide all necessary labour, equipment, transportation, materials, supervision, and services to perform all of the work, and fulfill everything as set forth in, and in strict accordance with, the Contract documents for "Invitation to Tender ES-25-10 – 3rd Floor Renovations – 155 George Street Office Building."
 - (b) Commence to actively proceed with the work of the Contract September 2, 2025.
2. The Regional District will pay to the Contractor as full compensation for the performance and fulfilment of this Contract, the sum or sums of money specified herein in the manner and at the times specified in the Contract Documents.
3. The Invitation and Instructions to tenderers, Tender Form, List of Subcontractors, Tender's Experience in Similar Work, Schedule of Prices, all appendices, amendments and Addendum(s), as well as the tenderer's submission, are incorporated herein, to the intent and purpose as though recited in full herein, and the whole will form the Contract and will endure to the benefit of, and be binding upon, the parties hereto and their successors, executors, administrators, and assigns.
4. No implied contract of any kind whatsoever, by or on behalf of the Regional District, will arise or be implied from anything contained in this Contract or from any position or situation of the parties at any time, it being understood and agreed that the express contracts, covenants and agreements made herein by the parties hereto are, and will be, the only contract, covenants and agreements on which any rights against the Regional District may be founded.
5. Subject to Clause 4, this Contract will supersede all communications, negotiations, and agreements, either written or verbal, made between the parties hereto in respect of matters pertaining to this Contract prior to the execution and delivery hereof.



6. This Contract is subject to the provisions of the Freedom of Information and Protection and Privacy Act. The Contractor will treat as confidential and will not, either or before, or after the expiration or sooner termination of this Contract, without the prior written consent of the General Manager of Legislative and Corporate Services publish, release or disclosed, any information supplied to, obtained by, or which comes to knowledge of the Contractor as a result of this Contract except insofar as such publication, release or disclosure is necessary to enable the Contract to fulfil their obligations under this Contract, or by the laws of British Columbia. Any material produced, received, or provided by the Regional District to the Contractor as a result of this Contract and any equipment, machinery, or other property provided by the Regional District to the Contractor as a result of this Contract will:
 - be the exclusive property of the Regional District; and
 - forthwith be delivered by the Contractor to the General Manager or their designate having giving written notice to the Contractor requesting delivery of the same or at the end date of this Contract. Any material produced by the Contractor, including but not limited to, drawings, schematics, equipment logs, reports, any and all documents created that relate to elevator maintenance or modification, shall be provided by the Contractor to the Regional District in an amenable format (i.e. Word, Excel) and will become the property of the Regional District and the Regional District shall not be limited by Contractor's copyright or proprietary terms with regards to use by the Regional District.
7. The Regional District shall have and retain full authority to inspect the work of the Contractor to ensure that the requirements of the Contract are being fulfilled. Upon failure of the Contractor to perform the work in accordance with the Contract Documents, and after five days written notice to the Contractor, or without notice if any emergency or danger to the work or public exists, the Regional District may, without prejudice to any other remedy they may have, correct such deficiencies. The cost of work performed by the Regional District in correcting deficiencies shall be paid by the Contractor or may be deducted from monies payable to the Contractor.
8. In the event of the breach or non-performance by the Contractor of any of the covenants, conditions, and agreements contained in the Contract to be performed, or stoppage, the Regional District reserves the right to terminate this Contract without notice. The Regional District may also deduct from the payments due to the Contractor any payments or expenditures it is required to make to remedy any such non-performance or breach hereof.
9. The Contractor shall have the right to terminate the Contract in the event the Regional District fails to pay for the Work performed except as provided in the Contract Documents, within 30 days from the specified date of payment and fails to remedy such default within ten days of the Contractor's written notice to do so.
10. All paragraphs of the Contract are severable one from the other. Should a court of competent jurisdiction find that any one or more paragraphs herein are void or unenforceable, the validity of the remaining paragraphs hereof will not be affected.
11. This Contract is not an agreement of employment. The Contractor is an independent contractor, and nothing herein will be construed to create a partnership, joint venture, or agency and neither party will be responsible for the debts or obligations of the other.
12. The Contractor will not sublet, sell, transfer, assign, or otherwise dispose of the Contract or any portions thereof, or their right, title or interest therein, or their obligations thereunder without



written consent of the Regional District, except for an assignment to a bank of the payments to be received hereunder.

13. All communications in writing between the parties will be deemed to have been received by the addressee if delivered to the individual, or to a member of a firm, or to the General Manager of Environmental Services of the Regional District for whom they are intended, or if sent by registered mail or by telegram as follows:

The contractor at _____
address

The Regional District at 155 George Street, Prince George, BC V2L 1P8.

IN WITNESS WHEREOF the parties have duly executed this Contract.

SIGNED ON BEHALF OF THE
REGIONAL DISTRICT OF FRASER-FORT GEORGE)

Chair

Date

GM of Legislative and Corporate Services

Date

SIGNED ON BEHALF OF
CONTRACTOR)

DO NOT SIGN SAMPLE ONLY

Signature

Date

(Name and Title) (Please print)



REGIONAL DISTRICT
of Fraser-Fort George

Invitation to Tender ES-25-10
3rd Floor Renovations
155 George Street Office Building
September 2, 2025 – November 30, 2025

APPENDIX L – SPECIFICATIONS

**REGIONAL DISTRICT OF FRASER – FORT GEORGE
155 GEORGE ST. OFFICE – 3RD FLOOR RENOVATION
PRINCE GEORGE, BRITISH COLUMBIA**

PROJECT MANUAL

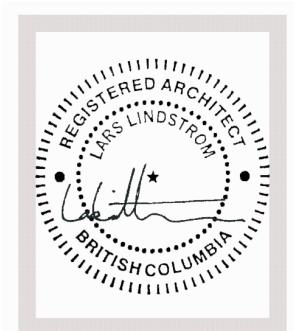
for

**REGIONAL DISTRICT OF FRASER – FORT GEORGE
PRINCE GEORGE, BRITISH COLUMBIA**

OWNER: **REGIONAL DISTRICT OF FRASER – FORT GEORGE**
155 George Street
Prince George, BC

LEAD CONSULTANT: **PROGRAPH SOLUTIONS** Tel: (250) 961-0187
Prince George, BC
Contact: Scott McKenzie smckenzie@prograph.ca

ARCHITECT: **CHERNOFF THOMPSON ARCHITECTS NORTH** Tel: (250) 564-7285
100 – 177 Victoria Street Fax: (250) 564-7286
Prince George, B.C.
V2L 5R8
Contact: Daniel King daniel@architectsnorth.ca



CHERNOFF THOMPSON ARCHITECTS NORTH

File: 701-24
Date: April / 25

SET NO. _____

**PROGRAPH SOLUTIONS
TENANT IMPROVEMENT DRAWINGS**

- 1 EXISTING FLOOR PLAN
- 2 DEMOLITION
- 3 NEW FLOOR FRAMING
- 4 LIGHTING AND HVAC RCP
- 5 ELECTRICAL & COMPLETE RCP
- 6 INTERIOR ELEVATIONS
- 7 WALL DETAILS
- 8 CEILING TILE & FLOORING REPLACEMENT

**CHERNOFF THOMPSON ARCHITECTS NORTH
CODE ANALYSIS CORRESPONDING DRAWINGS**

- SK-1 AS EXISTING – THIRD FLOOR PLAN
- SK-2 DEMOLITION – THIRD FLOOR PLAN
- SK-3 AS PROPOSED – THIRD FLOOR PLAN
- SK-4 AS PROPOSED – THIRD FLOOR CEILING PLANS LIGHTING & HVAC
- SK-5 AS PROPOSED – THIRD FLOOR CEILING PLANS ELECTRICAL & COMPLETE
- SK-6 AS PROPOSED – INTERIOR ELEVATIONS
- SK-7 AS PROPOSED – WALL TYPES
-

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	Demolition	02050 1 – 2
Division 6	WOOD & PLASTIC	
	Rough Carpentry	06100 1
	Finish Carpentry	06200 1
	Architectural Woodwork	06400 1 – 2
Division 7	THERMAL & MOISTURE PROTECTION	
	Caulking	07900 1 – 2
Division 8	DOORS & WINDOWS	
	Steel Doors & Frames	08100 1
	Pressed Steel Frames	08110 1 – 2
	Wood Doors	08210 1 – 2
	Aluminium Windows	085113 1 – 5
	Finish Hardware	08710 1 – 4
	Automatic Door Operator	087113 1 – 3
	Glass & Glazing	08800 1 – 2
Division 9	FINISHES	
	Steel Studs & Furring	09110 1 – 4
	Drywall	09250 1
	Acoustical Ceilings	09510 1
	Flooring	09650 1 – 2
	Painting & Decorating	09900 1 – 2
Division 10	SPECIALTIES	
	Demountable Partitions	10600 1
	Sound Insulation	10605 1
	Washroom Accessories	10800 1 – 3

Note: Please see manufacturer's samples for exact colours, since printers & monitors have different representation.

PAINT

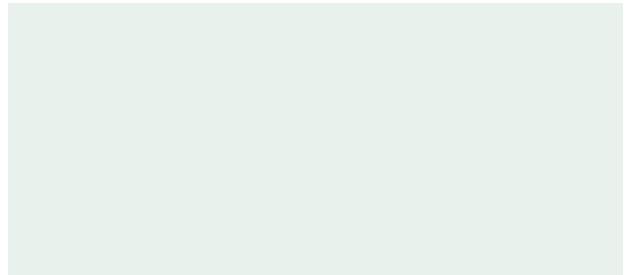
P1 – Field Wall Colour

Sherwin-Williams

Custom colour match – 7060W Cool Vista

Promar 200 HP Zero VOC

Interior Latex, Eggshell, HRB Base



CCE*COLORANT	OZ	32	64	128
G2 – New Green	-	1	-	1
R3 – Magenta	-	1	-	-
Y1 – Yellow	-	1	-	1

P2 – Trim Colour

Sherwin-Williams

Custom colour match – 8585D Smokebush

All Surface

Exterior/Interior Enamel, Eggshell, Deep Base



CCE*COLORANT	OZ	32	64	128
W1 – White	-	12	1	-
B1 – Black	-	22	1	-
G2 – New Green	-	9	1	-
N1 – Raw Umber	-	51	1	-

SHEET VINYL FLOOR

Tarkett

iQ Eminent series

21030 126 – “White Grey”



VINYL BASE

Tarkett

Johnsonite Traditional Vinyl 4" series

38 – “Pewter”



CARPET

Mainstreet Tiles

Nyluxe collection, Dynamo series

Colour to be determined

1.0 GENERAL**1.1 GENERAL CONDITIONS**

.1 All clauses set forth in the Bidding Requirements, General and Supplementary General Conditions and Division 1 - General Requirements, apply to and govern this Section.

1.2 CODES AND STANDARDS

.1 All construction shall meet all requirements of the BC Building Code, latest edition including all amendments.

.2 Work and materials shall meet the requirement of the latest edition of the applicable standards of the following authorities.

Canadian Government Specification Board
Canadian Standards Association
Work Safe BC
Canadian Roofing Contractors Association
American Water Works Association
Millwork Contractors' Association of BC

1.3 CARE OF THE WORKS, ETC.

.1 The Contractor is to keep all persons (including those employed by Sub-contractors) under his control and within the boundaries of the site, and he will be held responsible for the care of the works general until their completion including all work executed and materials deposited on the site by himself or sub-contractors and suppliers, together with all risks arising from weather, carelessness of operatives, damage or loss and is to allow for all necessary watching and protective lighting.

1.4 TEMPORARY SERVICES AND FACILITIES

.1 This Contractor shall arrange with the Owner to utilize existing electrical services at no charge. The Contractor will be responsible for making all temporary connections.

1.5 OWNER

.1 The Contractors shall ensure that the Owner functions are not interrupted.

1.6 TRAFFIC MAINTENANCE

.1 Roadways and walks leading to and adjacent to the building site shall be made, and maintained, in a fit and useable condition by the contractors for the use of all concerned.

1.7 VENTILATION

.1 Provide good ventilation particularly during painting and drywall work.

1.8 LIGHTING

.1 The General Contractor shall provide good illumination for all phases of the work, particularly for finishing work.

1.9 FIRE PROTECTION

.1 Fire protection requirements during construction shall be in accordance with the Dominion Fire Commissioner Standard No. 301 for Building Construction Operations.

1.10 STORAGE

.1 Provide adequate storage facilities as required to protect all materials including those of sub-contractors and as specified as follows:

.2 Store cement plaster materials in water-proof building with solid floor raised above grade level.

.3 All paint materials are to be stored in a single, ventilated room which shall be kept clean and neat, and all oily rags, waste, etc. removed each night and other precautions against fire be taken.

1.11 PROTECTION

- .1 The contractor shall erect and maintain all guards, rails, night lights, etc., in accordance with the requirements of the governing authorities governing the protection of the public and property.
- .2 This Contractor and all sub-contractors shall protect the work of other trades against damage or soiling and shall repair or replace at their own expense any work so damaged or spoiled.
- .3 Take particular care not to overload any parts of the structure during construction.

1.12 CUTTING AND BORING

- .1 No cutting and boring of any structural members shall be done without the permission of the Architect.

1.13 CLEAN UP

- .1 The General Contractor shall be responsible for the clean up, removal of debris, etc., of his own tradesmen as the work progresses and on completion and shall ensure that the job is kept neat and tidy at all times. Each subtrade shall be responsible for the cleaning up and removal of his own debris, etc., as the work progresses.

1.14 DAMAGE TO STREET AND PUBLIC PROPERTY

- .1 Street, lanes and sidewalks or other public property damaged during the course of this construction shall be made good to the satisfaction of the governing authorities. The Contractor shall also be responsible for any adjoining property which is damaged by workmen or material engaged under this contract. Any such damaged work shall be replaced by this Contractor to the satisfaction of the Architect.

1.15 EXAMINATION

- .1 It shall be the responsibility of each sub-contractor or tradesmen to make a thorough examination of all surfaces that are to receive his work and to notify the General Contractor and the Architect in writing of any defect that would prevent him from making a first class installation. Commencement of work shall indicate acceptance of surface.

1.16 PHASING

- .1 Work of this project is expected to be substantially complete no later than March 31, 2017.

1.17 RELATED WORK

- .1 The General Contractor shall co-ordinate the installation of all items shown on the drawings to be supplied and installed by others. Asbestos abatement by others but General Contractor is required to coordinate all abatement work.

1.18 FINAL CLEAN UP

- .1 This Contractor shall complete all 'housekeeping' work to both interior and exterior of building, as it relates to the work of this project.
- .2 Remove all dust from surfaces.
Remove all grease and paint spots from all surfaces.
Clean inside of windows.
Wipe clean all fluorescent tubes, both sides of lens to light fixtures.

1.19 REPAIRS AND/OR REPLACEMENTS

- .1 The contractor shall make arrangements satisfactory to the Architect for the repair and/or replacement of all defective materials and workmanship which becomes apparent during the twelve month period of the labour and materials warranty. In addition the Contractor shall include for the following work at the middle and end of this project.
 - resetting base where necessary.
 - easing doors.
 - touch up decoration where adjustments and repairs have spoiled finishes, as it applies to the work of this contract.
 - painting of cracks due to shrinkage of materials.

1.20 AS-BUILT DRAWINGS

- .1 The Contractor shall be responsible for and keep one complete set of prints of drawings on the job site, maintained in a clean, updated condition, with all variations noted in red crayon or ink.
- .2 At completion of project neatly transfer all information showing revisions onto a set of prints provided by the Architect.

1.21 MAINTENANCE MANUALS

- .1 The Contractor shall furnish three (3) copies of manufacturer's parts lists and instructions for maintenance and use of all architectural finishing materials, mechanical and electrical equipment selected for installation.
- .2 The Contractor shall furnish three (3) copies of Engineer approved instructions covering operation, management and care of the installation. All instructions shall be submitted in draft for approval, prior to final issue.
- .3 The final selection of maintenance manuals shall include the maintenance schedule for each piece of equipment furnished under this contract, requiring regular maintenance.
- .4 The Contractor shall bind each maintenance manual, composed as above, in suitable neatly titled hardback covers and deliver them to the Engineer before final acceptance of the system.

1.22 NON-COMPLIANCE, WCB ACT OR OCCUPATIONAL HEALTH & SAFETY REGULATIONS

- .1 The Owner may terminate the contract without liability to the Owner where the Contractor, in the opinion of the Owner, refuses to comply with a requirement under the Workers' Compensation Act or Occupational Health and Safety Regulation where such compliance is required by the Act or Regulation. It is the Contractor's responsibility to ensure that all workers are qualified and certified to perform the work, as required by the Act or Regulation.
- .2 Contractor will be the designated "Prime Contractor" for the duration of the project and will be responsible for the safety of all workers and trades and for the safety of the building occupants.

1.0 GENERAL

1.1 GENERAL INSTRUCTIONS

- .1 The Instructions to Bidders, Bid Form, General Conditions, Supplementary Conditions, Scope of Work and Division 1 – General Requirements, shall be deemed as part of all sections of the specifications and shall be read in conjunction therewith.
- .2 In addition to general responsibility for the complete Work, the Contractor shall be specifically responsible for items contained in each of the sections of this specification.
- .3 The arrangement and division of these specifications is not to be construed as establishing the limits and responsibility of subtrades. The Contractor shall be responsible for delineating the scope of subcontractors and for coordinating all of the work.

1.2 WORK INCLUDED

The Work comprises the furnishing of all labour, materials and equipment necessary to complete all the work shown in the drawings and specifications, and construction of new:

- .1 Architectural, mechanical and electrical for the building.
- .2 Co-ordinate Work of all trades with efficiency and continuous supervision.
- .3 Provide and maintain site security and safety storage of materials and temporary hoarding.
- .4 Co-operate fully with all other contractors and subcontractors working on the project.
- .5 Lay out and construct all Work.
- .6 Tender all subtrade work covered by allowances in this specification.

1.3 CONSTRUCTION FORCE

- .1 Contractor shall provide and maintain, in full operation at all times during the performance of the contract, a sufficient crew of labourers, mechanics and foremen to prosecute the work with dispatch. Contractor shall provide a full-time on-site superintendent who shall be on the job during all working periods.

1.4 WORKMANSHIP

- .1 All work shall be performed by skilled trades people, experienced in their trade; according to rules and customs of best trade practices for first class work and to the various standards recommended and specified.

1.5 OWNER'S EXISTING EQUIPMENT

- .1 Remove existing Owner's equipment, fixtures and devices, where indicated on the drawings and in specifications, and hand over to the Owner. All other equipment and material will become the property of the Contractor. The decisions as to the disposal method; i.e. salvage, recycle, or landfill, will be that of the Contractor.

1.6 HAZARDOUS MATERIALS

- .1 The site must be left in a state that will meet environmental requirements.
- .2 For the purpose of the Occupational Health and Safety regulations in general, and specific to Sections 3.3 (1 & 2) and 22.10 (a, b, & c) the Contractor will be designated as the Principal Contractor for work to be conducted by their subcontractors.
- .3 Contractor to supply MSDS information for all materials.
- .4 Abatement work will be undertaken by WSI under a separate contract. Coordination of abatement work will be the responsibility of the General Contractor.

1.7 SCHEDULE

- .1 On award of the Contract, the Contractor will mobilize the Work in accordance with the Bid documents, subject to any adjustments agreed by the Owner between the time of Bid submission and award of the Contract.

- .2 Format:
 - .1 Prepare schedule in form of a horizontal bar chart with the estimated number of man days required to complete each activity noted at the end of each bar.
- .3 Supply weekly look ahead including cranes, hot work, % work complete and number of people.
- .4 Daily notice of cranes, welding, torching.
- .5 Submission:
 - .1 Submit initial schedules within 2 days after award of Contract.
 - .2 Submit all documents in pdf format.
 - .3 If the Contractor's schedule indicates a change to the conditions of the Contract, the change(s) will be accepted only after it has been authorized by the Owner in accordance with the General Conditions of the Contract.
 - .4 Resubmit finalized schedule within seven days after return of reviewed copy.
- .6 Schedule:
 - .1 Include complete sequence of construction activities.
 - .2 Include dates for commencement and completion of each major element of construction.
- .7 Number of Workmen: Upon request, the Contractor shall supply information of the number of workmen, for each trade, that are on the site on a given day. Such information shall be supplied by the end of the day upon which it is requested.
- .8 Ordering: The Contractor shall submit to the Consultant as may be required or requested, proof of ordering materials and equipment including those of his Subcontractors.
- .9 Time: Time shall be of the essence and the Contractor shall schedule the Work as to provide the owner with completed work as soon as possible in one continuous operation.

1.8 SITE MEETINGS

- .1 The Contractor shall attend all site meetings at such intervals as may be deemed necessary for the purpose of expediting the progress of the Work and coordinating the Work of the various Subcontractors. These meetings will be attended by the Consultants, Owner, and the Contractor's personnel.
- .2 First Project Meeting:
 - .1 Upon acceptance the Contractor, major subtrades, the consultant team, and Owner must be in attendance for the first meeting to review the project requirements, and turn over the site to the Contractor.
- .3 Regular Site Meetings:
 - .1 Regular site meetings will be arranged and established by the Contractor, who will be responsible for taking and distributing meeting minutes.
- .4 The Consultants will arrange other site meetings as deemed necessary and assume responsibility for setting times and arranging minutes.

1.9 COST BREAKDOWN

- .1 In accordance with the General Conditions the Contractor shall submit a complete cost breakdown of the project (schedule of values), showing the budget costs and, when available, the actual construction costs. This cost breakdown will initially be submitted within ten (10) working days after award of the contract, and thereafter on a monthly basis, showing the percentage completion of each unit of cost and to accompany the Contractor's application for payment for Work completed to date.

1.10 DOCUMENTS REQUIRED

.1 Maintain at job site one copy of each of the following:

- Contract drawings
- Project Manual
- Addenda
- Reviewed shop drawings
- Change orders
- Other modifications to Contract; as-built drawings
- Field test reports
- Copy of approved construction schedule
- Manufacturer's installation and application instructions
- MSDS Documents

1.11 CODES AND STANDARDS

.1 The construction shall meet all the requirements of the 2012 British Columbia Building Code (BCBC), and all other authorities having jurisdiction over the work.

1.12 HOLIDAYS AND HOURS OF WORK

.1 The Contractor may work on Sundays or on days normally observed as a holiday in a local area with written approval.

.2 Contractor to supply weekly look ahead.

END OF SECTION 01010

1.0 GRADES, LINES, LEVELS & SURVEYS

.1 The Contractor shall be solely responsible for setting out the Work, shall locate all general reference points and take necessary action to prevent their destruction. He shall be responsible for all lines, elevations, and measurements of work executed by him under this contract. He must verify figures shown on drawings and will be held responsible for any error resulting from his failure to exercise such precaution.

END OF SECTION 01050

1.0 FEES, PERMITS AND CERTIFICATES

.1 Pay all fees and obtain all permits as required to carry out the Work, except for the Building Permit, which will be provided by the **Owner**. Provide the inspection authorities with such plans and information as may be required for issue of acceptance certificates. Furnish inspection certificates as evidence that the works installed conform with the requirements of the authority having jurisdiction.

END OF SECTION 01060

1.0 SPILLS AND CLEANUP

- .1 The Contractor, sub-contractors and suppliers must comply with the BC Ministry of the Environment Regulations involving the required response to spills of hazardous materials that could result in contamination of the environment (air, water, ground).
- .2 The Contractor, sub-contractors and suppliers must be able to respond to spills of a hazardous or unknown material. Procedures would include isolating the area to prevent further exposure to the material and immediately informing the on-site superintendent and the Project Representative, or the Fire Department at 911.
- .3 The Contractor, sub-contractors and suppliers must have available the material, procedures, and trained personnel required to clean up spills of any material they use in the work.
- .4 Abatement work as previously noted. Hazardous materials assessment will be included with the bid documents.

END OF SECTION 01120

1.0 ENVIRONMENTAL CONTROLS

- .1 Comply with Federal, Provincial, and WCB regulations pertaining to waste, air, solid waste, chemical waste, sanitary waste, sediment and noise pollution.
- .2 Protection of natural resources: Preserve the natural resources within the project boundaries and outside the limits of permanent work performed under this Contract in their existing condition or restore to an equivalent or improved condition upon completion of the Work.
 - .1 Confine demolition and construction activities to areas defined by public roads, easements, and work area limits indicated on the drawings.
 - i) Temporary construction: Remove indications of temporary construction facilities, such as work areas, structures, stockpiles of excess or water materials, and other vestiges of construction as directed by the Owner.
 - .2 Water resources: Comply with applicable regulations concerning the direct or indirect discharge of pollutants to the underground and natural waters.
 - i) Oily substances: Prevent oily or other hazardous substances from entering the ground, drainage areas, or local bodies of water in such quantities as to affect normal use, aesthetics, or produce a measurable ecological impact on the area. Store and service construction equipment at areas designated for collection of oil wastes.
 - .3 Land resources: Prior to construction, identify all land resources to be preserved within the work area. Do not remove, cut, deface, injure, or destroy land resources including trees, shrubs, vines, grasses, top soil, and land forms without permission from the Owner.
 - .4 Dust control, air pollution, and odor control: Prevent creation of dust, air pollution and odors.
 - i) Use water sprinkling, temporary enclosures, and other appropriate methods to limit dust and dirt rising and scattering in the air to the lowest practical level. Do not use water when it may create hazardous or other adverse conditions such as flooding and pollution.
 - ii) Store volatile liquids, including fuels and solvents, in closed containers.
 - iii) Properly maintain equipment to reduce gaseous pollutant emissions.
 - .5 Noise Control: Perform demolition and construction operations to minimize noise.
 - .6 Disposal operations:
 - i) Promptly and legally transport and dispose of removed and demolished items and waste materials that are not identified to be recycled or reused.
 - ii) Do not burn, bury or otherwise dispose of rubbish and waste materials on project site unless otherwise permitted in the Contract Documents.

1.2 WASTE HANDLING

- .1 Follow the recommendations of the District of Mackenzie for waste handling, including recycling procedures for paper and disposal of construction waste.
- .2 Contractor to supply waste bins.
- .3 Contractor to track volumes or weight materials recycled, reused, re-purposed and disposed of at the landfill.

1.0 CONTRACTOR'S USE OF PREMISES

- .1 Refer to General Conditions GC 3.12.
- .2 Exercise extreme caution whilst on site to prevent injury and incident.
- .3 Refer to Cover Sheet Building Key Plan for construction limits. Confine activities / storage to within these limits.
- .4 Contractor cannot use site washrooms, and supply their own.

2.0 DOCUMENTS REQUIRED ON SITE

- .1 Maintain at job site, one copy of the following:
 - .1 Contract drawings
 - .2 Specifications
 - .3 Addenda
 - .4 Change Orders
 - .5 Other modifications to Contract.
 - .6 MSDS documents
 - .7 Safety plan and procedures.

3.0 CODES & STANDARDS

- .1 Perform Work in accordance with the British Columbia Building Code (BCBC) 2024, and any other code of provincial or local application.

END OF SECTION 01150

1.0 CONSTRUCTION SAFETY

- .1 The Contractor shall comply with all applicable laws and regulations of Federal and Provincial authorities, concerning construction safety.
- .2 Contractor shall comply with the Workers' Compensation Act of British Columbia Accident Prevention Regulations (latest edition) and shall provide all necessary safety requirements as prescribed by the Act for his work.
- .3 Precautions shall be taken to prevent the overloading of any part of the structure, false work, formwork or scaffolding during the progress of the work, and any damage resulting from such overloading shall be made good at the expense of the Contractor.
- .4 Contractor shall comply with Safety Plan Procedures.

2.0 STORAGE

- .1 Contractor shall assign certain areas of the site in which Subcontractors may temporarily store construction materials. Areas other than those assigned shall not be used for storage. All such assigned areas shall be subject to approval of the Consultant. The Contractor shall supply containers on site, at the completion of the demolition work, for storage of subcontractors' material. Materials are to be ordered and delivered to the site at the earliest possible date.

3.0 ALTERNATIVES AND QUALITY CONTROL

- .1 Unless reference is made in the specifications to the appropriate trade association standards, all materials specified shall be the best of their respective kinds and all work shall be executed in accordance with the best practice and to the satisfaction of the Owner.
- .2 Any materials or workmanship which, in the Consultant's opinion, may be defective or deficient shall be replaced or made good by the Contractor at his own expense.
- .3 Requests for substitutions of products other than those specified will be entertained by the Consultant provided the requests contain complete data describing the product so that it can be shown that the alternate satisfies the requirements of the original specified product in every way.
- .4 Should the substitution of any product be approved, the costs of modifying all items affected by the substituted item shall be the responsibility of the party requesting the approval.

END OF SECTION 01200

1.0 SHOP DRAWINGS, PRODUCT DATA & SAMPLES

.1 Submittal Check List:

- .1 Prior to commencement of construction provide:
 - .1 Labour and Material Payment Bond
 - .2 Performance and Material Payment Bonds
- .2 Prior to making application for first payment provide:
 - .1 Clearance letter from the Contractor and his Subcontractors stating that they are in good standing with the Workers' Compensation Board.
 - .2 Sample of proposed Statutory Declaration and list of approved signing officers.
 - .3 A budget breakdown of the building (Schedule of Values) for Progress Claim purposes.
 - .4 A detailed schedule and manpower chart as called for in Summary of Work Section 01010 – Clause 1.7 – Schedule.
- .3 Submit to Consultant for review, shop drawings, product data, colour charts and samples specified, through the Contractor's office in accordance with General Conditions.
- .4 Until submittal is reviewed; work involving relevant product may not proceed.
- .5 Shop Drawings:
 - .1 Drawings to be prepared by Contractor, Subcontractor, Supplier or Distributor, which illustrate appropriate portion of work; showing fabrication, layout, setting or erection details as specified in appropriate sections.
 - .2 Within fourteen (14) days of the award of this contract, the Contractor shall submit a detailed list of all shop drawings which he intends to submit for approval. This list shall reflect each individual item, the date shop drawings will be submitted and the date upon which approval will be required in order to comply with the Schedule.
- .6 Product Data:
 - .1 Certain specification sections specify that manufacturer's standard schematic drawings, catalogue sheets, diagrams, schedules, performance charts, illustrations and other standard description data will be accepted in lieu of shop drawings, provided the product concerned is clearly identified. Submit in sets, not as individual submissions.
- .7 Samples:
 - .1 Submit samples in sizes and quantities specified.
 - .2 Where colour is criterion, submit full range of colours.
 - .3 Submit all samples as soon as possible after the contract is awarded, to facilitate production of complete colour scheme by Consultant.
- .8 Submission Requirements:
 - .1 Submit number of copies of product data, shop drawings which Contractor requires for distribution plus designated copies, which will be retained by Consultant.
 - .2 Accompany submissions with transmittal letter in duplicate.
 - .3 The Contractor shall be responsible for submitting and for instructing all Subcontractors and suppliers to submit, through his office to the Consultant, seven (7) copies of ALL shop and setting drawings or diagrams. Any comments, adjustments or revisions to be drawn to the Contractor's or Supplier's attention shall be made on the prints by the Consultant and returned to the Contractor for distribution.
- .9 Coordination of Submissions:
 - .1 Review shop drawings, product data and samples prior to submission.
 - .2 Field construction criteria.
 - .3 Catalogue numbers and similar data.
 - .4 Coordinate each submittal with requirements of the work of all trades and contract documents.
 - .5 Notify Consultant, in writing at time of submission, of deviations in submittals from requirements of Contract documents.
 - .6 After Consultant review, distribute copies.

.10 Contractor's Submission Procedures:

.1 Proposed Changes:

.1 All Proposed Change prices shall be supplied in an excel spreadsheet format, with back-up upon request.

.2 Cash Allowances:

.1 All Cash Allowance prices shall be supplied with complete back-up (sub-trades and material invoices).

.3 Change Directives:

.1 All Change Directives prices shall be supplied with complete back-up (sub-trades and material invoices).

END OF SECTION 01300

1.0 TEMPORARY HEAT, POWER, WATER

- .1 The Contractor may use existing heating and power, and will protect equipment from damage and dust during demolition. Contractor to make arrangements and pay for all required connections.
- .2 Contractor to connect to site services.
- .3 Owner will provide electrical panel for construction temporary power.
- .4 Contractor to provide maximum power supply required (amperage).

2.0 TELEPHONES

- .1 Contractor shall provide for a separate telephone line for duration of the Contract. Sub-contractors shall make their own arrangements in this regard and co-ordinate such arrangements with the Contractor.
- .2 Contractor to provide telephone and internet connection if required.

3.0 UTILITIES

- .1 Contractor shall cap, plug, disconnect, relocate or divert all utilities interfering with demolition or construction operations and report unidentified utilities discovered in course of operations to Consultant. Take such action as is necessary or as ordered to prevent damage.

4.0 DISPOSAL OF WASTES

- .1 Fires, burning or burying of rubbish and waste materials on site is not permitted.
- .2 Disposal of waste or volatile materials, such as mineral spirits, oil or paint thinner into waterways, storm or sanitary sewers is prohibited.

5.0 CONSTRUCTION PARKING

- .1 The Contractors' parking area is limited to that shown on the site plan. (to be determined at site review)

6.0 SECURITY

- .1 The construction / demolition area is to remain secure at all times during the work.

END OF SECTION 01500

1.0 HOISTS, RAMPS, ETC.

.1 The Contractor shall be responsible for and provide and maintain temporary stairs, ladders, ramps, hoists, cranes, etc. required for the proper demolition and removal of materials and equipment.

2.0 SCAFFOLDS

.1 The Contractor shall ensure that each sub-contractor shall provide all scaffolding necessary for execution of work in his particular trade section.

3.0 BARRICADES

.1 The Contractor shall provide barricades, warning signs and lights as necessary for the protection of people and property on an adjacent to the site. Alter, adapt, maintain, relocate and remove as required.

.2 Conduct demolition operation with minimum interference to adjacent public or private roadways, sidewalks and access facilities in general. Keep such areas free of material, debris and equipment at all times. Provide adequate sidewalks and walkways alongside demolition site in order to prevent pedestrians from walking on roadways.

.3 Provide and maintain flag persons, traffic signals, barricades and flares, lights / lanterns as required to perform the work and protect the public.

END OF SECTION 01520

1.0 DUST & EROSION CONTROL

- .1 The Contractor shall provide suitable dust control measures to restrict dust contamination of building areas and mechanical systems.
- .2 The Contractor shall provide preventative measures to minimize erosion and wear and tear both on and off site; restore adjacent public or private property affected by general demolition operations to its former state.

END OF SECTION 01560

1.0 TRAFFIC

.1 The Contractor shall conduct construction operations with minimum interference to adjacent roadways, sidewalks and access facilities in general. Keep such areas free from materials, debris and equipment at all times. Confine operations to areas designated by the Consultant.

END OF SECTION 01570

1.0 OFFICES

.1 The Contractor may use an area of the existing site to set up a Construction Site Office and Storage Area. Provide adequate first aid facilities in the site office.

END OF SECTION 01590

1.0 GENERAL**1.1 RELATED SECTIONS**

.1 Section 00 20 00 – Instructions to Bidders: Requests for substitutions during bidding period.

1.2 PRODUCT OPTIONS

.1 For products specified only by referenced standards and performance criteria, select any product that meets or exceeds the standard.

.2 For products specified by naming “Acceptable Materials”, select any product named.

.1 The term “Acceptable Materials” is used to specify products by trade name, manufacturer, catalogue number, model number, or similar reference.

.2 The term “Acceptable Materials” shall be deemed to establish the standard of acceptance that the Consultant will consider appropriate for the Work.

.3 Where a list of “Acceptable Materials” exists in the technical specification sections, any one of the specified products may be used to establish the Bid Price.

.3 Where the specification provides for selection of an option that is not consistent with the drawings and schedules (as in the case of a piece of equipment which differs from the equipment detailed in dimensions, service requirements, loads imposed on structures, etc.), and the Contractor elects to use that option, they then agree to coordinate the installation of the selected option into the Work, making such changes in the Work as may be required to accommodate the option and will bear costs and waive claims for additional compensation for costs that subsequently become apparent arising out of the option, including costs of the Consultant's re-design, and preparation of drawings and details.

.4 For use of products other than those specified, refer to 1.3 below.

1.3 SUBSTITUTIONS

.1 Submit proposals for substitution only in writing in accordance with the Instructions to Bidders.

.2 Contractor will assemble requests for Substitutions requested by Subcontractors and submit to the Consultant for review.

.3 Consultant will review the substitute products with the Owner for acceptability within ten (10) days after receipt of Proposed Substitutions.

.4 Consultant is not obliged to accept any Proposed Substitution offered by the Subcontractor. The Consultant reserves the right to dismiss any item with no further explanation.

.5 Accepted Proposed Substitutions will be provided in an addendum prior to tender closing.

.6 Completed list of substitutions must include statements of respective costs of items originally specified and proposed substitutions.

.7 Consultant may consider proposal if:

.1 Products selected by Contractor from those specified are not readily available.

.2 Delivery date of products selected from those specified would unduly delay completion of Contract.

.3 Different products or construction methods to those specified that are considered by the Contractor as performing in a manner similar to, or superior to those specified.

.4 Verification that the substitute products can be obtained, meet the performance required for the project, and meet requirements of the British Columbian Building Code (latest edition), and are acceptable to the Owner and are part of its standards.

.8 Include with Proposed Substitutions:

.1 Complete data substantiating compliance of the proposed substitute with contract requirements.

.2 Substitute Products, provide the following:

.1 Product identification, including manufacturer's name and address;

- .2 Manufacturer's literature, including product description, performance and test data, reference standards, and limitations
- .3 Comparison of properties to specified products;
- .4 Samples if appearance is relevant;
- .5 Names and addresses of similar projects where the product has been used.
- .3 Substitute Construction Methods, provide the following:
 - .1 Detailed description of the proposed method, and drawings illustrating it.
 - .2 Itemized comparison of proposed substitution with product or method specified.
 - .3 Data relating to changes in schedule.
 - .4 Detailed description of modifications required by proposed substitution to adjacent materials and configurations (if any).
- .4 Verification that product complies with the British Columbian Building Code (latest edition)
- .9 Should Proposed Substitution be found acceptable by the Consultant and the Owner, in part or in whole, the Contractor shall:
 - .1 Assume full responsibility and costs when substitution affects any other Work,
 - .2 Ensure that drawings incorporating and coordinating aspects of affected Work bear the seal and signature of an Architect or Engineer registered in Province of the Work.
- .10 In making a proposal for substitution the Contractor represents:
 - .1 That it has personally investigated the proposal and (unless the proposal explicitly states otherwise) determined that it performs in a similar way or is superior to the product or method specified;
 - .2 That the same guaranty will be furnished as for the originally specified product or construction method;
 - .3 That it will coordinate installation of the accepted substitute into the Work, making such changes in the Work as may be required to accommodate the change;
 - .4 That it will bear costs and waives claims for additional compensation for costs that subsequently become apparent arising out of the substitution;
 - .5 That the quotation is complete and includes related costs.
- .11 The Consultant reserves the right to disregard any requests for substitutions submitted after the tender closes and that are not presented in with the information requested in 1.3.8 above.
- .12 Substitutions will not be considered that are implicit in submitted shop drawings and samples rather than formally presented proposals as described above.
- .13 Substitutions will not be considered which require substantial changes in the Contract Documents.
- .14 No substitutions will be permitted without Consultant's written acceptance and issued as an addendum. Where substitutions are found in the Work that have not been formally accepted by the Consultant, the Contractor will be required to remove such products and replace with specified materials or provide a credit to the value of the contract at the Consultant's discretion.
- .15 Substitutions will not be considered that arise from negligence in ordering specified product in proper advance time considering place of origin of product, normal method of delivery and manufacturers ordering requirement. In the case of the preceding, Consultant will either select a substitute product or recommend that extraordinary delivery methods be utilized to deliver specified product at no additional cost to the Owner

END OF SECTION 01620

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and co-ordinated with all other parts.

1.2 REQUIREMENTS

.1 On completion of their Work, Contractors shall provide maintenance manuals giving full operating and maintenance instructions for each system and major piece of equipment, as well as, maintenance instructions for building elements, fixtures and finishes.

.2 Manuals shall cover all systems, equipment, finishes, etc. provided by the construction contract including items provided by all change orders.

.3 The manuals shall be thoroughly reviewed by the Consultant and certified by him as being complete and accurate.

.4 Manuals shall be submitted to the Consultant within 14 days of Substantial Performance. The Consultant shall withhold double the value of the cost of preparing the manuals until they are submitted.

.5 For details to be included in manuals refer to:
Building Trades See 3.4 below
Electrical See 3.0 below

2.0 PRODUCTS/MATERIALS

2.1 BINDERS

.1 Binders shall be ACCO Canadian Co. Ltd. or approved equal by the Owner as follows:
ACCO RING "Customizer" Binder 11 x 8-1/2" Beige
1 inch - 13401
2 inch - 13403
ACCO Catalogue Binder 11 x 8-1/2" Black
Casemade Expansion Style
3 to 5 inches - 05436

.2 Label holders shall be affixed to the binder as follows:
ACCO self-adhesive Label Holders
No. 18803 at top of spine
No. 18804 on front cover

2.2 PAGES

.1 Descriptions and lists are to be neatly typed or printed on 8-1/2 x 11" heavy bond or offset bookpaper. Duplicate pages shall be made by an electrostatic dry copier. Carbon copies will be rejected.

.2 The maximum paper size for schedules and diagrams is 11 x 17". Larger paper sizes will be accepted for diagrams only if a mylar sepia is provided for each sheet.

.3 Alphabetical index tab separators are to be used in each manual to identify each information "section"

.4 A disk containing PDF files of all O&M items to be submitted with O&M manuals.

3.0 EXECUTION**3.1 SUBJECT MANUALS**

.1 Separately bound manuals are to be prepared for the following trade work:

TRADES	SUBJECT	NO. OF MANUALS TO OWNER
Electrical	Power, lighting, fire alarm systems, etc.	3
Building	Architectural elements, fixtures, finishes, casework, hardware, specialties, etc.	3
.2	Information on special equipment and specific items not covered above shall be placed in appropriate manuals, e.g. Kitchen equipment, etc.	

3.2 TEXT

.1 Instructions are to be written clearly in a language easily understood by the Owner's operating and maintenance personnel.

.2 Request the manufacturer's brochures at the time of equipment purchase.

.3 Include on specific information pertinent to the equipment and material installed. Advertising literature and brochures of a general nature will be rejected.

.4 Instructions shall be complete for installation, operation and maintenance and shall include the names and addresses of spare parts and material suppliers.

.5 The title sheet in each manual shall identify the project name, the Owner's project number, the date and the Owner Name and shall state the names, addresses and telephone numbers of the following firms:

Consultant
Other Applicable Consultants
General Contractor
Applicable Sub-Contractors

3.3 PREPARATION SCHEDULE

Draft copies of the proposed contents are to be submitted to the Consultant for approval, no later than 30 days prior to the startup of the systems and equipment. After the contents are approved, the manuals are to be prepared and submitted to the Consultant. The complete sets of manuals must be certified by the Consultant as being complete and in the Owner's hands prior to final certificate.

3.4 GUARANTEES

.1 Guarantees, warranties and bonds shall be inserted in each applicable manual and shall provide the following information:

Name and location of project.
Guarantee commencement date.
Duration of guarantee.
Clear indication of what is being guaranteed and what remedial action will be taken under guarantee.
Signature and seal of Contractor

END OF SECTION 01730

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and co-ordinated with all other parts.

2.0 AS-BUILT DRAWINGS

.1 The Contractor shall keep one set of white prints of all contract drawings, Architectural, Structural, Mechanical, Electrical, Plumbing and Drainage, including all addenda, revisions, clarifications, change orders and reviewed shop drawings in the site office and identify them as "As-Built drawings".

.2 As the work proceeds, the Contractor's Superintendent or Foreman is to record clearly and indelibly in red pencil "as-built" conditions wherever they deviate from the original direction of the contract drawings.

.3 At Substantial Performance, the Contractor will submit the As-Built white prints to the Consultant.

.4 The Contractor shall certify to the Consultant that the marked up white prints provided represent the work "as-built".

.5 The deviations that are to be recorded shall include, in general, items that are hidden from view and items of major importance to future operations and maintenance and to future alterations and additions. Detailed requirements in this connection are set out in the body of the specification work.

.6 Approval for backfilling of underground services will not be given before the Owner is satisfied that the exact location of the underground service has been surveyed and recorded. The Contractor must employ a qualified surveyor or instrument man to record the horizontal and vertical location of underground services. This survey information is to be shown on the As-Built drawings and must indicate the location of all buried services, as well as those capped or exposed by the work of this contract.

.7 A holdback in an amount to be determined by the Owner will be withheld from the monies due to the Contractor and will be retained until all the "as-built" white prints and CAD files are certified as correct and delivered to the Consultant.

3.0 GUARANTEE

.1 Contractor shall provide the Owner with a written guarantee covering all Work and all trades to repair or replace all defects in workmanship or materials including "consequential damages" to the work appearing within a period of 1 year from the date of Substantial Performance of the work except as indicated in some specific sections of the work where longer periods shall apply.

4.0 PERIODIC CLEANING

.1 On completion of Work in the building area, the Contractor shall ensure that each Subcontractor removes all tools and equipment and leave areas swept clean and ready for Work of following trades.

.2 The Contractor shall be responsible for removal of all rubbish, debris and waste. Remove from the building site periodically. No accumulation of rubbish or debris will be permitted.

.3 Clean paved areas and driveways and parking areas.

5.0 FINAL CLEANING

The Contractor shall employ professional cleaners to thoroughly clean the completed Work before handing over to the Owner. This Work shall include:

.1 Examine and clean all fixtures to produce intended appearance and use.

.2 Remove all paint spots, stains, rubbish, debris, tools and equipment from all areas and broom clean.

.3 Wash down and dry all floors, stairs and glazed wall faces; wax and polish floors, only as impacted by the work of this contract.

- .4 Brush off, dust and polish all ledges, stairs, steps, etc.
- .5 Clean and polish all glass, including mirrors and remove all paint, putty and dirt.
- .6 Clean off all dirt and paint, etc., from plumbing and electrical fitments and other equipment throughout the building and leave in first class order.
- .7 Clean up roofs, including spreading displaced gravel evenly and clear all drains, gutters, etc.
- .8 Clear grounds and exterior paved areas. Leave hosed down, swept and made ready for the Owner's use. Ensure all nails and staples are picked around the building perimeter. Restore damaged landsc

6.0 BROKEN GLASS

.1 Contractor shall replace all damaged, broken or scratched glass, resulting from Construction operations.

7.0 FIELD QUALITY CONTROL

- .1 Testing of work or installations where called for in various trade sections will be arranged and paid for by the Contractor unless otherwise specifically directed under the contract.
- .2 Contractor will employ and pay for the services of an independent testing agency for the following sections:

Cast-in-Place Concrete Section 03300

8.0 TESTING AND INSPECTION SERVICES

- .1 Particular requirements for inspection and testing to be carried out by testing service or laboratory approved by Consultant are specified under various sections if required.
- .2 Contractor will appoint and pay for services of testing laboratory including the following:
 - .1 Inspection and testing required by laws, ordinances, rules, regulations or orders of public authorities.
 - .2 Testing, adjustment and balancing of conveying systems, mechanical and electrical equipment and systems.
 - .3 Where tests or inspections performed by the testing service reveal Work is not in accordance with the contract requirements, Contractor shall pay costs for additional tests or inspections as Consultant may require to verify acceptability of corrected Work.
 - .4 Pay costs for uncovering and making good Work that is covered before required inspection or testing is completed and approved by Consultant.

9.0 SUBSTANTIAL PERFORMANCE & DEFICIENCIES

- .1 Cost for additional inspections by the Consultant arising from a requested substantial performance inspection not resulting in substantial performance shall be billed hourly at a rate of \$100.00 per hour to the Contractor.
- .2 The value of deficiency holdback will be determined by the Consultant's estimate of deficiency value multiplied times 2.
- .3 Cost for additional inspections requested by the Contractor beyond 2 reviews of completed deficiencies shall be billed hourly at a rate of \$100.00 per hour.

END OF SECTION 01740

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and co-ordinated with all other parts.

1.2 SECTION INCLUDES

Specifically, but not limited to the following:

.1 Make good damaged areas. Match patching and making good work at least to that displayed by the existing; provide so new surfaces are plumb, level, and properly aligned with existing.

.2 All material and debris resulting from demolition shall be promptly removed from site and disposed of in a legal manner.

1.4 REQUIREMENTS OF REGULATORY AGENCIES

.1 Comply with all bylaws and acquire all necessary permits.

.2 Comply with all Worker's Compensation Board of B.C. Accident Prevention Regulations.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING

.1 Store materials and equipment at site only when immediately necessary, and as otherwise approved; and so as not to cause any obstruction.

1.6 EXISTING CONDITIONS

.1 The Contractor shall accept the site as it exists and will be responsible for all demolition work as shown on the Drawings.

.2 The Contractor shall visit the site at his own expense prior to the submission of Bids and take whatever time is required to ascertain the site conditions and surrounding features related to the proposed demolition and new construction work, and ensure himself that conditions are suitable for the execution of the work.

.3 No additional sums of money will be allowed for any items resulting from lack of familiarity with the site conditions; report any discrepancies to the Consultant.

1.7 PROTECTION

.1 Use sufficient measures to protect existing services in the vicinity of the demolition. Make good all damaged areas.

.2 Maintain free and safe passage for all thoroughfares on the property.

.3 Take precautions to guard against damage of any adjacent structures and services.

.4 The Contractor will be held responsible for any such damage (movement or settlement) and must repair promptly such damage to the Owner's property at no additional cost to the Owner.

.5 Provide and maintain all legal and necessary guards, railings, lights and warning signs during the execution of the work to fully protect all persons; provide adequate insurance in order that the Owner shall be saved harmless from any loss, damage, death or injury through neglect, carelessness, or incompetence of the Contractor, or the handling or condition of appliances.

2.0 PRODUCTS

2.1 MATERIALS

.1 All materials, or equipment not specifically described but required for the proper completion of the work of this Section, shall be selected by the Contractor subject to approval by the Owner.

3.0 EXECUTION

3.1 PREPARATION

- .1 Verify at site conditions of the existing site and obtain information City of Prince George regarding all existing and sub-surface building structures, all existing underground services (sanitary and storm sewer, gas lines, water, electrical, telephone, etc.).

3.2 WORKMANSHIP

- .1 Inspect existing conditions to confirm that extent and location of demolition will not damage adjacent areas.
- .2 Should any conflicts arise, immediately contact the Consultant for direction prior to proceeding. At completion recover all materials. Leave site neat and clean.

3.3 ADJUSTING AND CLEANING

- .1 Upon the completion of all demolition work, remove all equipment, material and debris and leave the site ready for the construction of the new work.

END OF SECTION 02050

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SCOPE

.1 Furnish all labour, equipment to complete all rough carpentry work including all wood framing and decking for floors, walls and roofs, all blocking, furring strips, cants, and rails.

.2 Rough hardware including angles, plates, nails, bolts, joist hangers, metal shelf and lintel angles, plug-in standards, etc.

.3 All plywood sheathing.

.4 All temporary enclosures.

.5 Installation of wood beams and joists.

.6 All felts building paper, sill gaskets.

1.3 RELATED WORK

.1 Steel plates and hangers to wood beams. Section 05100.

.2 Metal fabrication. Section 05500.

2.0 PRODUCTS

2.1 MATERIALS

.1 Plywood to roof and walls shall be Spruce or Douglas Fir, sheathing grade to CSA 0121.

2.2 HARDWARE

.1 All exterior nailing, bolting and fixings shall be galvanized.

2.3 PRESERVATIVE

.1 All new material coming in contact with earth, concrete or masonry shall be dipped in preservative, 'Cuprinol' or equal., or shall be pressure treated.

2.4 WEATHER BARRIER

.1 Exterior walls over panel boarding shall be Henry Blue Skin 160 self adhered air barrier 1/8 permeable.

2.5 CLOSED CELL FORM SILL GASKET

.1 Shall be Ethafoam sill gasket by Dow Chemicals or equal.

3.0 EXECUTION

3.1 TEMPORARY ENCLOSURES

.1 Close all openings and areas as required as work proceeds with temporary enclosures to maintain security and temperatures within building.

3.2 BEAMS

.1 Carefully install all wood beams and make all connections to walls and columns. Install all temporary and permanent bracing prior to application of loads.

.2 Install temporary horizontal and cross bracing as required.

.3 Install permanent bracing in accordance with shop drawings prior to application of loads or trusses.

END OF SECTION 06100

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SCOPE

.1 Furnish all labour and material to complete all Finish Carpentry including:
.2 Interior trim

1.3 RELATED WORK

.1 Architectural Woodwork. Section 06400.
.2 Caulking. Section 07900
.3 Steel Door & Frames Section 08100

2.0 PRODUCTS

2.1 PLYWOOD PANELS

.1 Plywood for electrical panels shall be Douglas Fir or Western softwood ply sheets, 19 mm (3/4") thick, G1S. Plywood sheathing shall be as shown on drawings.

3.0 EXECUTION

3.1 WORKMANSHIP

.1 All work shall be done by skilled tradesmen. All exposed surfaces to be finished shall be left clean and free from all imperfections.

END OF SECTION 06200

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SCOPE

.1 Furnish all labour, material and equipment for the supply and installation of Architectural woodwork including:

.2 Casework, counters, shelving, metal adjustable shelf standards and brackets.

.3 All wood trim and frames.

.4 All plastic laminates to millwork.

.5 Installation only of hardware on cabinets.

1.3 RELATED WORK

.1 Wood doors and hardware installation. Section 08210.

.2 Supply of Finish hardware and plastic signs for doors and cabinets. Section 08710

.3 Supply and installation of glazing. Section 08800.

2.0 PRODUCTS

2.1 QUALITY

.1 The quality standards of all materials shall be equal to the Millwork Specifications of the Millwork Contractors Association of BC.

2.2 LUMBER FOR MILLWORK

.1 Millwork lumber for all frames, sash, trim and exposed surfaces shall be 'Custom' Grade to receive a transparent finish.

.2 All dry, sound lumber free from knots, splits, torn or cross grain with only occasional inherent minor blemishes but admitting light stain and fine surface checks. Occasional sound pin knots and similar minor defects will be admitted.

.3 Interior millwork shall be kiln dried to 7% - 10%.

.4 Generally species shall be Birch, or as shown on the drawings

2.3 PARTICLE BOARD

.1 To counter tops to receive plastic shall be 19mm (3/4") ply as shown on drawings.

2.4 HARD PLASTIC

.1 Shall be composition baked general purpose, 0.04" thick, Nevamar ARP, Wilsonart, or equal. Shop laminate under machine pressure with waterproof glue, and self-edge as detailed. Counter tops shall overlap edging strips.

2.5 SHELVES

.1 Shelves shall be supported on nickel plates metal standards and supports.

2.6 MELAMINE BOARD

.1 Melamine board shall be composed of 45 pound industrial grade particle board, colour to be selected by the Architect from manufacturer's colour range.

2.7 LOCKS

- .1 Acceptable Manufacturers:
 - .1 Olympus Lock Inc. 18424 Highway 99 Lynnwood WA 98037 Phone # 1-800-525-0954
 - .2 Doors and Drawer dead bolt locks shall have 15/16" through schlage 'C' cylinder keyway barrel diameter 1 1/8" & length 1 1/8" C/W lipped steel, steel strike with four screws. Finish to be 26D (dull chrome). Olympus lock 700S / 800S series or approved equal.

3.0 EXECUTION

3.1 SHOP DRAWINGS

- .1 Shop drawings shall be furnished on all millwork except that shown large scale by the Architect. The millworker will be responsible for details and dimensions not controlled by job conditions. The General Contractor will be responsible for, and furnish to millwork manufacturer, all dimensions which he alone controls, including wall to wall, ceiling heights, wall thicknesses, dimensions controlled by other crafts, etc.

3.2 GLUING

- .1 All gluing shall be done with a nationally recognized glue, in strict accordance with the manufacturer's recommendations, using water resistant glue equal to urea-formaldehyde resin glue to damp conditions. Type 1, waterproof glue shall be used for extreme conditions. Where widths or thicknesses are not available in hardwoods gluing may be used on widths over 130mm (5").
- .2 Apply plastic laminate directly to wall surfaces with approved adhesive.

3.3 SHOP ASSEMBLED ITEMS

- .1 The following items shall be shop assembled, in so far as practical: Casework and cabinets, with doors and drawers installed and completed with all hardware, supplied in Division 01020, metal adjustable shelf standards and brackets; sliding door track for case doors; cabinet work and all hard plastic glued plywood. Casework where walls form part of unit will be furnished loose. Shelf standards shall be surface mounted.
- .2 Finish hardware to cabinets, supplied by other, shall be installed as follows:
Doors: 1 pair hinges, magnetic catch, 2 surface bolts, pull and lock.
Drawers: 1 pair drawer slides and pulls.

3.4 WORKMANSHIP

- .1 Workmanship shall be of the best customarily done on work of this type. The intent is that joints be neatly and carefully made, all machine marks removed by sanding, except on exterior materials which shall be cleanly machined. All cross scratches shall be eliminated. Shop assembled surfaces shall be glued where possible and shall be glue blocked at concealed locations. All connections shall be made by best approved practice of the cabinet-making trade, mortices and tenon where possible, etc. Nails shall be countersunk.

END OF SECTION 06400

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SCOPE

.1 Furnish all labour, material and equipment to complete all caulking work including but not necessarily confined to:

.2 Caulking of both sides all exterior windows, door frames, grilles, all gaps in exterior surfaces and thresholds. Sealants to plumbing fixtures, all joints between dissimilar materials on exterior and interior wet areas, shall be caulked to provide tight waterproof and airtight seals.

.3 Caulk and seal pipes, ducts and conduit penetrating fire separations as required by the B.C. Building Code to maintain the fire rating of the assembly.

1.3 RELATED WORK

.1 Caulking drywall to provide air barrier. Section 09250.

2.0 PRODUCTS

2.1 MATERIALS

.1 Deliver and store materials in original sealed packages, all labels attached. Damaged materials shall be rejected.

.2 Polysulphide sealants - for all exterior sealing work to CGSB 19-GP-24 epoxidized polyurethane terpolymer sealant. Approved manufacturers: Tremco "Dymeric", Sternsons "Duoflex", Dap Duratite of Canada's "Flexiseal".

.3 Silicone sealant - Mildew Resistant; ATremco Proglaze; General Electric 1700 Series; Dow Corning 785 or approved alternate.

.4 Fire barrier / fire stopping - Double A/D Distributors Ltd., meeting NLCS114 (ASTM E814) and ULC-S101 preformed semi-rigid fire stopping, non-combustible mineral fibre felt.

.5 Backup material - Closed cell foam. Polyethylene urethane, neoprene, vinyl or butyl rods.

.6 Primers - non staining, as recommended by the caulking and compound manufacturers for proper bonding.

.7 Colours to be selected by the Architect.

3.0 EXECUTION

3.1 EXAMINATION

.1 Examine all surfaces to receive caulking. All surfaces must be clean, free from loose or damp material.

.2 Prepare joints to ensure complete adhesion of sealants.

.3 Unacceptable conditions or surfaces must be corrected before work commences.

3.2 APPLICATION

.1 Approved thinners shall be applied if recommended by the sealant manufacturer.

.2 Open joints wider than 13mm (1/2") shall be restricted in depth to 13mm (1/2") by use of backup material, sized to ensure 30% compression of backing.

.3 Apply sealants with gun, nozzle sized and shaped for the joint required. Joint size and depth recommended by the manufacturer shall be strictly adhered to. Surface finish of joint shall be smooth and free from ridges or voids.

- .4 Do not work in temperatures less or greater than those recommended by the manufacturer and never in temperatures of 4°C or less.
- .5 Install fire barrier / fire stopping in accordance with manufacturer's directions, to fit into cavities and spaces between tops of gypsum board on steel stud fire-rated walls and wood deck, at cavities, pipe, duct and conduit openings in walls and floors. Use purpose made impale clips as necessary to secure in position. Use "Rockwool" insulation only for backup material in fire separations.

4.0 OTHER REQUIREMENTS

4.1 POT LIFE

- .1 The specified pot life of the material must be strictly observed.

4.2 PROTECTION

- .1 Protect all adjacent surfaces and remove excess or misapplied material.

4.3 GUARANTEE

- .1 This Contractor shall provide a written extended guarantee from the date of Substantial Performance of the Work, for a period of five (5) years against faulty materials and workmanship.

END OF SECTION 07900

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SCOPE

.1 Furnishing of all labour, material and equipment for supply and installation of metal doors and frames c/w anchoring devices.

1.3 RELATED WORK

.1	Caulking	Section 07900.
.2	Finish Painting	Section 09900

2.0 PRODUCTS

2.1 FRAMES

.1 Fabricate frames from 16 gauge cold rolled, zinc coated, prime quality steel as detailed. Mitred corners shall be accurately aligned and all welds ground smooth. Frames shall be reinforced for all hardware, have appropriate wall anchors, three (3) rubber door bumpers per door and bonderized with a coat of prime paint. Frames shall be Pero SC or equal and approved. (Provide three rubber grommets per door).

3.0 EXECUTION

3.1 INSTALLATION

.1 Install frames in stud partitions with minimum of four (4) anchor straps screwed to studs. Install and support frames before walls are installed.

4.0 OTHER REQUIREMENTS

4.1 SHOP DRAWINGS

.1 Submit complete shop drawings for all items showing anchors and hardware preparation before fabrication.

END OF SECTION 08100

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SECTION INCLUDES

.1 Non-fire rated pressed steel frames.
.2 Glazed style and rail doors and glazed screens and sidelights.

1.3 RELATED SECTIONS

.1	Finish Carpentry	Section 06200
.2	Steel Doors + Frames	Section 08100
.3	Finish Hardware	Section 08710
.4	Glazing	Section 08800
.5	Steel Studs and Furring	Section 09110
.6	Gypsum Board	Section 09250

1.4 QUALITY ASSURANCE

.1 Applicable Standards: Except as otherwise specified, provide materials and manufacture in accordance with the Canadian Steel Door and Frame Manufacturer's Association Manufacturing Metric Standard for Doors, Windows and Frames (latest issue).
.2 Regulatory Requirements: To meet the temperature rise and glass area limits for openings prescribed in the British Columbia Building Code.

1.5 SUBMITTALS

.1 Shop Drawings:
.1 Submit shop drawings in accordance with Section 01300, showing typical details of pressed steel frames, including frame schedules and hardware details, to the Consultant for review prior to fabrication.
.2 Indicate doors and frames bearing ULC labels for ratings, temperature rise and opening classifications.
.3 Note: Sizes shown on Door Schedule are clear frame opening sizes; base door sizes on clear opening frame sizes.

.2 Samples:
.1 Submit one 300 x 300 mm corner sample of each type of door and frame.
.2 Show, butt cutout, glazing stops and 300 mm long removable mullion if indicated on door schedule.

1.6 PRODUCT DELIVERY STORAGE AND HANDLING

.1 Promptly clean any scratches or disfigurement caused in shipping or handling and touch up with a rust-inhibitive primer. Properly store materials on planks, or Dunnage, out of water, and covered to protect them from damage due to any cause. Remove wrappings or coverings upon arrival at the building site and store in a vertical position, spaced by blocking to permit air circulation between them.

2.0 PRODUCTS

2.1 FRAMES

- .1 18 gauge for interior doors and windows, shop primed after fabrication of having Stelco's Colourbond or Dofasco's Satincote applied after fabrication for interior doors. Factory touch up after fabrication and welding.
- .2 Provide adjustable anchors of manufacturer's standard to each frame as required.
- .3 Blank, reinforce, drill and tap frames for mortised butts and strike. Protect mortised butts and strike cutouts with metal guard boxes where required.
- .4 Reinforce frames when required for surface mounted hardware. Provide drilling and tapping as required for hardware mounting. Hardware preparation and location shall be in accordance with ANSI standard. Prepare each door opening for single rubber bumpers, three (3) for single door opening.
- .5 Weld two (2) channel or angle spreaders to doorjambs at bottom of door opening to ensure proper alignment.
- .6 Provide frames to be anchored to concrete or concrete block, with anchors of suitable design for new or previously constructed installation as shown on reviewed shop drawings.
- .7 Make provision for glazing as indicated and provide necessary glazing stops to match frames.

2.2 FABRICATION

- .1 Frames:
 - .1 Provide frames of welded type, one-piece construction.
 - .2 Cut mitres and joints accurately and weld continuously on inside of frame profile.
 - .3 Grind welded corners and joints to flat plane, fill with metallic paste filler and sand to uniform smooth finish.
 - .4 Reinforce heads of frames to suit opening width.
 - .5 Reinforce frames to suit continuous hardware, where required.

3.0 EXECUTION

3.1 INSPECTION

- .1 Examine surfaces to which the work of this section is to be applied and ensure that conditions are able to provide a complete and satisfactory installation.
- .2 Commencement of work will indicate acceptance of surfaces and conditions.

3.2 INSTALLATION

- .1 Place frames prior to construction and enclosing of walls and ceilings. Wherever possible set frames in place prior to placing of concrete and concrete unit masonry. Set frames accurately in position, plumbed, aligned and braced securely until permanent anchors are set. After construction is completed, remove temporary braces and spreaders leaving surfaces smooth and undamaged.

3.3 ADJUSTING AND CLEANING

- .1 Check and re-adjust operating finish hardware items in hollow metal work just prior to final inspection. Leave work in complete and proper operating condition. Remove and replace defective work including doors or frames which are warped, bowed or otherwise damaged.

1.0 GENERAL

1.1 GENERAL CONDITIONS

.1 All clauses set forth in the Bidding Requirements, General and Supplementary General Conditions and Division 1 - General Requirements, apply to and govern this Section.

1.2 SCOPE

.1 Furnish all labour, materials and equipment for the:

.2 Supply and installation of all flush panel wood doors.

.3 Installation of door hardware and grilles supplied by others.

.4 Removal and relocation of existing doors and frames.

1.3 RELATED WORK

.2 Supply of Finish Hardware and Plastic Signs. Section 01020

2.0 PRODUCTS

2.1 DOORS

.1 Shall be to sizes and type shown on Door Schedule on drawings.

.2 Shall be to AWMAC 'Premium' Specification, manufactured in an approved shop, Sauder Industries or equal and approved.

2.2 FLUSH DOORS

.1 Face: paint grade
Crossbanding: 1/10" thick hardwood.
Frame: Hardwood rails and stiles
Core: Particle board

2.3 CONSTRUCTION

.1 Adhesive shall be Type II water resistant.

.2 Corners shall be shoulder mortised and tenoned.

3.0 EXECUTION

3.1 STORAGE

.1 Store flat on dry level surface in well ventilated building.

3.2 HARDWARE

.1 Install all hardware supplied by others.

.2 On standard doors shall consist of hinges, handsets or push and pulls, kickplates and wall stops.

3.3 INSTALLATION

.1 Install four hinges per door, set flush to avoid distortion. Allow 3/16" clearance on frames.

.2 Install all hardware in best practices of the trade strictly to manufacturers instructions.

4.0 OTHER REQUIREMENTS

4.1 GUARANTEE

.1 Provide a written guarantee for a period of one (1) year from the date of Substantial Performance of the work against defects in material and workmanship.

1.0 GENERAL

1.1 SUMMARY

1. This section includes the following:
 1. Fixed Windows
 2. Architectural Grade (AW rating)
 3. Architectural details, product descriptions and product performance specifications are based on products manufactured by the Kawneer Company Inc.
2. Related Sections:
 1. Division 01 30 00 "Submittals"
 2. Division 07 10 00 "Air / Water / Vapour Barrier"
 3. Division 07 20 00 "Insulation"
 4. Division 07 90 00 "Caulking"
 5. Division 07 92 00 "Joint Sealants" for joint sealants installed as part of aluminum window system
 6. Division 07 25 00 "Vapor Barriers" between glazed wall systems and adjacent construction
 7. Division 08 41 13 "Aluminum-Framed Entrances and Storefronts"
 8. Division 08 44 13 "Glazed Aluminum Curtain Walls"
 9. Division 08 70 00 "Hardware"
 10. Division 08 80 00 "Glazing"

1.2 SYSTEM DESCRIPTION

1. General: Commercial Grade Architectural Aluminum Windows, including glass and glazing, metal panels, perimeter trims, sills and stools, window installation hardware and accessories, shims and anchors, and perimeter sealing of window units.
 1. Aluminum Windows include: Kawneer Company, Inc., AA 6400 Window in accordance with AAMA /WDMA/CSA 101/I.S.2/A440-05 Standard/Specification for Windows, Doors, and Unit Skylights for a Class and Grade of F-AW80 and in accordance with CAN/CSA-A440-00 Windows.
2. Test Units:
 1. All test unit sizes and configurations shall conform to the minimum size in accordance with AAMA /WDMA/CSA 101/I.S.2/A440-05 for the designation F-AW80 and CAN/CSA-A440-00 Windows.
 2. Units submitted for laboratory testing shall be units of the manufacturer's standard construction, glazed and assembled in accordance with the manufacturer's specifications and AAMA /WDMA/CSA 101/I.S.2/A440-05 and CAN/CSA-A440-00 Windows.
3. Fixed Window Performance Requirements:
 1. Wind loads: Provide window system; include anchorage, capable of withstanding wind load design pressures of (7) lbs./sq. ft. inward and (7) lbs./sq. ft. outward. The design pressures are based on the BC Building Code; 2024 Edition.
 2. Air Infiltration: The test specimen shall be tested in accordance with ASTM E283 at a minimum size of 60" x 90" (1524 x 2286). Air infiltration rate shall not exceed 0.10 cfm/ft² at a static air pressure differential of 6.24 psf (300 Pa). The test specimen shall meet the Fixed rating of less than 0.25 (m³/h)/m at 300Pa when tested in accordance with CAN/CSA-A440-00 Windows.
 3. Water Resistance: The test specimen shall be tested in accordance with ASTM E547 and ASTM E331 at a minimum size of 60" x 90" (1524 x 2286). There shall be no leakage as defined in the test method at a static air pressure differential of 10 psf (500 Pa). The test specimen shall meet the B5 rating with no water leakage at 500 Pa when tested in accordance with CAN/CSA-A440-00 Windows.
 4. Uniform Load Deflection: A minimum static air pressure difference of 80 psf (3840 Pa) shall be applied in the positive and negative direction in accordance with ASTM E330. There shall be no deflection in excess of L/175 of the span of any framing member. The test specimen shall meet the C5 rating when tested in accordance with CAN/CSA-A440-00 Windows.
 5. Uniform Load Structural: A minimum static air pressure difference of 60 psf (2874 Pa) shall be applied in the positive and negative direction in accordance with ASTM E330. The unit shall be evaluated after each load.
 6. Component Testing: Window components shall be tested in accordance with procedures described

in AAMA/WDMA/CSA 101/I.S.2/A440-05.

7. Thermal Transmittance (U-factor): When tested to AAMA Specification 1503, the thermal transmittance (U-factor) shall not be more than .34 BTU/hr/ft²/°F.
8. Condensation Resistance (CRF): When tested to AAMA Specification 1503 and CAN/CSA-A440, the condensation resistance factor (CRF) shall not be less than 74 (72 I-Frame).
9. Forced Entry Resistance: All windows shall conform to AAMA 1302.5.
10. Thermal Barrier Test: Thermal break shall be designed in accordance with AAMA TIR-A8 and tested in accordance with AAMA 505.

1.3 SUBMITTALS

1. General: Prepare, review, approve, and submit specified submittals in accordance with "Conditions of the Contract" and Submittals Sections. Product data, shop drawings, samples, and similar submittals are defined in "Conditions of the Contract."
2. Quality Assurance/Control Submittals:
 1. Test Reports: Submit certified test reports showing compliance with specified performance characteristics.

1.4 WARRANTY

1. Project Warranty: Refer to "Conditions of the Contract" for project warranty provisions.
2. Manufacturer's Product Warranty: Submit, for Owner's acceptance, manufacturer's warranty for window system as follows:
 1. Warranty Period: Two (2) years from Date of Substantial Completion of the project provided however that the Limited Warranty shall begin in no event later than six months from date of shipment.
 2. Glass: See Division 8 Section "Glazing".

1.5 QUALITY ASSURANCE

1. Qualifications:
 1. Installer Qualifications: Installer experienced (as determined by contractor) to perform work of this section who has specialized in the installation of work similar to that required for this project and who is acceptable to product manufacturer.
 2. Manufacturer Qualifications: Manufacturer capable of providing structural calculations, applicable independent product test reports, installation instructions, a review of the application method, customer approval and periodic field service representation during construction.
2. Pre-Installation Meetings: Conduct pre-installation meeting to verify project requirements, substrate conditions, manufacturer's installation instructions, and manufacturer's warranty requirements.

1.6 DELIVERY, STORAGE AND HANDLING

1. Ordering: Comply with manufacturer's ordering instructions and lead-time requirements to avoid construction delays.
2. Packing, Shipping, Handling and Unloading: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
3. Storage and Protection: Store materials protected from exposure to harmful weather conditions. Handle window material and components to avoid damage. Protect window material against damage from elements, construction activities, and other hazards before, during and after window installation.

2.0 PRODUCTS

2.1 MANUFACTURES (ACCEPTABLE MANUFACTURERS / PRODUCTS)

1. Acceptable Manufacturers: United States Aluminum / C.R. Laurence
2. Product(s)/System(s): Interior Aluminium Framing System.
 - a. US Aluminum, Storefront Systems, Series 450
 - b. Series: 450

- c. Window Member Profile: 4 1/2" (114) nominal dimension, centre glazing.
- d. Finish/Color: (See 2.7 Finishes)

2. Substitutions:

- 1. General: Refer to Substitutions Section for procedures and submission requirements.
 - a. Pre-Contract (Bidding Period) Substitutions: Submit written requests ten (10) days prior to bid date.
 - b. Post-Contract (Construction Period) Substitutions: Submit written request in order to avoid storefront installation and construction delays.
- 2. Substitution Documentation
 - a. Product Literature and Drawings: Submit product literature and drawings modified to suit specific project requirements and job conditions.
 - b. Certificates: Submit certificate(s) certifying substitute manufacturer (1) attesting to adherence to specification requirements for window system performance criteria, and (2) has been engaged in the design, manufacturer and fabrication of aluminum windows for a period of not less than ten (10) years.
 - c. Test Reports: Submit test reports verifying compliance with each test requirement required by the project.
 - d. Samples: Provide samples of typical product sections and finish samples in manufacturer's standard sizes.
- 3. Substitution Acceptance: Acceptance will be in written form, either as an addendum or modification, and documented by a formal change order signed by the Owner and Contractor.

2.2 MATERIALS

- 1. Aluminum (Windows and Components): Alloy and temper recommended by manufacturer for type of use and finish indicated, complying with the requirements of standards indicated below.
 - 1. Extruded Material Standard: ASTM B 221, 6063-T6 alloy and temper.
- 2. Steel Reinforcement: Complying with ASTM A 36/ A 36M for structural shapes, plates and bars; ASTM A 611 for cold-rolled sheet and strip or ASTM A 570/ A 570M for hot-rolled sheet and strip.
- 3. Glazing Gaskets: Dry glazing gaskets shall be an extruded EPDM in accordance with ASTM C864.
- 4. Glazing Sealant: Wet glazing material shall be a 100 percent silicone, neutral-cure sealant in accordance with AAMA 805.2-94, Group A.
- 5. Fasteners: Where exposed, shall be 300 Series Stainless Steel.
- 6. Thermal Barrier: The thermal barrier shall be Kawneer ISOWEB® consisting of two parallel glass fiber-reinforced nylon strips installed continuously and mechanically bonded to the aluminum.

2.3 ACCESSORIES

- 1. Spacers, Setting Blocks, Gaskets, and Bond Breakers: Manufacturer's standard permanent, non-migrating types in hardness recommended by manufacturer, compatible with sealants, and suitable for system performance requirements.
- 2. Framing system gaskets, sealants, and joint fillers as recommended by manufacturer for joint type.
- 3. Sealants and joint fillers for joints at perimeter of window system as specified in Division 7 Section "Joint Sealants".
- 4. Perimeter Anchors: When steel anchors are used, provide insulation between steel material and aluminum material to prevent galvanic action.
- 5. Glazing: Factory glazing as required and specified in Division 8 Section "Glazing".
- 6. Optional Perimeters and Trims: Extruded aluminum, 6063-T5 alloy and temper, extruded to profiles and details indicated. Seal exterior joints with manufacturer's standard sealant to assure water-tight joints.
- 7. Coupling Mullions: Shall be extruded aluminum of 6063-T6 alloy and temper of profile and dimensions indicated on drawings. Mullions shall provide structural properties to resist wind pressure required by

performance criteria and standards

2.4 RELATED MATERIALS

1. Sealants: Refer to Division 7 Section "Joint Sealants"
2. Glass: Glass thickness and type shall be in accordance with glass manufacturer's recommendations for prescribed design pressure. Refer to Division 8 Section "Glass and Glazing".
 1. Factory glazing (if required) shall be in accordance with manufacturer's standard requirements.
 2. Glazing materials shall be compatible with aluminum and those sealants and sealing materials used in composite structure which have direct contact with the gasket.
3. Insulation: Refer to Division 7 Section "Building Insulation".
4. Bituminous Paint: Cold-applied asphalt-mastic paint complying with SSPC-Paint 12 requirements, except containing no asbestos, formulated for 30-mil (0.762-mm) thickness per coat.

2.5 COMPONENTS

1. The frame depth shall be not less than 4" (102).
2. All frame members shall have minimum wall thickness of 0.070" and shall provide the structural strength sufficient to meet the specified performance requirements.
3. Glazing beads shall be extruded aluminum and shall be a minimum thickness of 0.060".
4. Reference to tolerances for wall thickness and other cross-sectional dimensions of window members are nominal and in compliance with AA Aluminum Standards and Data.
5. All references to dimensions for wall thicknesses and other cross-sectional dimensions of window members are nominal and in compliance with ANSI H35.2-1990.
6. All frame members shall be tubular.

2.6 FABRICATION

1. General: Fabricate components per manufacturer's installation instructions. When assembled, components shall be accurately fitted to produce hairline joints.
 1. Window Frame Joinery: Mitered and Mechanically clipped and/or staked.
 2. Factory sealed frame and corner joints.

2.7 FINISHES

1. Factory Finishing:
 1. **US Aluminum, #11 Clear anodic coating**

2.8 SOURCE QUALITY CONTROL

1. Single Source Quality: Provide aluminum windows specified herein from a single source.
 1. Building Enclosure System: When aluminum windows are part of a building enclosure system, including entrances, entrance hardware, curtain walls, storefront systems, sliding glass doors, slope glazing, and related products, provide building enclosure system products from a single source manufacturer.

3.0 EXECUTION

3.1 EXAMINATION

1. Site Verification of Conditions: Verify substrate conditions (which have been previously installed under other sections) are acceptable for product installation in accordance with manufacturer's instructions. Verify openings are sized to receive window system and sill plate is level in accordance with manufacturer's acceptable tolerances.
 1. Field Measurements: Verify actual measurements/openings by field measurements before fabrication; show recorded measurements on shop drawings. Coordinate field measurements, fabrication schedule with construction progress to avoid construction delays.

3.2 INSTALLATION

1. General: Install window system in accordance with manufacturer's instructions and AAMA window guide specifications manual.
 1. Dissimilar Materials: Provide separation of aluminum materials from sources of corrosion or electrolytic action contact points.
 2. Weathertight Construction: Install sill members and other members in a bed of sealant or with joint filler or gaskets, to provide weathertight construction. Coordinate installation with wall flashings and other components of construction.
 3. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
 4. Provide alignment attachments and shims to permanently fasten system to building structure.
 5. Align assembly plumb and level, free of warp and twist. Maintain assembly dimensional tolerances aligning with adjacent work.
2. Related Products Installation Requirements:
 1. Sealants (Perimeter): Refer to Joint Treatment (Sealants) Section.
 2. Glass: Refer to Glass and Glazing Section.
 - a. Reference: ANSI Z97.1, CPSC 16 CFR 1201 and GANA Glazing Manual.

3.3 FIELD QUALITY CONTROL

1. Field Tests: Architect shall select window units to be tested as soon as a representative portion of the project has been installed, glazed, perimeter caulked and cured. Conduct tests for air infiltration and water penetration with manufacturer's representative present. Tests not meeting specified performance requirements and units having deficiencies shall be corrected as part of the contract amount.
 1. Testing: Testing shall be performed by a qualified independent testing agency. Refer to Testing Section for payment of testing and testing requirements. Testing Standard per AAMA 502, including reference to ASTM E 783 for Air Infiltration Test and ASTM E 1105 Water Infiltration Test.
 - a. Air Infiltration Tests: Conduct tests in accordance with ASTM E 783. Tests shall be conducted at a minimum uniform static test pressure of 1.57 psf or a specified, but not to exceed 6.24 psf. The maximum allowable rates of air leakage for field testing shall not exceed 1.5 times the project specifications.
 - b. Water Infiltration Tests: Water penetration tests shall be conducted at a static test pressure of 8 psf for Architectural (AW), 6.00 psf for Heavy Commercial (HC) and 3.00 psf for Commercial (C).
2. Manufacturer's Field Services: Upon Owner's written request, provide periodic site visit by manufacturer's field service representative.

3.4 PROTECTION AND CLEANING

1. Protection: Protect installed product's finish surfaces from damage during construction. Protect aluminum window system from damage from grinding and polishing compounds, plaster, lime, acid, cement, or other harmful contaminants.
2. Cleaning: Repair or replace damaged installed products. Clean installed products in accordance with manufacturer's instructions prior to owner's acceptance. Remove construction debris from project site and legally dispose of debris.

END OF SECTION 08 51 13

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SECTION INCLUDES

.1 Finish hardware for wood door/pressed steel frame preparation.
.2 Finish hardware for pressed steel frames and hollow metal doors preparation.
.3 Hardware location list.

1.3 RELATED SECTIONS

.1	Finish Carpentry	Section 06200
.2	Architectural Woodwork	Section 06400
.3	Pressed Steel Frames	Section 08110
.4	Wood Doors	Section 08210

1.4 SOURCE QUALITY CONTROL

.1 In all cases where CGSB (Canadian Government Specifications Board), CSA (Canadian Standards Association), ASTM (American Society for Testing and Materials), or other standards are quoted, this shall be taken to mean the latest edition of that particular standard including all revisions.
.2 Hardware shall be bid as per hardware list. Any additional hardware supplied to the contract not shown on the hardware list will be an extra to the contract. Any item listed but not required will be a credit to the contract.
.3 Alternatives will not be accepted unless authorized by the Consultant as an approved equal.
.4 Templates shall be supplied by the hardware supplier to all trades required.

1.5 SUBMITTALS

.1 Make submittals in accordance with Section 01300.
.2 Samples: If required by the Consultant, a sample of each item of proposed hardware shall be submitted for approval not later than ten (10) days after requested.
.3 Hardware Schedule: Submit to the Consultant for review a complete itemized hardware schedule in quadruplicate (4), within (2) weeks of award of this sub-contract.
.4 In addition to hardware, the schedule shall include, for each heading or group of doors, the room designations, door size and material, frame material and label requirements.
.5 Incorporate detailed keying into the schedule for final approval by the Owner.
.6 No templates shall be distributed until the hardware schedule has been reviewed by the Consultant.
.7 Complete schedule with key to explain manufacturer's names, abbreviations and codes.
.8 Provide as installed hardware list including name of supplier to Consultant upon completion of the project.

1.6 PRODUCT DELIVERY, STORAGE AND HANDLING

.1 New hardware shall be supplied complete with required screws, bolts and fastenings necessary for proper installation, wrapped in paper and packing in same package as hardware. Each package shall be legibly labeled, indicating that portion of work for which it is intended. Door hardware to be delivered in unopened original boxes.

1.7 GUARANTEE

.1 All new finish hardware, shall be guaranteed by the hardware manufacturer, by written certification, for a period of one (1) year from date of certified substantial completion of the contract, against any defects in design, materials and workmanship and that any defects will be made good by the manufacturer at no additional cost to the Owner. A similar guarantee for a five (5) year period shall be provided for door closers, by the manufacturer. Exit devices shall be guaranteed for three (3) years.

1.8 CLARIFICATIONS

.1 Should items of hardware, not specified or scheduled, be required for completion of work shown or specified in contract documents, clarification shall be sought from the Consultant as to type, quality and/or quantity required before close of bids, otherwise the hardware supplier assumes responsibility for supplying such items at no additional cost to the Owner.

2.0 PRODUCTS (Hardware supplier to provide hardware schedules for approval. The following is a guide only. This section is under a cash allowance)

2.1 MATERIALS

.1 Hardware shall be best grade, entirely free from imperfections in manufacture and finish and shall be supplied in accordance with the hardware list specified herein, to finishes specified.

.2 Butts: McKinney - specified

- All butts to be supplied by one manufacturer.
- Recognized equivalent products manufactured by Stanley and Bommer are acceptable in specified material, gauge, size and finish.
- Heavy duty concealed bearing butts must be supplied as specified.
- Approved equivalents Hager AB-750 and Hager AB-800.

.3 Hinges:

- 1 ½ pair minimum of 114.3mm x 114.3 ball bearing, full mortise template hinges with non-removable pin type.

Pre-Approved:

- Gallery CH-941 x Adjusted Screw x 630 finish

.4 Locks & Latches:

- Provide latch and locksets, commercial grade, leaver style with concealed mounting screws, anti-friction latch bolt, "Schlaged AL-Series" or approved equal, refer to drawing A-2 door schedule.
- Specific locks and latches and location shall be determined after award of tender.

Note: All levers must be solid cast design. Wrough levers are not acceptable.

.5 Door Closers:

- Sargent 351 series
- Sargent 1431 series

Pre-Approved:

- Norton 7500 series
- LCN 4011/411 series
- LCN 4310ME series

.6 Overhead Stops and Holders:

- Glynn Johnson

Pre-Approved:

- Rixson
- Sargent

.7 Door Stops:
• Gallery
• Wall stops shall be cast zinc; floor stops shall be cast brass. Wrought material is not acceptable for wall or floor stops.
• Equivalent products manufactured by C.B.H. Mfg. are acceptable.
• Wall stops to be fastened with Allen screw to wall mounted plate.

.8 Flatware (kickplates, push plates and pulls):
• Gallery
• All kickplates and bumper plates shall be cut from 16 gauge 0.060" Type 304 stainless steel.
• Equivalent products manufactured by C.B.H. Mfg. Inc. are acceptable in specific gauge, finishes, etc.
• Unless otherwise noted, all kickplates and bumper plates shall be mounted on the "push" (stop) face of doors.
• Supplier shall check all mechanical and architectural drawings and shall allow for grille cutouts, like cutouts, door bottom undercutting, etc., when sizing kickplates.
• All bumper plates and kickplates shall be applied with oval head screws at maximum 6" c/c.

.9 Weatherstripping and Thresholds:
• A.K. Draftseal, full perimeter arctic grade weather stripping with closed cell neoprene on exterior doors.

.10 Interior acoustical seals:
• Pemko STC 411 automatic door bottoms
• Pemko 151 Saddle threshold
• Pemko ACP 112 acoustic corner pad
• Pemko S773 adhesive gasketing
• Pemko 303_S perimeter gasketing

Note: Power transfers must be used for any device requiring an in-rush voltage of 8 amps or more. Electric transfer hinge is not acceptable.

2.2 KEYS AND KEYING

.1 Keying to match existing (all alike).
.2 Construction Master key all locks and cylinders.
.3 Successful tender shall consult with Owner and/or Consultant to determine specific keying requirements. No locks shall be ordered until approved keying schedule has been received from the Consultant.
.4 Allow for maximum future expansion to keying system.
.5 Stamp ALL keys 'NOT TO BE DUPLICATED'. Stamp ALL keys with key designation; i.e. "GGMK", "GMK", etc.
.6 Where "Corbin" cylinders are specified, these cylinders shall be factory Corbin cylinders keyed to existing master key system, as per Owner's direction.
.7 Construction Master Keys may be sent to the Distributor who will issue them to the Contractor

2.3 FINISHES

.1 All hardware shall be supplied in the finishes scheduled:
Butts: C32D or C26D

Doors Closers:	689 (paint finish to match brushed chrome)
Exit Devices:	32D (brushed stainless steel)
Locksets:	626 (brushed stainless steel)
Miscellaneous:	C26D (brushed chrome)
Pushes and Pulls:	C32D (brushed stainless steel)
Threshold:	Clear anodized aluminum
Kickplates:	C32D (brushed stainless steel)

Note: C14 or C26D is not an acceptable substitute for C32D.

3.0 EXECUTION

3.1 INSTALLATION

- .1 Installation shall be done in accordance with manufacturer's recommendations by the contractor under Section 06200:
- .2 Standard hardware Heights:
 - .1 Hinges: Upper edge of top hinge 127 mm below frame.
Lower edge of bottom hinge 254 mm above floor.
Centre hinge spaced equally between the other two.
 - .2 Lever locksets 965 mm to centre of knob.
 - .3 Deadlocks 1320 mm to centre of cylinder.

END OF SECTION 08710

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SECTION INCLUDES

.1 This section includes the following types of automatic door operators:
.1 Low voltage operator for low energy and power assist swinging door applications.

1.3 RELATED SECTIONS

.1 Caulking	Section 07900
.2 Pressed Steel Frames	Section 08110
.3 Wood Doors	Section 08210

1.4 SOURCE QUALITY CONTROL

.1 In all cases where CGSB (Canadian Government Specifications Board), CSA (Canadian Standards Association), ASTM (American Society for Testing and Materials), or other standards are quoted, this shall be taken to mean the latest edition of that particular standard including all revisions.
.2 Hardware shall be bid as per hardware list. Any additional hardware supplied to the contract not shown on the hardware list will be an extra to the contract. Any item listed but not required will be a credit to the contract.
.3 Alternatives will not be accepted unless authorized by the Consultant as an approved equal.
.4 Templates shall be supplied by the hardware supplier to all trades required.

1.5 SUBMITTALS

.1 Make submittals in accordance with Section 01300.
.2 Samples: If required by the Consultant, a sample of each item of proposed hardware shall be submitted for approval not later than ten (10) days after requested.
.3 Hardware Schedule: Submit to the Consultant for review a complete itemized hardware schedule in quadruplicate (4), within (2) weeks of award of this sub-contract.
.4 In addition to hardware, the schedule shall include, for each heading or group of doors, the room designations, door size and material, frame material and label requirements.
.5 Incorporate detailed keying into the schedule for final approval by the Owner.
.6 No templates shall be distributed until the hardware schedule has been reviewed by the Consultant.
.7 Complete schedule with key to explain manufacturer's names, abbreviations and codes.
.8 Provide as installed hardware list including name of supplier to Consultant upon completion of the project.

1.6 PRODUCT DELIVERY, STORAGE AND HANDLING

.1 New hardware shall be supplied complete with required screws, bolts and fastenings necessary for proper installation, wrapped in paper and packing in same package as hardware. Each package shall be legibly labeled, indicating that portion of work for which it is intended. Door hardware to be delivered in unopened original boxes.

1.7 GUARANTEE

.1 All new automatic door operators shall be guaranteed by the hardware manufacturer, by written certification, for a period of five (5) years from date of certified substantial completion of the contract, against any defects in design, materials and workmanship and that any defects will be made good by the manufacturer at no additional cost to the Owner.

1.8 CLARIFICATIONS

.1 Should items of hardware, not specified or scheduled, be required for completion of work shown or specified in contract documents, clarification shall be sought from the Consultant as to type, quality and/or quantity required before close of bids, otherwise the hardware supplier assumes responsibility for supplying such items at no additional cost to the Owner.

2.0 PRODUCTS

2.1 MANUFACTURER

.1 Manufacturer: ASSA ABLOY Entrance Systems, 1900 Airport Road, Monroe, NC 28110. Toll Free (877) SPEC-123. Fax (704) 290- 5555 Website www.assaabloyentrance.us contact: specdesk.na.entrance@assaabloy.com

2.2 MATERIALS

.1 Model: ASSA ABLOY SW60 low energy automatic door operator (Basis of Design):

.1 Reference Standard: ANSI/BHMA A156.19.

.2 Configuration: Operator to control single swinging doors as indicated on the drawings and specified below:

.1 Traffic Pattern: Two way.

.3 Automatic Door Operator: Electro-mechanical, non-handed operator, powered by 24 volt, 1/8 hp motor. Spring shall be adjustable to compensate for different manual push forces required on varying door widths.

.1 Automatic operator shall be capable of operating and controlling up to a 200 pound (90.82 kg) door, 48 inches (1219 mm) in width.

.2 Surface Mounted Operator:

.1 Side Access Operator Housing: Operator is contained in 3.27" (83 mm) deep x 1.875" (47.6 mm) high x 39.5" (1003.3 mm) extruded aluminum housing with a removable cover.

.2 Connecting Hardware: Surface mounted operators to have a steel arm from the operator, mounted to the top face of the swing door.

.3 UL Listed R-9469 Fire Door Operator with Automatic Closer (surface mounted operator).

.3 Operator Temperature Range: Capable of operating within temperature ranges - 4°F (-20°C) and 113°F (45°C).

.4 Electrical Characteristics: Nominal current draw for the operator is 90 watts, 3.75 amps at 24 VDC.

.1 The power supply for the operator requires 1.3 amps at 120 VAC, 50/60hz.

.2 Internal Power Supply: 24 VDC power supply mounted within the operator housing.

2.3 ACTIVATION BY FIRE ALARM SYSTEM

.1 General: Provide activation by the fire detection system. Coordinate other required activation devices and safety devices with door operation and door operator mechanisms.

.2 Activation: Fire alarm system shall provide activation to the operator by means of a normally closed maintained contact that opens and is maintained to control the closing of the door systems in the event of an alarm condition. When alarm clears, the contact is to revert back to a normally closed state.

2.4 ACTIVATION DEVICES

.1 Push Plate Switch: 4-1/2 inch square stainless steel faceplate engraved with blue "Push to Open" text and an ADA logo, hard wired. Push plates are to be mounted at both a high and low position at heights and locations as required by the building code.

.2 Alternative to Two Push Plate Switches - Vertical Activation Column: Vertical activation column with activation of automatic door from any approach and height level along vertical profile.

.1 Size: 36" high x 6" wide with a maximum of 1-1/2" projection from wall.

.2 Activation zone 36" high.

.3 Graphics: Engraved with blue "Push to Open" text and an ADA logo.

.4 Stainless Steel: Type 304, nominal thickness 18/19 gauge sheet metal.

.5 Stainless Steel Finish: Satin US32D.

.6 Hard Wire: Hard-wired from flush junction box.

.3 Card Reader Activation:

.1 On the keyed side, card reader to provide signal for unlatching of door hardware and allow subsequent activation of door operator by the push plate.

.2 On the unkeyed side, the push plate provides signal to control unlatching of door hardware and subsequent activation of door operator.

2.5 FINISHES

.1 Automatic Door Operator Enclosure: Anodized Finish:

.1 AAMA 611, Clear, AA- M12C22A41, Class I, 0.018 mm.

3.0 EXECUTION

3.1 INSTALLATION

.1 Install automatic door operators plumb and true in alignment with established lines and grades without warp or rack of framing members and doors. Anchor securely in place. Install surface mounted hardware using concealed fasteners to greatest extent possible. Set operator back plate / housing and arm assemblies level and true to location with anchorage for permanent support.

.2 Sealants: Comply with requirements specified in division 7 Section "Joint Sealants" to seal between the operator housing and the adjacent surfaces.

.3 Signage: Apply signage on both sides of each door and sidelite as required by ANSI/BHMA A156.19 and manufacturers installation instructions.

.4 Adjust automatic door operators, controls and hardware for smooth and safe operation and for weather tight closure.

END OF SECTION 08 71 13

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SCOPE

.1 Furnish all labour, material and equipment for the supply and installation of all glass and glazing including:

.2 Single glazing of interior door and window frames, with single glass units as shown on the drawings

1.3 RELATED WORK

.1 Cleaning of glass on completion by General Contractor.

2.0 PRODUCTS

2.1 MATERIALS

.1 Glass:
Glass shall be one of the following as shown on drawings. Thickness shall be as noted or required by NBC 2010. Tempered glass in doors and frames as required by code.

- 1) Hermetically sealed, clear units shall be manufactured from 6mm glass for outer light and clear float glass for inner light, with 13mm air space.
- 2) Glass to doors to be tempered with 6mm between lights where hermetically sealed units are indicated.
- 3) Glazing of interior doors and frames shown on schedule as single glazing shall be 6mm clear **tempered** glass.
- 4) Glazing of interior windows shown on schedule shall be 6 mm tempered.

.2 Glazing Accessories:
Setting blocks shall be neoprene, 70-90 durometer. Spacer shims shall be neoprene 40-50 durometer. Caulking to glass shall be Dow Corning 780, clear, or equal.

3.0 EXECUTION

3.1 INSTALLATION

.1 Glass:
Glazing shall be installed in strict compliance with manufacturer's instructions. Rebates shall be clean and dry. Install glass using setting blocks and spacers. Glass in wood doors shall be set in glazing compound. Glass in metal frames shall be set in glazing compound and fastened with metal stops.

4.0 OTHER REQUIREMENTS

4.1 GRADE MARKS & MARKING

.1 All glass shall bear the manufacturer's grade marks which shall remain in place until all glazing has been approved.

.2 All glass shall be smeared with whiting or other marking to indicate that openings have been closed in.

4.2 GUARANTEES

.1 Insulating Glass:
Provide manufacturer's warranty for insulating glass guaranteeing that if any noticeable obstruction of visions occurs as a result of film formation, or dust collection between sheets of glass during a period of five (5) years from the date of Substantial Completion of the work, the manufacturer will replace the

insulating glass with the warranty continuing for the balance of the five (5) year period on the glass used for replacement at no cost to the Owner. The word 'replace' as used herein shall include installation.

END OF SECTION 08800

1.0 GENERAL

1.1 GENERAL CONDITIONS

.1 All clauses set forth in the Bidding Requirements, General and Supplementary General Conditions and Division 1 – General Requirements, apply to and govern this Section.

1.2 SECTION INCLUDES

- .1 Supply and installation of interior steel studs and furring.
- .2 Seismic restraints for suspended ceiling framing.

1.3 RELATED WORK

.1 Gypsum Board Section 09250

1.4 REFERENCES

- .1 CAN/CGSB-7.1-M86, "Cold Formed Steel Framing Components".
- .2 ASTM A445/A445M-85, "Specification for Steel Sheet, Zinc-Coated (Galvanized) by the Hot-Dip Process, Physical (Structural) Quality".
- .3 ASTM A525-86, "Specification for General Requirements for Steel Sheet, Zinc-Coated (Galvanized) by the Hot-Dip Process".
- .4 Association of Wall and Ceiling Contractors of BC (AWCC). "Specification Standards Manual", 1993 Edition.

1.5 QUALITY ASSURANCE

- .1 Steel stud and furring work shall be in accordance with Association of Wall and Ceiling Contractors of BC (AWCC), "Specification Standards Manual", Section 9.7, Interior Steel Studs and Furring, Section 9.8 Exterior Steel Stud Wall System and Section 9.10, Gypsum Shaft Wall Systems and performed by a qualified specialist firm employing skilled mechanics to British Columbia Building Code.
- .2 Design suspended bulkhead framing, horizontal duct enclosures and wall framing for wall supported equipment (e.g. wall hung cupboards, wall hung dryers, fire hose cabinets, electrical, telephone, cable panels, video monitors, etc.) to accommodate dead loads as well as seismic loading.
- .3 Provide seismic restraints for all suspended ceiling framing.
- .4 Weld in accordance with CSA W59-M1989 for steel using qualified welders certified in accordance with CSA W745.1-1983 and CSA W55.3-1965.

1.6 PRODUCT DELIVERY, STORAGE & HANDLING

- .1 Store packaged material in original containers with manufacturers seals and labels intact.
- .2 Prevent damage to materials during handling and storage. Keep materials under cover and free from dampness.

1.7 SITE CONDITIONS

.1 Start no work until conditions are satisfactory. Commencement of work shall imply acceptance of conditions.

1.8 SEQUENCING & SCHEDULING

- .1 Coordinate installation sequence of steel stud partitions and furring with the other work and materials and/or services being installed within the partitions and metal furring.
- .2 Coordinate steel stud and furring work with other work on which it is in any way dependent. Ensure correct positioning and installation of other work with which steel stud partitions have to align and upon which subsequent work is dependent.

2.0 PRODUCTS

2.1 MATERIALS

.1 **Steel Studs & Steel Stud Furring:**

.1 Conform to CAN/CGSB-7.1-M86, non-loadbearing; C-shap, hot dipped galvanized steel studs with Z180 (G60) zinc coating to ASTM A525-86, roll formed from ASTM A446/A446M-85, Grade A Steel.

Studs to have knurled face and pre-punched pass-through holes for horizontal runs of wiring and piping. Length to suit, no splicing allowed.

.2 **Flange:** Depth not less than 32 m, edges bent back 90 degrees and edges hemmed 5 mm minimum.

.3 **Widths:** As indicated on drawings.

.4 **Gauges:** 0.53 mm (25 gauge), 0.91 mm, 1.23 mm, and/or 1.58 mm except where noted otherwise on drawings and details. Interior doorjamb studs: 0.91 mm (20 gauge), two (2) studs each side of opening. Increase gauge of steel studs at over-height locations to suit stud manufacturer's design tables, in order to maintain overall partition dimension as detailed in wall schedule and in accordance with the British Columbia Building Code.

.5 Colour code steel studs for gauge in accordance with AWCC colour code chart.

.2 **Stud Tracks:**

.1 Top and bottom runner tracks fabricated from same materials as studs; leg design min. 32 mm high, slightly bent in to hold studs; widths to equal stud width.

.2 Use extended leg top track to partitions as required for deflection.

.3 **Stud Fasteners:** Manufacturer's standard, suitable for intended application.

.4 **Furring Channels:** Hat section; roll formed from 0.53 mm hot-dipped galvanized steel having a Z180 (G60) coating to ASTM A525-86, dimensions 68.2 mm or 66.7 mm overall width, face width 35 mm by 22.2 mm deep, face knurled.

.5 **"Z-bar" Furring:** Roll formed from 0.46 mm (26 ga.) hot-dipped galvanized steel having a Z180 (G60) coating to ASTM A525-86, 32 mm face dimension x depth to suit rigid insulation thickness. See drawings and wall schedule.

.6 **Gypsum Board Ceiling Framing:** Conform to Section 9.7, Part 2, Item 4 of the AWCC Standards which are minimum and as otherwise described below to exceed that minimum.

.1 **Tie Wire:** 1.62 mm (16 ga.) galvanized steel tie wire.

.2 **Hangers:** 3.6 mm (9 ga.) diameter galvanized soft annealed steel wire, or 4.8 mm diameter zinc coated or cadmium plated steel rods. Ceiling area supported:

<u>Area</u>	<u>Size of Hangers</u>
Up to 1.15 m ²	3.6 mm (9 ga.) diameter galvanized wire
Up to 1.48 m ²	4.8 mm diameter rods

.3 **Inserts:** Able to develop full strength of supported hangers.

.4 **Main Carrying Channels:** Cold formed steel channels of dimension and weight as follows and protected with rust inhibitive coating. Main carrying channels shall not be less than 38 mm x 12.7 mm x 1.37 mm cold formed channels.

<u>Maximum Spacing of Hangers</u>	<u>Maximum Spacing of Main Runners</u>
900 mm	1200 mm
1000 mm	1000 mm

1200 mm 900 mm

- .5 **Cross Furring/Ceilings:** Cross Furring members shall be hat-shaped furring channels as specified in Clause 2.1.5 above. Max. spacing between furring channels shall conform to the following requirements, based on gypsum board thicknesses and layers.
- .3 **Metal Backing Plates:** Flat sheet from 0.91 mm (20 ga.) thick galvanized steel of same type as are the studs, to locations and sizes as shown on the drawings and as required to support work of other sections.

<u>Gypsum Board Thickness</u>	<u>Maximum Furring Spacing</u>
Single 15.9 mm board	400 mm
Double layer	400 mm

- .4 Acoustical Sealant: to CAN/CGSB-19.21
- .5 Insulating Strip: rubberized, moisture resistant 3 mm thick foam strip, 12 mm wide, with self-sticking adhesive on one face, lengths as required.

3.0 EXECUTION

3.1 STEEL STUDS - ERECTION

- .1 Steel stud wall types are designated on the drawings in accordance with wall types listed in Wall Construction Schedule conforming at least to Section 9.9, Part 3, Items 1 and 2 of the AWCC Standards.
- .2 Install stud tracks at floor and ceiling, accurately align according to partition layout, secure at centers at max. 600 mm o/c using recommended fasteners in accordance with steel stud manufacturer's design load tables (table 9.8) for stud gauges required.
- .3 Place studs vertically at centers as detailed in wall schedule and not more than 50 mm from abutting walls, and at each side of openings and corners. Position studs in tracks at floor and ceiling. Cross brace steel studs as required to provide rigid installation to manufacturer's instructions and code requirements. Stud height and spacing limitations shall be in accordance with stud manufacturer's recommendations.
- .4 Erect metal studding tolerance of 1:1000.
- .5 Attach studs to bottom and ceiling tracks using screws.
- .6 Coordinate simultaneous erection of studs with installation of service lines. When erecting studs ensure web openings are aligned.
- .7 Provide two studs extending from floor to ceiling at each side of openings wider than stud centres specified. Secure studs together, 50 mm apart using column clips or other approved means of fastening placed alongside frame anchor clips with any additional framing members/bracing incorporated around perimeter to adequately resist loads.
- .8 Erect track at head of door/window openings and sills of sidelight/window openings to accommodate intermediate studs. Secure track to studs at each end, in accordance with manufacturer's instructions. Install intermediate studs above and below openings in same manner and spacing as wall studs.
- .9 Provide and install backing and/or reinforcing within steel stud partitions for items being hung from or anchored to such partitions or furring.
- .10 Install steel studs or furring channel between studs for attaching electrical and other boxes.
- .11 Extend partitions to full height to underside of structure except where noted otherwise on drawings.
- .12 Maintain clearance under beams and structural slabs to avoid transmission of structural loads to studs. Use special track with extended sides where ceiling track is to be anchored to underside of structure to

allow for deflection. Cut studs shorter than partition height.

- .13 Install continuous track sealant tape to isolate studs from uninsulated surfaces and to seal perimeter of exterior walls.
- .14 Install continuous acoustical separation tape behind studs and tracks around perimeter of sound control partitions.
- .15 Provide clearances and isolation felt to ensure no contact between steel stud system and adjacent metal components to eliminate electrolytic action.
- .16 Frame openings around built-in equipment, cabinets and access panels on four sides. Extend framing into reveals. Check clearances with equipment supplies.

3.3 ADJUSTING AND CLEANING

- .1 Remove debris resulting from the work of this section upon completion.

END OF SECTION 09250

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SCOPE

- .1 Furnish all labour, materials and equipment for supply and installation of drywall to walls and ceilings, and furring and suspension systems for suspended drywall ceilings.
- .2 Caulking to exterior walls to provide "Air Barrier".

1.3 RELATED WORK

1.1 Insulation Section 07200

2.0 PRODUCTS

2.1 STANDARDS

.1 All work shall conform to CSA A82.31.

2.2 MATERIALS

- .1 Board. 16 mm (5/8") thick board, ULC Label. One (1) hour fire resistant rating, Class 'A' Westroc or equal, to ASTM C36-58.
- .2 Screws. Drywall Type 'S';, minimum 25mm (1").
- .3 Galvanized corner beads. Universal sections or equal.
- .4 Joint compound for mechanical joints shall be mixed strictly to manufacturer's instructions.
- .5 Caulking exterior perimeter with Acoustical Caulking.
- .6 Metal channels.

3.0 EXECUTION

3.1 INSTALLATION

- .1 All surfaces shall be installed plumb, square and true to line.
- .2 Install drywall sheet with screws @ 150mm o.c. Install trim at walls where indicated. Finish joints with tape and minimum of three (3) coats of cement, applied strictly to manufacturer's recommendations. All joints shall be sanded smooth.
- .3 Standards: All work shall conform to CIA Specification A.82.13.

4.0 OTHER REQUIREMENTS

4.1 PROTECTION

.1 All wallboard shall be stored flat and protected from dampness. Provide temporary masking of adjacent surfaces when boarding is being applied and finished.

4.2 TEMPERATURE

.1 The temperature shall be maintained at between 15° and 25°C for application of finish to boarding.

4.3 CLEAN UP

.1 Remove all excess material from site immediately upon completion of the work.

END OF SECTION 09250

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SCOPE

.1 Furnish all labour, material, and equipment for the supply and installation of all exposed 'T' bar suspension systems c/w acoustical panels.

1.3 RELATED WORK

.1	Radiant Panels, Diffusers and Grilles	Division 15
.2	Drywall	Section 09250.
.3	Electrical lights etc.	Division 16.

2.0 PRODUCTS

2.1 MATERIALS

.1 Grid system: Suspended exposed 'T' grid systems shall be **Certaineed, EZ Stab Classic System**, or equal and approved. Steel main and cross tees shall be double web design with 15/16" exposed flange, with baked polyester finish. Suspend grid from wire hangers. Wall and edge moulding shall be continuous 'L' shape.

.2 Acoustic tile generally shall be **Certaineed, Baroque series, Model #: BET-197, 5/8"** thick mineral fibre tile, fissured, square edge, 24" x 48", or equal and approved.

3.0 EXECUTION

3.1 INSTALLATION

.1 Suspended main 'T' bar wire hangers @ 4'-0" o/c from structure. Install cross tees and wall mouldings.

.2 Installation shall be aligned and level, to the patterns shown. Trim opening around light fixtures and ceiling grilles as required. Install ceiling tile and cut all tiles neatly at walls, sprinkler heads, etc.

4.0 OTHER REQUIREMENTS

4.1 STORAGE

.1 Store all material in dry location in original cartons.

4.2 PROTECTION

.1 Protect all surfaces from damage. Install tile only after ceiling access is no longer required.

4.3 SAMPLES

.1 Submit samples of tile to Architect for approval.

4.4 SPARE TILES

.1 Turn over to Owners at end of contract 12 only ceiling panels in manufacturer's cartons for future use by Owners.

END OF SECTION 09510

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SCOPE

.1 Furnish all labour, material and equipment for the supply and installation of all:

.2 Rubber base

.3 Sheet vinyl

2.0 PRODUCTS

2.1 SHEET VINYL (Include for 10% additional quantity for future repair)

.1 Shall be Tarkett, iQ Eminent (Colour to be 21030 126 – “White Grey”)

2.2 BASE

.1 Shall be 100 mm (4") high, vinyl base: Tarkett, Johnsonite Traditional Vinyl, 38 – “Pewter”

2.3 CARPET TILE (Include for 10% additional quantity for future repair)

.1 Shall be Mainstreet Tiles, Nyluxe collection, Dynamo series, colour to be determined. Supplied by Beaulieu International Group.

3.0 EXECUTION

3.1 SURFACE CONDITION

.1 Examine all surfaces to receive flooring.

.2 Ensure that substrata are free from wax, dust, oil or moisture.

.3 All defective floors shall be reported to the Architect. Commencement of work by this Contractor will be taken as an indication of acceptance of surface.

3.2 INSTALLATION

.1 Install all items with approved adhesives strictly in accordance with manufacturer's instructions and recommendations on prepared surfaces.

.2 Lay vinyl to ensure minimum jointing with seams in one direction only.

.3 Trim rubber base at all piers and projections, accurately scribe butt ends at fixtures, doors and frames, etc.

.4 Ensure that all materials are firmly adhered to sub-base.

.5 Install metal edge strips at exposed edges of flooring and to perimeter of floor access plates.

.6 Weld all joints in vinyl flooring and rubber base.

.7 Remove and re-install existing carpet tile as noted on drawings.

3.3 SAMPLES

.1 Provide samples of all items for Architect's approval and colour selection.

4.0 OTHER REQUIREMENTS

4.1 PROTECTION

.1 Protect all surrounding areas from damage during work.

4.2 CLEAN AND FINISH

.1 Remove all excess adhesive and clean floor thoroughly. Apply clear protective coating to manufacturer's recommendations.

4.3 WORKMANSHIP

.1 All work shall be to the highest standards of the trade by experience personnel.

4.4 GUARANTEE

.1 This Contractor shall provide a written extended guarantee for a period of two (2) years against faulty material and workmanship, including the cost of replacement.

END OF SECTION 09650

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 SCOPE

.1 Furnish all labour, material and equipment for the supply and completion of all painting and decorating including

.2 Cleaning and preparation of existing surfaces to be painted.

.3 All interior plaster, gypsum board and plywood where indicated.

2.0 PRODUCTS

2.1 PAINT

.1 All materials shall be of the highest quality and approved by the Canadian Association of Painting and Decorating.

.2 Materials shall be the 'premium' brand as supplied by Sherwin Williams Ltd. "Canadiana Collection", "Tower Contract" and kitchen / bathroom grade for washability, or equal and approved.

.3 All undercoats and primers shall be of the same manufacturer as the finish paint.

.4 Provide paint samples for approval.

3.0 EXECUTION

3.1 WORKMANSHIP

.1 Workmanship shall be of the very best and all material shall be applied by skilled mechanics to the quality standards of the Master Painters and Decorators Association.

3.2 APPLICATION

.1 Materials may be brushed or sprayed. Thinning of any material shall only be allowed when recommended by the manufacturer.

.2 All surfaces to be painted, including floors, shall be clean and free from loose dirt, dust or grit before painting is started. Each coat shall be allowed to dry thoroughly before the next coat is applied. Succeeding coats shall have slight variations of colour to distinguish them.

.3 All metal surfaces shall first be washed with Mineral Spirits to remove all grease and oil. Where rust or scale is present it shall be removed by wire brush or sanding. Any areas where shop coat has been marked or damaged due to erection or repairing shall be spot-primed with appropriate primer.

.4 All knots, pitch streaks and sappy spots shall first be touched up with shellac where finish calls for interior paint.

.5 Putty all nail holes, cracks, etc. in woodwork after the first coat specified is applied. Nail holes are to be completely filled with no half moons or depressions showing.

.6 All wood work to be finished with enamel or varnish shall be sanded smooth and the surface cleaned before proceeding with the application of the first coat. Enamel or varnish finish applied to wood or metal shall be sanded between coats with fine sandpaper to produce an even, smooth finish.

.7 The Contractor shall ensure that the 'spreading rate' specified by the manufacturer is strictly maintained to ensure correct mil thickness. Tests may be taken by the Architect and manufacturer's representative and this Contractor shall apply additional costs if required, at not cost to the Corporation, should tests show inadequate coverage.

3.3 SURFACE CONDITION

- .1 Examine all surfaces to be painted before commencing work. All irregularities or unsatisfactory surfaces shall be reported to the Architect for correction. The commencement of work shall indicate acceptance of the surfaces and job conditions.
- .2 Existing surfaces shall be sanded down or wire brushed as required to ensure good base for finished work.

3.4 FINISHES

1.1 INTERIOR

1. Drywall new & existing (to be painted)
One coat Latex plastic primer
Two coats Latex (MPI #43 (Gloss Level 4))
2. Woodwork and Plywood (new or existing)
One coat Latex wood primer
Two coats Latex (MPI #43 (Gloss Level 4))
3. Metalwork, metal door frames
One coat Latex plastic primer
Two coats Latex (MPI #43 (Gloss Level 4))
4. Wood Doors
One coat Sanding sealer
Two coats Alkyd varnish (semi-gloss finish)

4.0 OTHER REQUIREMENTS

4.1 PROTECTION

.1 Hardware and accessories, plates, lighting fixtures and similar items in place prior to painting shall be protected during painting operations.

4.2 STORAGE

.1 All materials used on the job shall be stored in a single place satisfactory to the Architect. It must be kept clean and neat and oily rags, or other waste, must be removed each night and all other precautions against fire must be taken. All damages to this place of storage or to its surroundings shall be made good.

4.3 CLEANING

.1 Upon completion of the work all misplaced paint and varnish spots or spills shall be removed and this Contactor shall leave the work of others and the room assigned to him for storage of materials perfectly clean and the whole left in a condition acceptable to the Architect.

4.4 SPARE MATERIAL

.1 Turn over one gallon can of each colour of paint used.

1.0 GENERAL

1.1 SCOPE

- .1 Furnish all labour, material and equipment for the supply and installation of all demountable partitions including metal studs, runners, pre-finished vinyl-faced drywall panels, base, aluminum door and glazing frames, and all trim.
- .2 Removal of existing demountable partitions and relocation of door frames.
- .3 Re-use of existing metal studs in good condition is acceptable.

1.2 RELATED WORK

- .1 Drywall. Section 09250
- .2 Sound insulation to metal studs. Section 10605
- .3 Doors. Section 08200
- .4 Glazing. Section 08800

2.0 PRODUCTS

2.1 MATERIALS

- .1 Partitions.
Moveable partition system shall be Partition Systems, PS 350 System to match existing (terminal covers, battens, door and glazing frames). Partitions shall be fabricated from the following components:
68 mm (2½") 26 gauge, galvanized steel studs and track; MWCT ceiling runner, vinyl-faced gypsum panels, 13 mm (1/2") thick x 122 mm (48") wide; colours to be selected by the Architect; 100 mm (4") plastic base, external corners, terminal covers, door and glazing frames shall be in extruded aluminum. Other trim shall be in plastic, colour to match existing. Foam rubber sound seals.

3.0 EXECUTION

3.1 INSTALLATION

- .1 Install system in strict accordance with manufacturer's instructions. Module shall be in alignment with ceiling grid. Erect plumb, square and level. All connections shall be concealed.
- .2 Install track at floor and ceiling and secure at 610 mm (24") o/c maximum.
- .3 Erect studs generally at 610 mm (24") o/d and install one row of cross bracing up 1220 mm (48").
- .4 Install door frames and glazing frames on double reinforced studs, secured to structure.
- .5 Install 19 mm (3/4") plywood backing full height to hinge side of all door frames as detailed.
- .6 Install all base and trim.
- .7 Install sound seals at floor, ceiling, windows and at columns.
- .8 Coordinate installation of panels to permit installation of sound insulation by others.

1.0 GENERAL

1.1 DOCUMENTS

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 GENERAL CONDITIONS

.1 All clauses set forth in the Bidding Requirements, General and Supplementary General Conditions and Division 1 - General Requirements, apply to and govern this Section.

1.3 SCOPE

.1 Furnish all labour, material and equipment for the supply and installation of all sound insulation to interior partitions and floor joists.

2.0 PRODUCTS

2.1 MATERIALS

.1 Insulation: Insulation shall be Roxul Insulation or equal and approved, full width of walls and depth of floors as indicated. Roxul, Acoustical Fire Batt Insulation to be used within metal stud fire separations to meet ULC Design Number W447.

3.0 EXECUTION

3.1 INSULATION

.1 Install insulation between studs in correct widths and pack edges to ensure no gaps.

ENDOF SECTION 10605

1.0 GENERAL**1.1 DOCUMENTS**

.1 This Section of the Specifications forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts.

1.2 GENERAL REQUIREMENTS

.1 Comply with requirements of Division 1.

1.3 QUALITY ASSURANCE

.1 Source Limitations: Provide like products of same manufacturer unless otherwise approved by Consultant.

.2 Electrical Components, Devices, and Accessories: Listed and labelled by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

1.4 SUBMITTALS

.1 Shop Drawings: Indicate materials, products and finishes and showing in large scale detail the construction, reinforcing, anchorage and, where permitted, the location of exposed fastenings.

.2 Maintenance data: Three copies of a list of the accessories requiring supplies together with names and addresses of local distributors of the supplies.

.3 Samples for Verification: Full size, for each accessory item to verify design, operation, and finish requirements. Approved full-size Samples will be returned and may be used in the Work.

.4 Product Schedule: Indicating types, quantities, sizes, and installation locations by room of each accessory required.

.1 Identify locations using room designations indicated on Drawings.

.2 Identify products using designations indicated on Drawings.

1.5 DELIVERY, STORAGE AND HANDLING

.1 Carefully wrap accessories ensuring protection during shipping and storage.

.2 Store accessories inside the building in the location directed, and so that their identification is readily visible, and in the general order in which they will be required for installation.

1.6 COORDINATION

.1 Coordinate accessory locations with other work to prevent interference with clearances required for access by people with disabilities, and for proper installation, adjustment, operation, cleaning, and servicing of accessories.

.2 Deliver inserts and anchoring devices set into concrete or masonry as required to prevent delaying the Work.

2.0 PRODUCTS**2.1 MATERIALS**

.1 Items shall be as manufactured by Bobrick Ltd., or equal and approved.

2.2 FABRICATION

.1 Fabricate accessories true, square, rigid, free from distortion and from defects detrimental to appearance and performance.

.2 Butt visible joints straight and accurate, Mitre corner joints.

.3 Except as otherwise specified, fabricate accessories for concealed mounting by non-corrosive metal, expansion type, toggle type or other approved type of positive, mechanical anchors to suit the construction of which the accessory is to be mounted.

- .4 Exposed fasteners, where permitted, shall be finished to match the adjacent accessory surface, and shall be countersunk. Where accessories are to be mounted to sheet metal, provide a 3 mm thick minimum full-size metal back-up plate drilled and tapped to receive machine screws and finished to match the adjacent sheet metal surface.
- .5 Where specified as frameless, provide accessories in one piece fronts with 90 degree formed returns at their edges and openings. Continuously weld returns and ground smooth at the corners.
- .6 Where accessory fronts are framed, frame edges, both inside and outside, shall have 90 degree formed returns continuously welded and ground smooth at the corners. Doors shall also have 90 degree formed returns as specified.
- .7 Provide full length concealed stainless steel piano hinges. Hinged elements shall have concealed, mechanically-retained, rubber bumpers for silent closing, and shall close flush with faces of fronts or frames.
- .8 Unless otherwise specified, portions of sheet metal accessory interiors which are visible in the completed work shall be stainless steel. Changes in plane shall be formed or continuously welded and ground smooth.
- .9 Sheet metal accessory parts concealed in the finished installation shall be galvanized sheet steel.
- .10 Hem edges of sheet metal accessible by users or maintenance personnel.
- .11 Accessories for flange-type mounting shall have forged brass, full flanges drilled and countersunk for three mounting fasteners. Fix flanges to tubes using solid silver soldering.
- .12 Back paint components where contact is made with building finishes to prevent electrolysis.
- .13 Shop assemble components and package complete with anchors and fittings.
- .14 Deliver inserts and rough-in frames to job site at appropriate time for building-in. Provide templates, details and instructions for building in anchors and inserts.
- .15 Provide steel anchor plates and components for installation on studding and building framing.
- .16 Engrave lettering on accessories to a depth of minimum 0.254 mm. Size, location and type face of lettering to selection by Consultant. Maintain engraving edges straight and sharp.

2.3 FINSHES

- .1 Where steel is specified as having a chrome plated finish, pretreat including mechanical removal of imperfections and buffing, degreasing, removal of degreaser, electrolytic cleaning, intermediate treatments of acid washes and cold water rinses in preparation for and to suit plating, nickel plating pre-treatment, nickel plating, hard chromium plating with a final hot water rinse.
- .2 Finish stainless steel to a standard No. 4 mechanical finish. Where possible, arrange sheet stainless steel so that the grain of the finish runs vertically in the finished installation.
- .3 Manufacturer's or brand names on face of units not acceptable.

2.4 GRAB BARS

- .1 Sheet steel: Commercial quality to ASTM A 653, galvanized.
- .2 Stainless steel: ASTM A 167, Type 304.
- .3 Fasteners: Vandal resistant, concealed screws and bolts hot dip galvanized, exposed fasteners to match face of unit. Expansion shields fibre, lead or rubber as recommended by accessory manufacturer for component and its intended use.
- .4 Supply for installation under other Sections, mounting devices and reinforcement required to be built-in for support of grab bars and imposed loads. Be responsible for giving proper notice to other Sections and supply such reinforcement when required by other Sections for building in.

2.5 ACCESSORIES

- .1 Grab bars (GB): 13 gauge stainless steel, peened grip, 38 mm dia., concealed fasteners, with wall escutcheons, non-rotating, installation to withstand downward pull of 408 kg., by Bobrick or approved equal.
- .1 Beside water closets: B-6898.99 (30" x 30") and
- .2 Behind water closets: B-6806.99 x 24"
- .2 Toilet paper holder (TPH): surface mounted, anti-theft spindle, double roll (5 1/2") type, Model 5126 by Bradley, or approved equal.
- .3 Towel Dispenser and Trash Bin (TD): recessed, Model 235 by Bradley, or approved equal.
- .4 Soap Dispenser (SD-1): auto dispenser 800mL, 5"x4"x11", Model 6A01-11 by Bradley, or approved equal.
- .5 Fixed tilt mirror: 24" x 36", Model 740-024360 by Bradley, or approved equal.
- .6 Fixed Shelf: 8" x 18", Model 758-18 by Bradley, or approved equal.
- .7 Robe Hook: Satin-finish stainless steel, concealed mounting, single hook, Model 9114 by Bradley or approved equal.

3.0 EXECUTION

3.1 ELECTRICAL CO-ORDINATION

- .1 The disconnect switch/junction box and power to the disconnect switch/junction box shall be supplied and installed under Division 16. Wiring and connection at and from the disconnect switch/junction box to motors, starters, switches, controls, safety devices and other items requiring power from the disconnect switch/ junction box shall be the responsibility of this Section.
- .2 Employ licensed electrician to wire and interconnect all operational and safety components for the work. Terminate wiring required for connection to control circuitry and power at EEMAC enclosures. Ground all control wiring.
- .3 Do wiring in strict conformity with the Electrical Code and Division 16 requirements.
- .4 Use CSA approved, tested and labelled materials and electrical components for intended use.

3.2 INSTALLATION

- .1 Install and secure accessories rigidly in place.
- .2 Stud walls: Provide steel back-plate to stud prior to gypsum board finish. Provide plate with threaded studs or plugs.
- .3 Hollow masonry units or existing gypsum board: Use toggle bolts drilled into cell/wall cavity.
- .4 Fill units full with necessary supplies shortly before Substantial Performance.

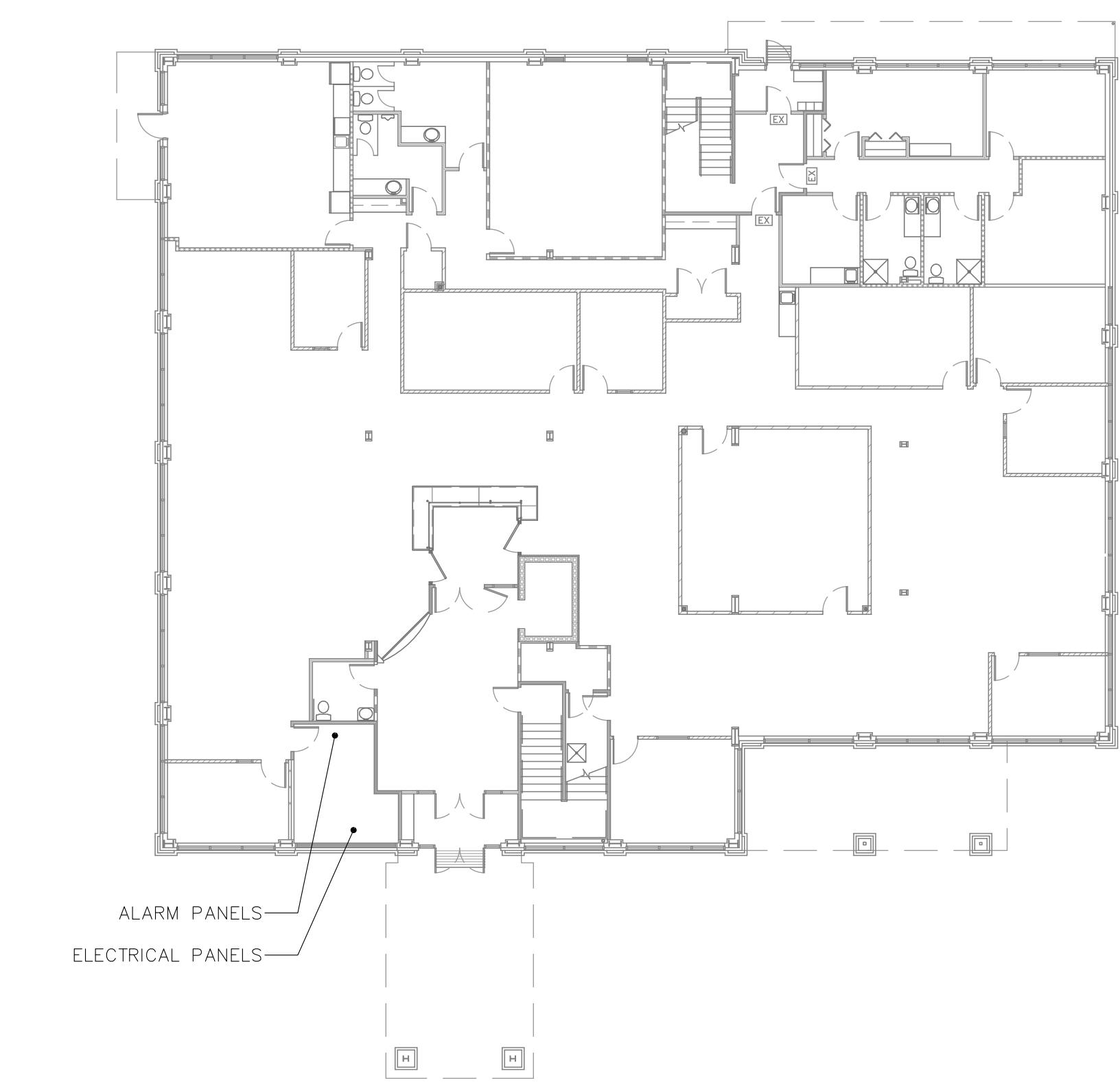
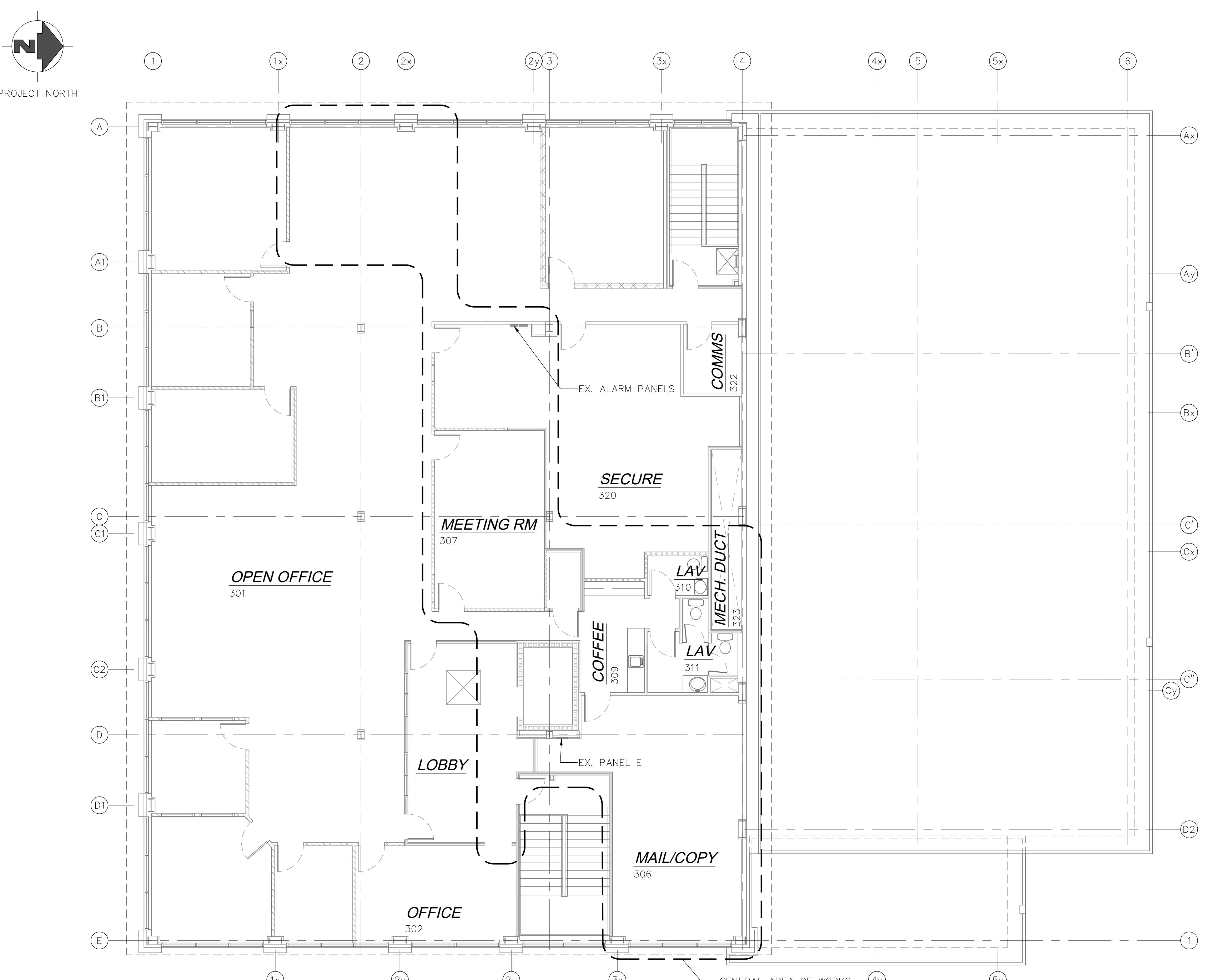
END OF SECTION 10800



REGIONAL DISTRICT
of Fraser-Fort George

Invitation to Tender ES-25-10
3rd Floor Renovations
155 George Street Office Building
September 2, 2025 – November 30, 2025

APPENDIX M – RDFFG
155 George St 3rd Floor Renovation Drawings



REFERENCE DRAWINGS		
REF.	DWG. No.	DESCRIPTION
01	1309-98-A0	STUART C. ROSS ARCHITECT GRADING, CODE ANALYSIS, DWG. INDEX, SITE PLAN
02	1309-98-A4	STUART C. ROSS ARCHITECT THIRD FLOOR PLAN, SCHEDULE, WALL LEGEND, DETAILS
03	1309-98-A5	STUART C. ROSS ARCHITECT ELEVATIONS, CROSS SECTIONS
04	1309-98-A11	STUART C. ROSS ARCHITECT WALL SECTIONS, DETAILS
05	1309-98-A14	STUART C. ROSS ARCHITECT REFLECTED CEILING PLANS
06	1309-98-A21	STUART C. ROSS ARCHITECT MILL WORK
07	1309-98-A23	STUART C. ROSS ARCHITECT MILL WORK
08	1309-98-E1	STUART C. ROSS ARCHITECT FIRST FLOOR ELEC. POWER & COMM.
09	1309-98-E2	STUART C. ROSS ARCHITECT FIRST FLOOR LIGHTING LAYOUT
10	1309-98-E5	STUART C. ROSS ARCHITECT 3RD FLOOR ELEC. POWER & COMM.
11	1309-98-E6	STUART C. ROSS ARCHITECT 3RD FLOOR LIGHTING LAYOUT
12	1309-98-M1	STUART C. ROSS ARCHITECT SITE PLAN AND LEGEND
13	1309-98-M4	STUART C. ROSS ARCHITECT THIRD FLOOR PLAN HVAC
14	1309-98-M7	STUART C. ROSS ARCHITECT 2ND FLR. PLUMBING AND FIRE PROTECTION
15	1309-98-M8	STUART C. ROSS ARCHITECT 3RD FLR. PLUMBING AND FIRE PROTECTION

LEGEND	
AL	VISUAL FIRE ALARM SIGNAL
CR	CARD / FOB READER
DC	DOOR ALARM CONTACT
DL	DOOR CLOSER
DO	ACA AUTOMATIC DOOR OPENER
DS	DOOR STRIKE
EX	EXIT SIGN (NEW)
EX	EXIT SIGN (EXISTING)
HC	ACA AUTOMATIC DOOR OPENER BUTTON
EL	EMERGENCY LIGHT (NEW)
EL	EMERGENCY LIGHT (EXISTING)
PS	FIRE ALARM PULL STATION (NEW)
PS	FIRE ALARM PULL STATION (EXISTING)
RE	RECEPTACLE
TE	TELEPHONE JACK
DA	DATA JACK

NOTES:

- DO NOT SCALE DRAWINGS.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL & FEDERAL CODES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION AND TO THE BEST PRACTICES OF THE TRADE.
- ALL STRUCTURAL MEMBERS (COLUMNS, BEAMS, JOISTS, TRUSSES, ETC.) TO BE DESIGNED BY P. ENG. WHO HOLDS CURRENT CERTIFICATION IN LOCATION OF CONSTRUCTION, SIZES SHOWN ON DRAWINGS ARE FOR REFERENCE ONLY.
- ALL DIMENSIONS OR ITEMS MARKED (REF.) ARE FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY BUILDER ON SITE.
- ALL MODIFICATIONS AND DAMAGES TO FINISHED SURFACES RELATING TO PROJECT SHALL BE REPAIRED AND MATCHED TO EXISTING.
- ALL NEW INTERIOR AND EXTERIOR FINISHES AND COMPONENTS, WINDOWS AND DOORS SHALL MATCH THOSE SPECIFIED ON STUART C. ROSS ARCHITECT PROJECT DRAWINGS 1309-98 AS-BUILT DATED DEC. 28, 1999 U.N.O. BUILDER TO ENSURE COLOURS AND FINISHES OF NEW COMPONENTS MATCH THOSE OF EXISTING OPEN OFFICE AREA 301 PRIOR TO ORDERING MATERIALS.
- ALL DOORS SHALL BE INSTALLED PER BCBC 2018 DIV. B SECTION 9.7 - "WINDOWS, DOORS AND SKYLIGHTS". NEW PARTITION DOORS SHALL BE SUPPLIED WITH LOCKING LEVER TYPE HARDWARE TO MATCH EXISTING DOORS ELSEWHERE IN BUILDING, DOOR OPERATORS SHALL COMPLY WITH BCBC. WINDOWS SHALL BE PROVIDED WITH FROSTED GLAZING. ALL DOORS IN AN ACCESSIBLE PATH OF TRAVEL SHALL HAVE A MIN. CLEAR WIDTH OF 850mm
- EXIT SIGNS SHALL COMPLY WITH ISO 7010 - "GRAPHIC SYMBOLS" AND SHALL BE INSTALLED PER BCBC DIV. B SECTION 3.4.5 - "EXIT SIGNS".
- ALL CONSTRUCTION SHALL BE CARRIED OUT PER THE DETAILS SPECIFIED ON STUART C. ROSS ARCHITECT PROJECT DRAWINGS 1309-98 AS-BUILT DATED DEC. 28, 1999 - SEE NOTED REFERENCE DRAWINGS U.N.O.
- ELECTRICAL, DATA AND COMMS. WITH EXCEPTION OF ALARMS SYSTEMS BY CONTRACTOR.
- ALARM SYSTEM MODIFICATIONS: ALL CABLE SUPPLY & PULLS, HARDWARE SUPPLY & INSTALLATION, TERMINATIONS AND TESTING SHALL BE COMPLETED BY ALARM SYSTEM PROVIDER. CONTRACTOR TO COORDINATE WITH ALARM SUPPLIER.
- ALL PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS AND OTHER STRUCTURES IN RELATION TO PROJECT SHALL BE SEALED AND REPAIRED IN ACCORDANCE WITH BCBC AND BEST PRACTICES OF THE TRADE, FIRE RATING OF THE REPAIRED AREAS SHALL AT A MINIMUM MATCH THAT OF THE SURROUNDING AREA.
- FIXTURES SHALL CONFORM TO THE BC BUILDING CODE (BCBC), ACCESSIBLE CANADA ACT (ACA), CSA B651. WHERE ACTS AND CODES ARE IN CONFLICT THE BCBC SHALL TAKE PRECEDENCE. FIXTURES SHALL BE INSTALLED PER BCBC SECTION 3.8. SHOULD FLUSH VALVE (IF SUPPLIED WITH NEW WC) INTERFERE WITH SINGLE GRAB BAR ABOVE REAR OF TOILET (2) 300mm LONG BARS MAY BE PROVIDED.
- CODE REVIEW BY CTAN (CHERNOFF THOMPSON ARCHITECTS NORTH) PROJECT #701-24 TO BE READ IN CONJUNCTION WITH THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL EQUIPMENT AND PRODUCTS LISTED IN THESE DRAWINGS COMPLIES WITH ALL LOCAL BUILDING & FIRE CODES AND IS FULLY COMPATIBLE WITH THE EXISTING BUILDING SYSTEMS.

CIVIC ADDRESS:

155 GEORGE ST., PRINCE GEORGE, B.C., V2L 1P8

LEGAL DESCRIPTION:

LEGAL: LT 1 DL 343 PL PGP44884
PID: 024 635 171
ZONING: C1

2025-05-26

TENDER ONLY

P10	2025-05-29	SDM	ADD ADDITIONAL DETAILS
P9	2025-05-26	SDM	REVISE DOOR SCHEDULE & ISSUE FOR TENDER
P8	2025-05-22	SDM	CODE ANALYSIS ADJUSTMENTS
PROJECT No.: 085-005			SCALE: AS NOTED
ProGraph Solutions www.prograph.ca Prince George, B.C. Office: 250.961.0187			
155 GEORGE ST. OFFICE			
3RD FLOOR COPY ROOM RENOVATION			
EXISTING FLOOR PLAN			
DATE: 2021-08-09			
DRAWN BY: PROGRAPH SOLUTIONS			
DRAWING No.: 085-005			
SHEET: 1 OF 8			
REV.: P10			

DESTROY ALL DRAWINGS BEARING PREVIOUS NUMBER:



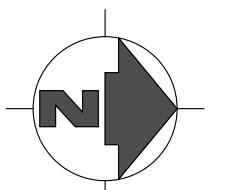
PROJECT NORTH

DEMOLITION LEGEND

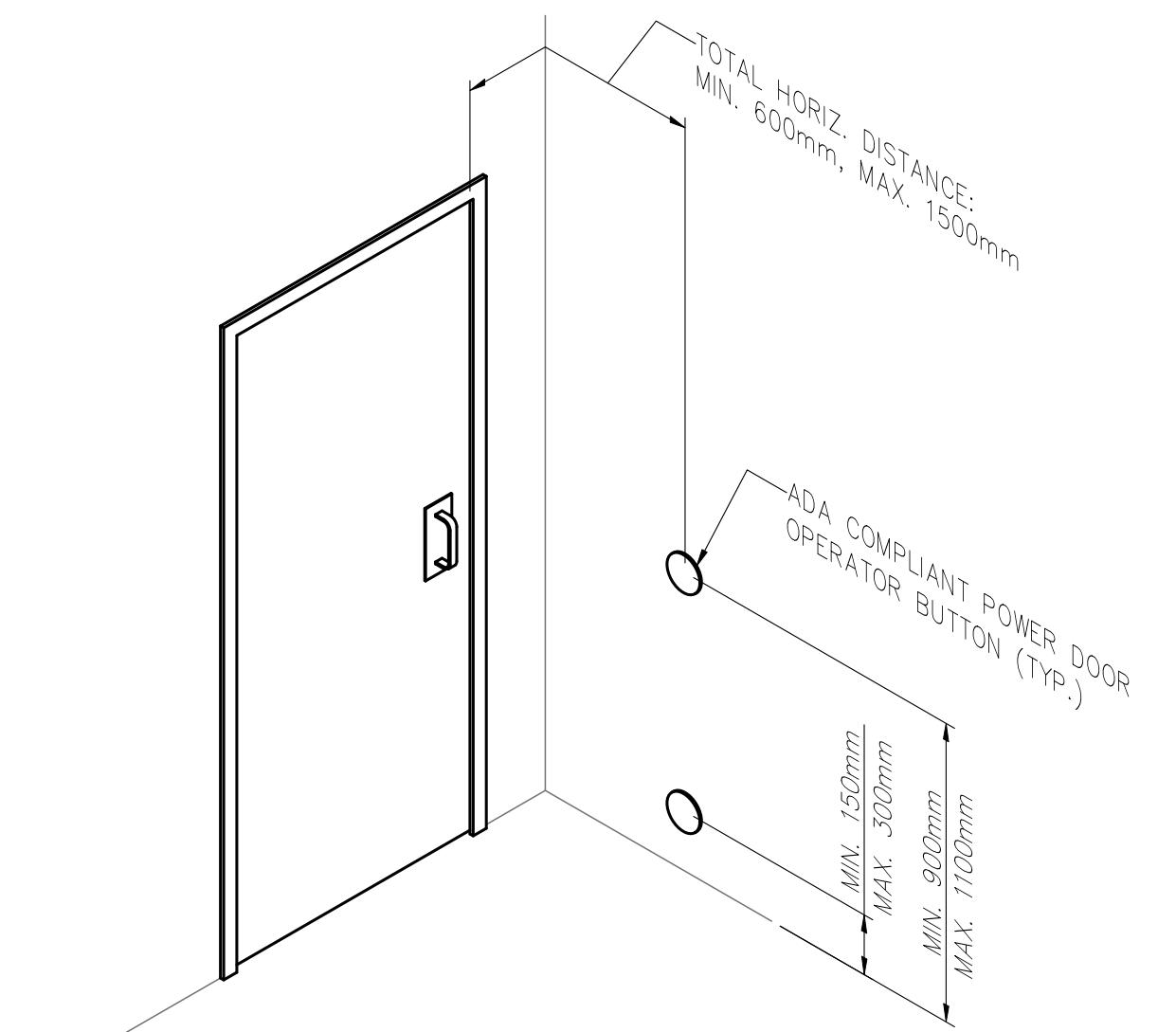
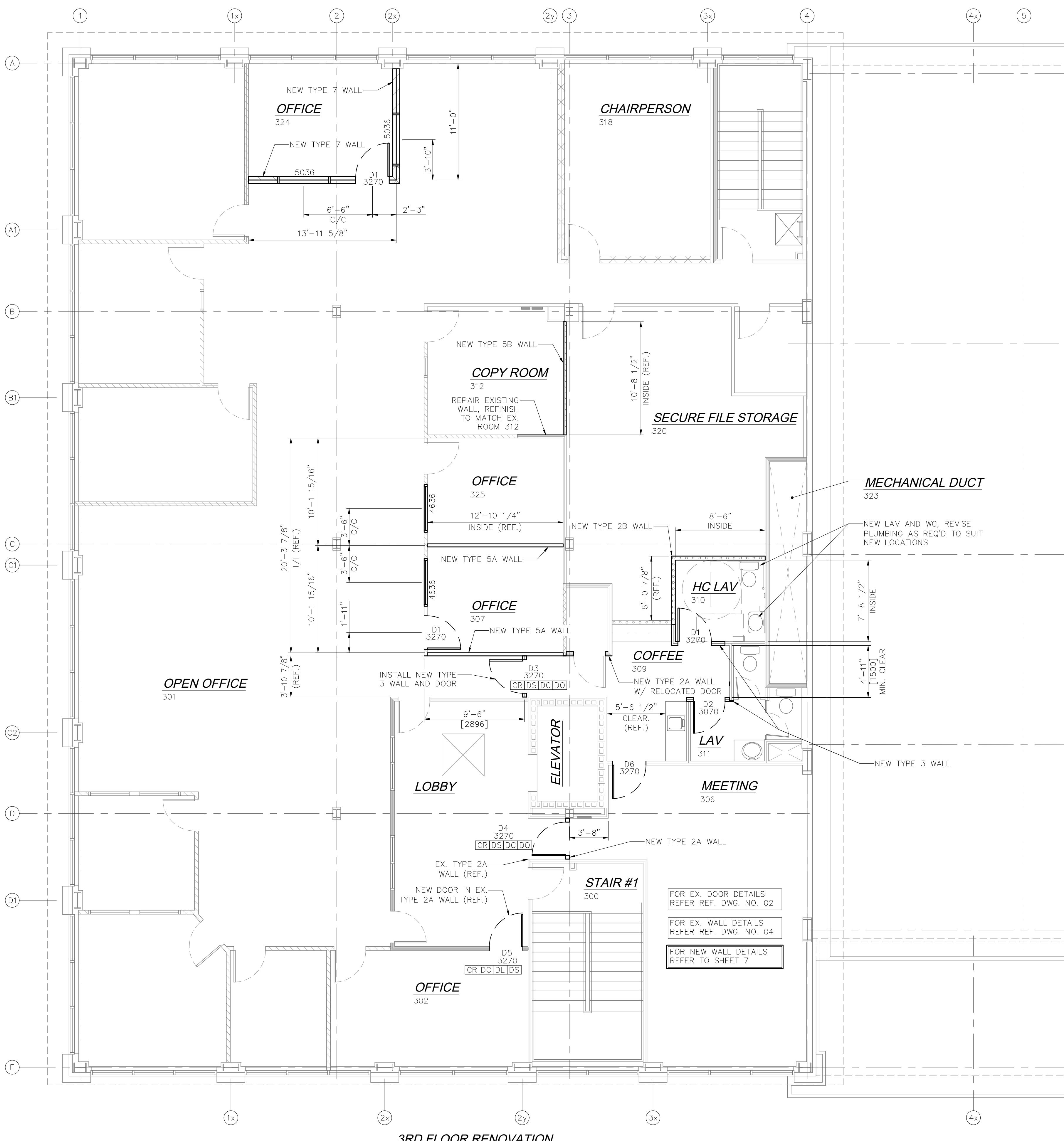
SYMBOL	DESCRIPTION
	REMOVE AND DISPOSE
	REMOVE AND STORE FOR FUTURE RE-INSTALLATION IN THIS PROJECT



P10	2025-05-29	SDM	ADD ADDITIONAL DETAILS
P9	2025-05-26	SDM	REVISE DOOR SCHEDULE & ISSUE FOR TENDER
P8	2025-05-22	SDM	CODE ANALYSIS ADJUSTMENTS
PROJECT No.: 085-005			
SCALE: AS NOTED			
ProGraph Solutions www.prograph.ca Prince George, B.C. Office: 250.961.0187			
155 GEORGE ST. OFFICE 3RD FLOOR COPY ROOM RENOVATION DEMOLITION			
DRN:	SDM	2021-08-09	DATE: 2021-08-09
CHK:	SDM	2024-09-18	DRAWN BY: PROGRAPH SOLUTIONS
APPR:	GLL	2024-11-18	DRAWING No.: 085-005
SHEET: 2 OF 8			
REV.: P10			
DESTROY ALL DRAWINGS BEARING PREVIOUS NUMBER			

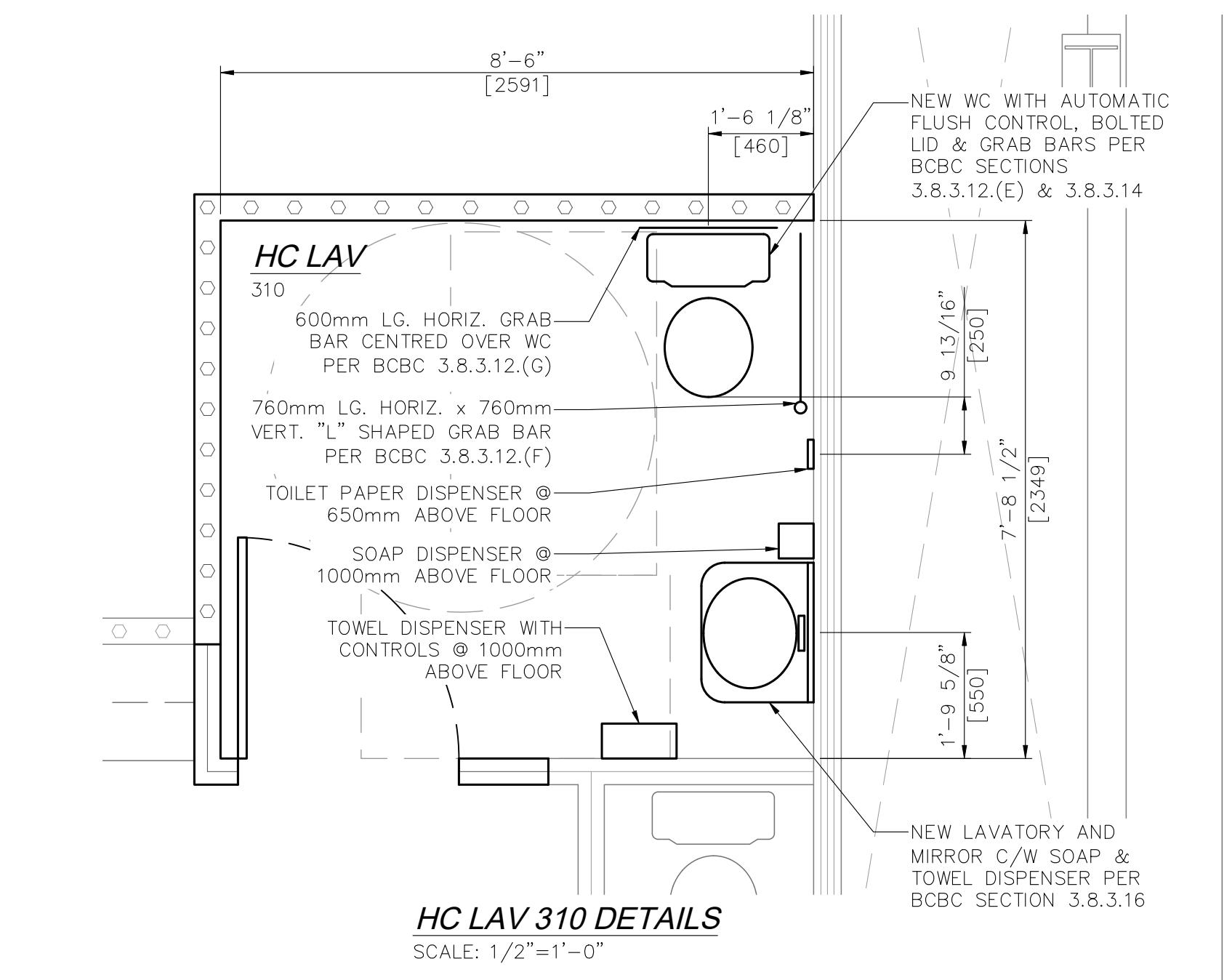


PROJECT NORTH



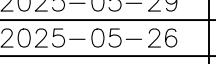
POWER DOOR OPERATOR LOCATION

SCALE: NONE



HC / AV 310 DETAILS

SCALE: 1/2"

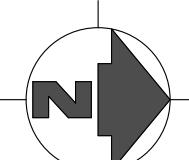
P10	2025-05-29	SDM	ADD ADDITIONAL DETAILS
P9	2025-05-26	SDM	REVISE DOOR SCHEDULE & ISSUE FOR TENDER
P8	2025-05-22	SDM	CODE ANALYSIS ADJUSTMENTS
 <i>www.prograph.ca</i> <i>Prince George, B.C.</i> <i>Office: 250.961.0187</i>		PROJECT No.: 085-005 SCALE: AS NOTED 155 GEORGE ST. OFFICE 3RD FLOOR COPY ROOM RENOVATION NEW FLOOR FRAMING	

2025-05-26

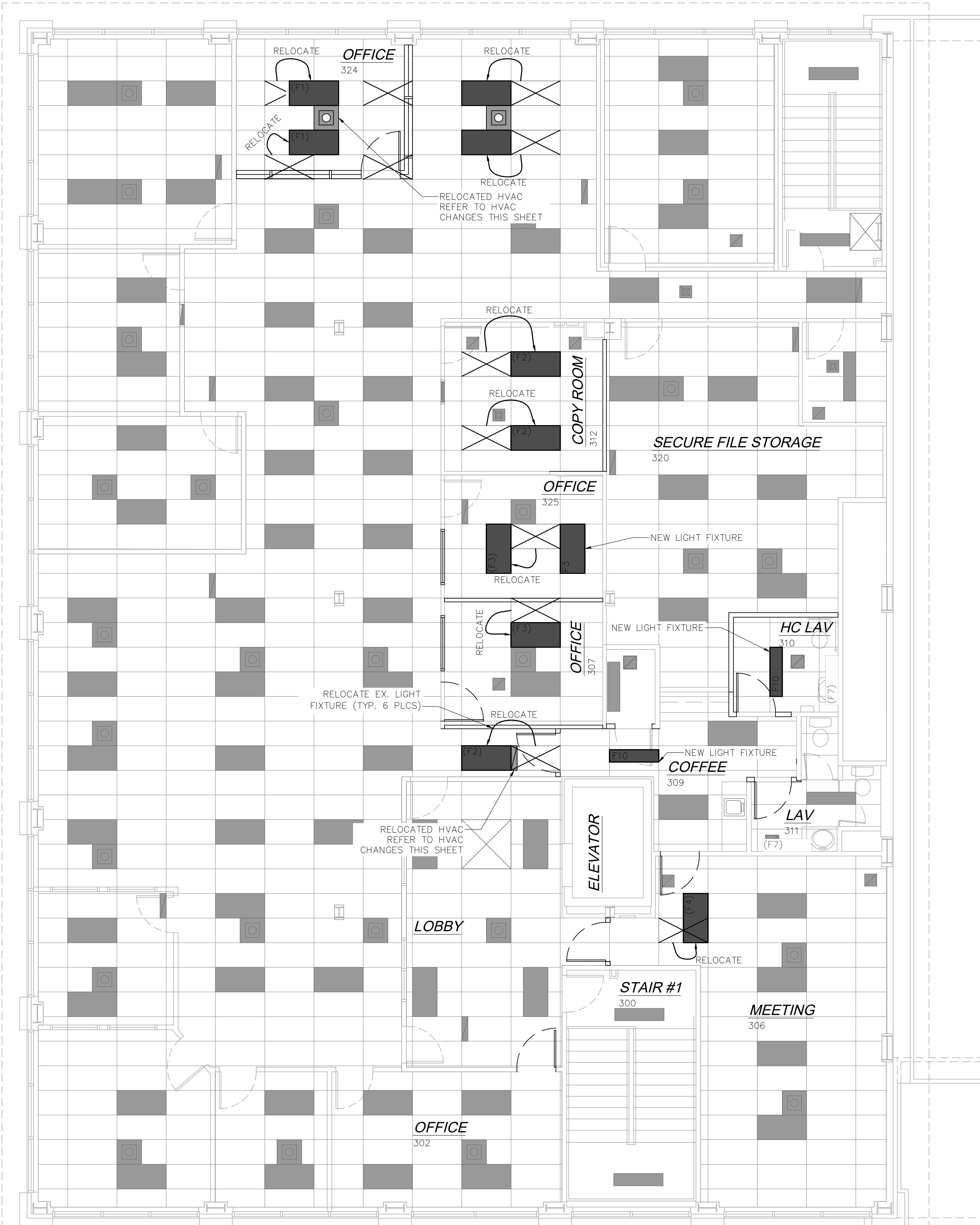
PROJECT NO.: 083-003 SCALE: AS NOTED

**55 GEORGE ST. OFFICE
3RD FLOOR COPY ROOM RENOVATION
NEW FLOOR FRAMING**

DATE: 2021-08-09
DRAWN BY: PROGRAPH SOLUTIONS SHEET: 3 OF 8
DRAWING No.: 085-005 REV.: P10



PROJECT NORTH



3RD FLOOR PLAN SHOWING LIGHTING CHANGES

SCALE: 3/16"=1'-0"



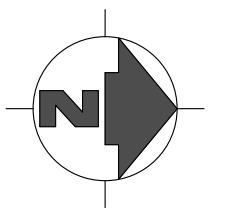
PART 3RD FLOOR PLAN SHOWING HVAC CHANGES

SCALE: 1/4"=1'-0"

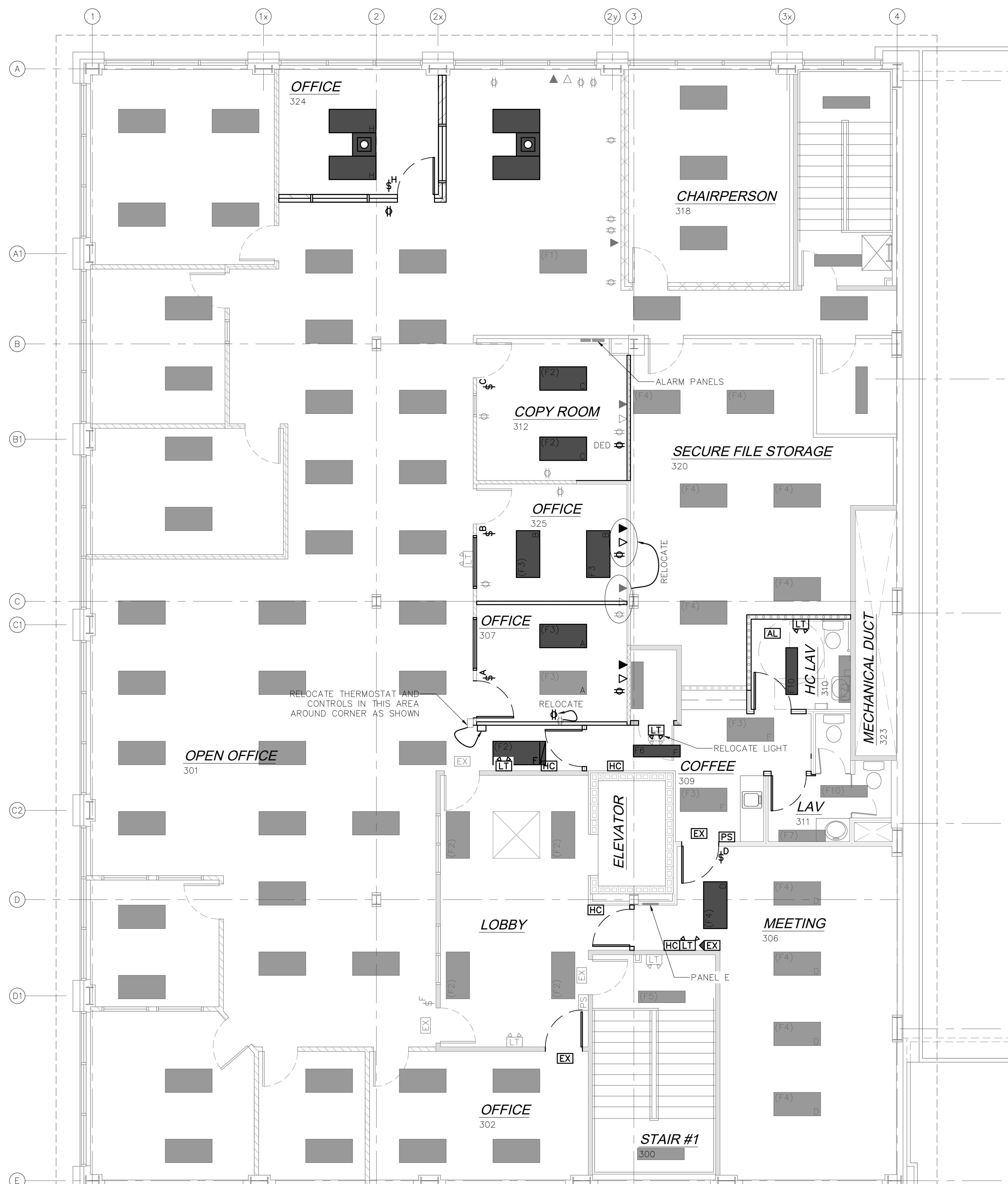
TENDER ONLY

P10	2025-05-29	SDM	ADD ADDITIONAL DETAILS
P9	2025-05-26	SDM	REVISE DOOR SCHEDULE & ISSUE FOR TENDER
P8	2025-05-22	SDM	CODE ANALYSIS ADJUSTMENTS
ProGraph Solutions			
www.prograph.ca Prince George, B.C. Office: 250.961.0187			
PROJECT No.: 085-005			
SCALE: AS NOTED			
155 GEORGE ST. OFFICE			
3RD FLOOR COPY ROOM RENOVATION			
LIGHTING AND HVAC RCP			
DRN:	SDM	2021-08-09	DATE:
CHK:	SDM	2024-09-18	DRAWN BY:
APPR:	GLL	2024-11-18	DRAWING No.: 085-005
SHEET: 4 OF 8			
REV.: P10			

DESTROY ALL DRAWINGS BEARING PREVIOUS NUMBER



PROJECT NORTH



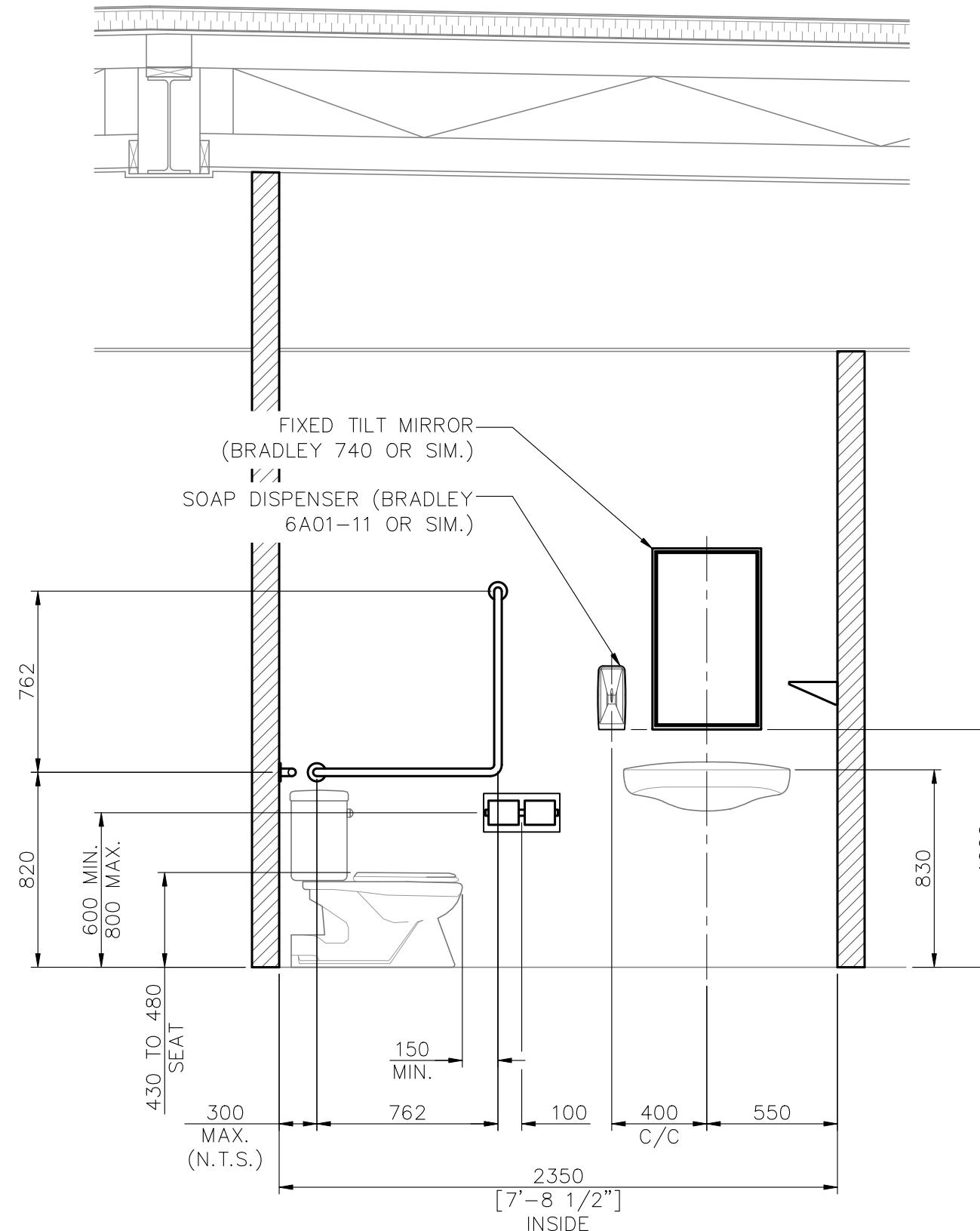
3RD FLOOR PLAN DATA & ELEC. & LIGHTING

SCALE: 3/16"=1'-0"

3RD FLOOR COMPLETE RCP
SCALE: 1/8"=1'-0"2025-05-26
TENDER ONLY

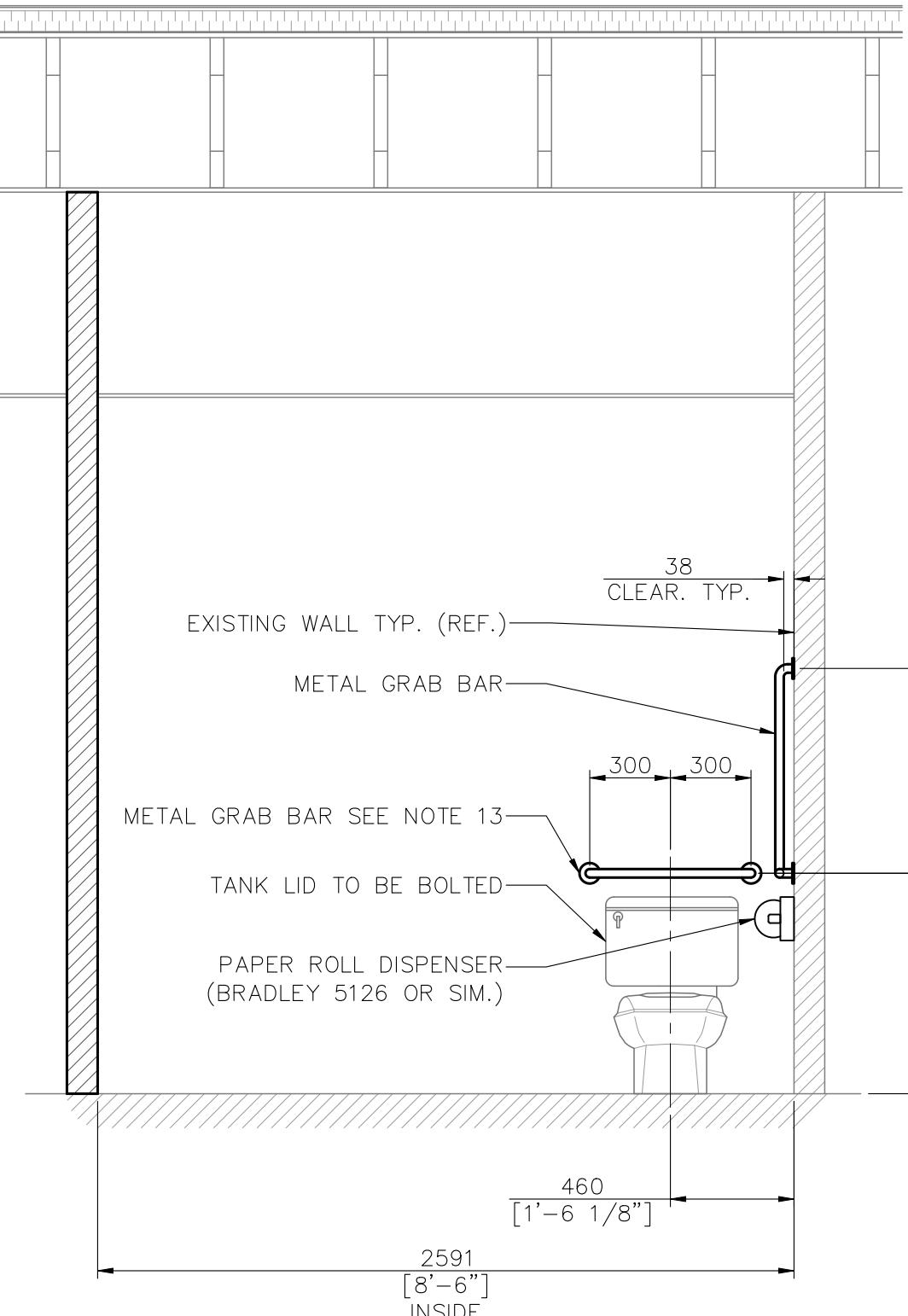
P10	2025-05-29	SDM	ADD ADDITIONAL DETAILS
P9	2025-05-26	SDM	REVISE DOOR SCHEDULE & ISSUE FOR TENDER
P8	2025-05-22	SDM	CODE ANALYSIS ADJUSTMENTS
PROJECT No.: 085-005			
155 GEORGE ST. OFFICE			
3RD FLOOR COPY ROOM RENOVATION			
ELECTRICAL & COMPLETE RCP			
DRN:	SDM	2021-08-09	SCALE: AS NOTED
CHK:	SDM	2024-09-18	
APPR:	GLL	2024-11-18	
DATE:	2021-08-09		
DRAWN BY:	PROGRAPH SOLUTIONS		
DRAWING No.:	085-005		
SHEET:	5 OF 8		
REV.:	P10		

DESTROY ALL DRAWINGS BEARING PREVIOUS NUMBER



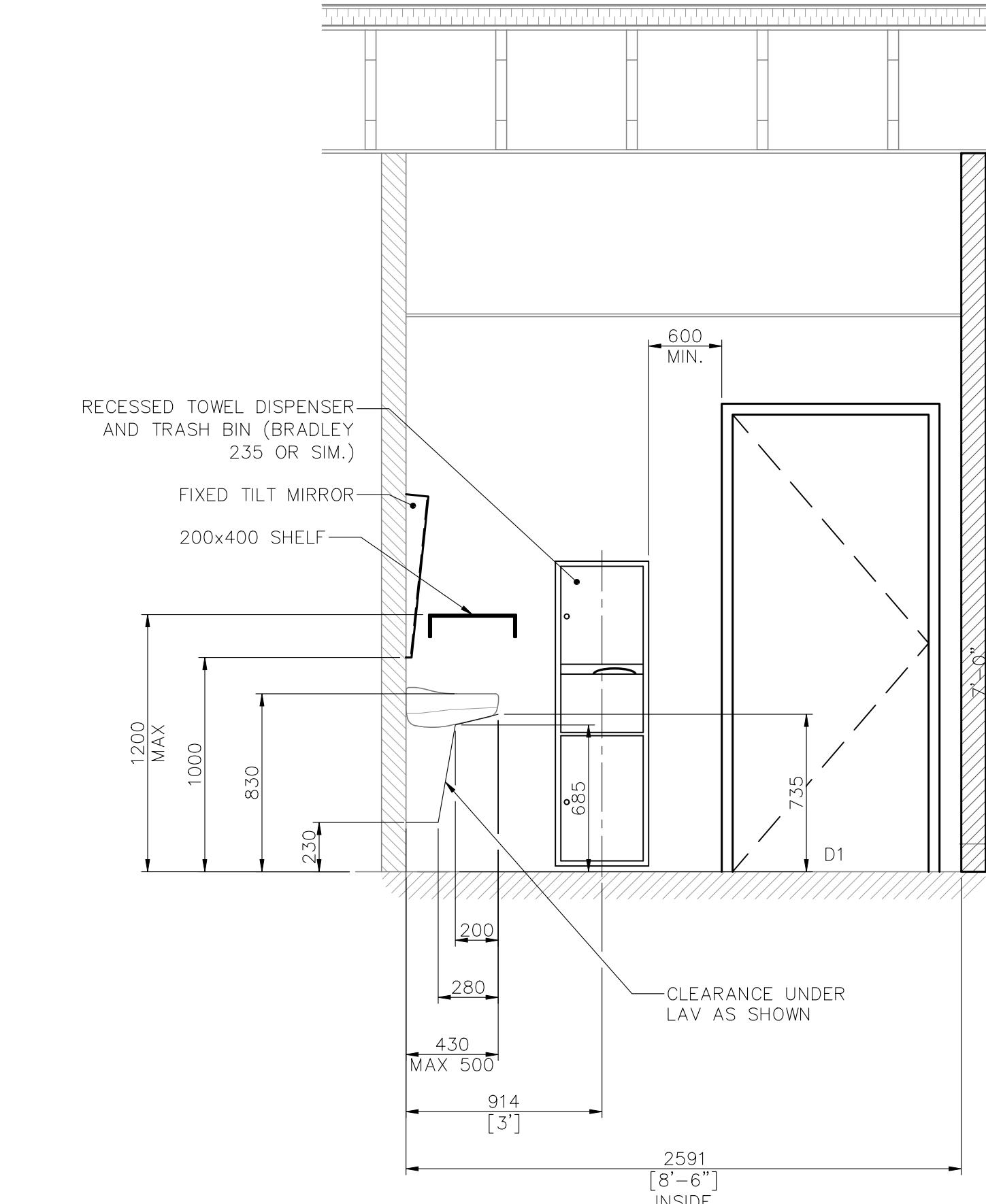
HC LAV 310 ELEV. LOOKING NORTH

SCALE: 1/2"=1'-0"
NOTE: DIMENSIONS IN mm U.N.O.



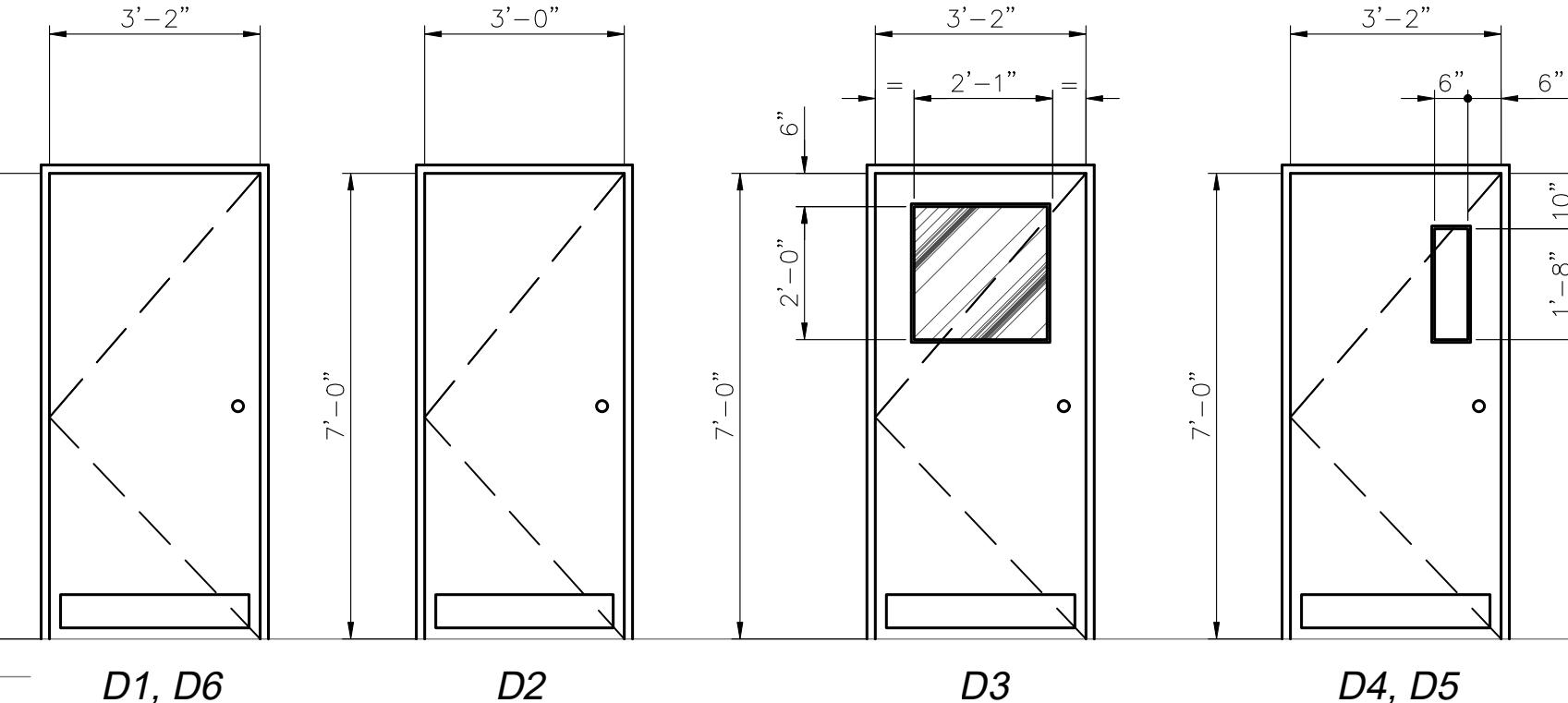
HC LAV 310 ELEV. LOOKING WEST

SCALE: 1/2"=1'-0"
NOTE: DIMENSIONS IN mm U.N.O.



HC LAV 310 ELEV. LOOKING EAST

SCALE: 1/2"=1'-0"
NOTE: DIMENSIONS IN mm U.N.O.



DOOR ELEVATIONS

SCALE: 3/8"=1'-0"
NOTE: SEE SHEET 1 FOR DOOR DIMENSIONS

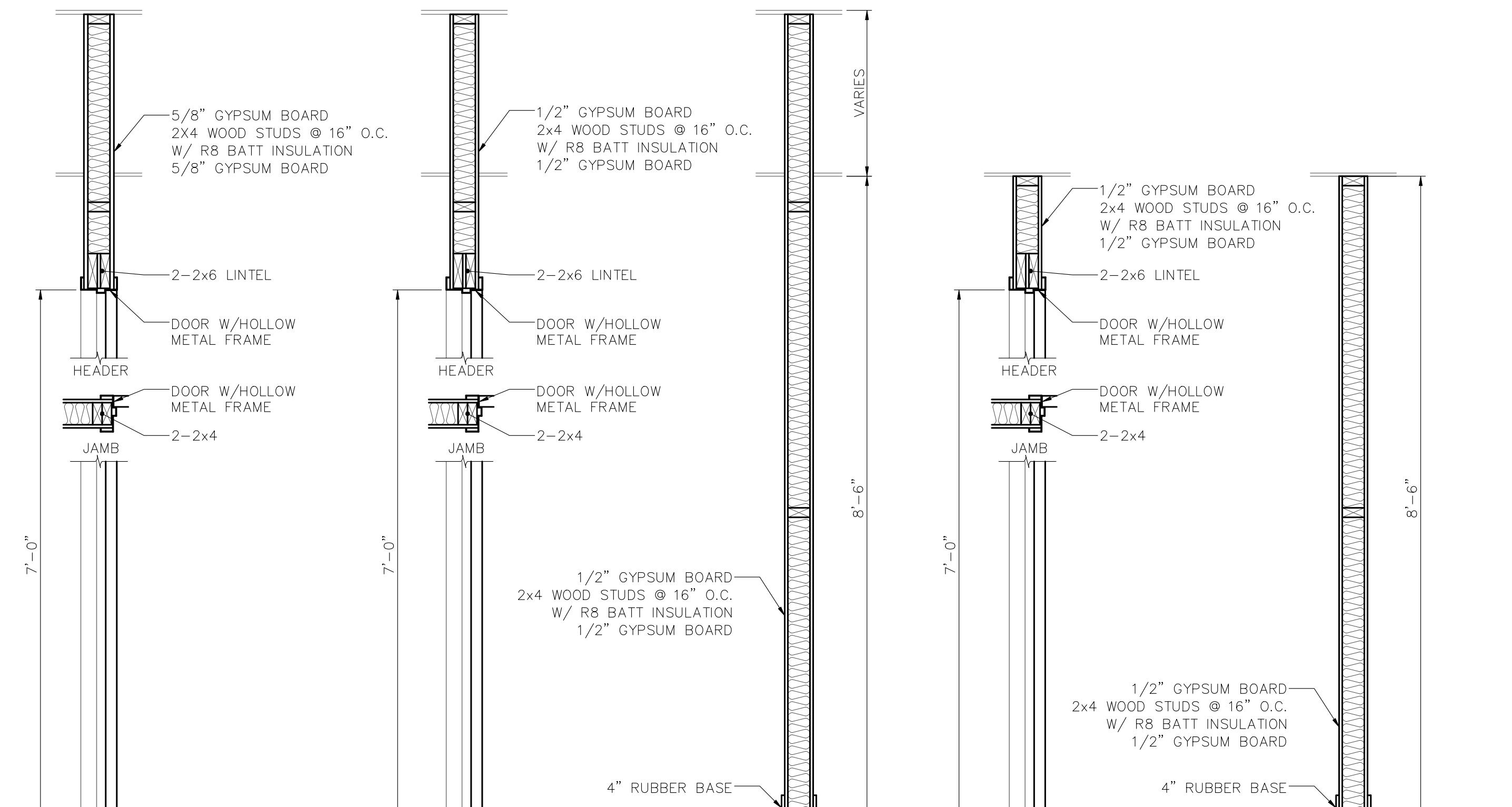
Fixture Schedule

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL EQUIPMENT LISTED HERE COMPLIES WITH ALL LOCAL BUILDING & FIRE CODES AND IS FULL COMPATIBLE WITH THE EXISTING BUILDING SYSTEMS			
ID	SERVICE	MFG.	DESCRIPTION
WC1	HC LAV 310 - WATER CLOSET	AMERICAN STANDARD - 2467.100	CADET FLOWISE CHAIR HEIGHT ELONGATED PRESSURE ASSISTED TOILET: FLOOR MTD.; VITREOUS CHINA; 4.2 LPM; 16 1/2" RIM; ADA COMPLIANT
LAV	HC LAV 310 - LAVATORY	AMERICAN STANDARD - 0955001EC	MURRO UNIVERSAL DESIGN WALL HUNG LAVATORY WITH EVERCLEAN: CENTRE HOLE ONLY WITH OVERFLOW; VITREOUS CHINA; ADA COMPLIANT

Electrical Equipment

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL EQUIPMENT LISTED HERE COMPLIES WITH ALL LOCAL BUILDING & FIRE CODES AND IS FULL COMPATIBLE WITH THE EXISTING BUILDING SYSTEMS			
ID	SERVICE	MFG.	DESCRIPTION
F2	LIGHT FIXTURE	LITHONIA - 2GTL	2' WIDE RECESSED LED LUMINARE
F3	LIGHT FIXTURE	LITHONIA - 2GTL	2' WIDE RECESSED LED LUMINARE
F4	LIGHT FIXTURE	LITHONIA - 2GTL	2' WIDE RECESSED LED LUMINARE
F10	LIGHT FIXTURE	LITHONIA - 2GTL	1' WIDE RECESSED LED LUMINARE
AL	VISUAL FIRE ALARM SIGNAL	MGC (MIRCOM) - FS-400C	CEILING MOUNT LED STROBE
CR	CARD / FOB READER	SUPPLIED BY BUILDING OWNER, INSTALLED BY CONTRACTOR	
DO	ACA AUTOMATIC DOOR OPENER	ASSA ABLOY - SW60	SLIM PROFILE SURFACE MOUNTED, LOW ENERGY DOOR OPERATOR, 120V SUPPLY, 24VDC AUXILIARY VOLTAGE
DS	DOOR STRIKE	RUTHERFORD CONTROLS - S65	ELECTRIC DOOR STRIKE
EX	EXIT SIGN	THOMAS & BETTS - CMPS-L	THERMOPLASTIC PICTOGRAM EXIT SIGN
HC	ACA AUTOMATIC DOOR OPENER BUTTON	THOMAS - TA8161-HC-PTO	STAINLESS STEEL DOOR OPERATOR SWITCH, 4 1/2" SQUARE, ADA COMPLIANT
LT	EMERGENCY LIGHT	EMERGI-LITE - CM-SB-E	STEEL HOUSING WITH THERMOPLASTIC ADJUSTABLE 2W LED, 120 MINUTE OPERATION, 120V
PS	FIRE ALARM PULL STATION	MICROM - MS-400	METAL FIRE ALARM PULL STATION

P10	2025-05-29	SDM	ADD ADDITIONAL DETAILS
P9	2025-05-26	SDM	REVISE DOOR SCHEDULE & ISSUE FOR TENDER
P8	2025-05-22	SDM	CODE ANALYSIS ADJUSTMENTS
2025-05-26			
TENDER ONLY			
PROJECT No.: 085-005		SCALE: AS NOTED	
155 GEORGE ST. OFFICE			
3RD FLOOR COPY ROOM RENOVATION			
INTERIOR ELEVATIONS			
DRN:	SDM	2021-08-09	DATE: 2021-08-09
CHK:	SDM	2024-09-18	DRAWN BY: PROGRAPH SOLUTIONS
APPR:	GLL	2024-11-18	DRAWING No.: 085-005
REV.: P10			
DESTROY ALL DRAWINGS BEARING PREVIOUS NUMBER:			



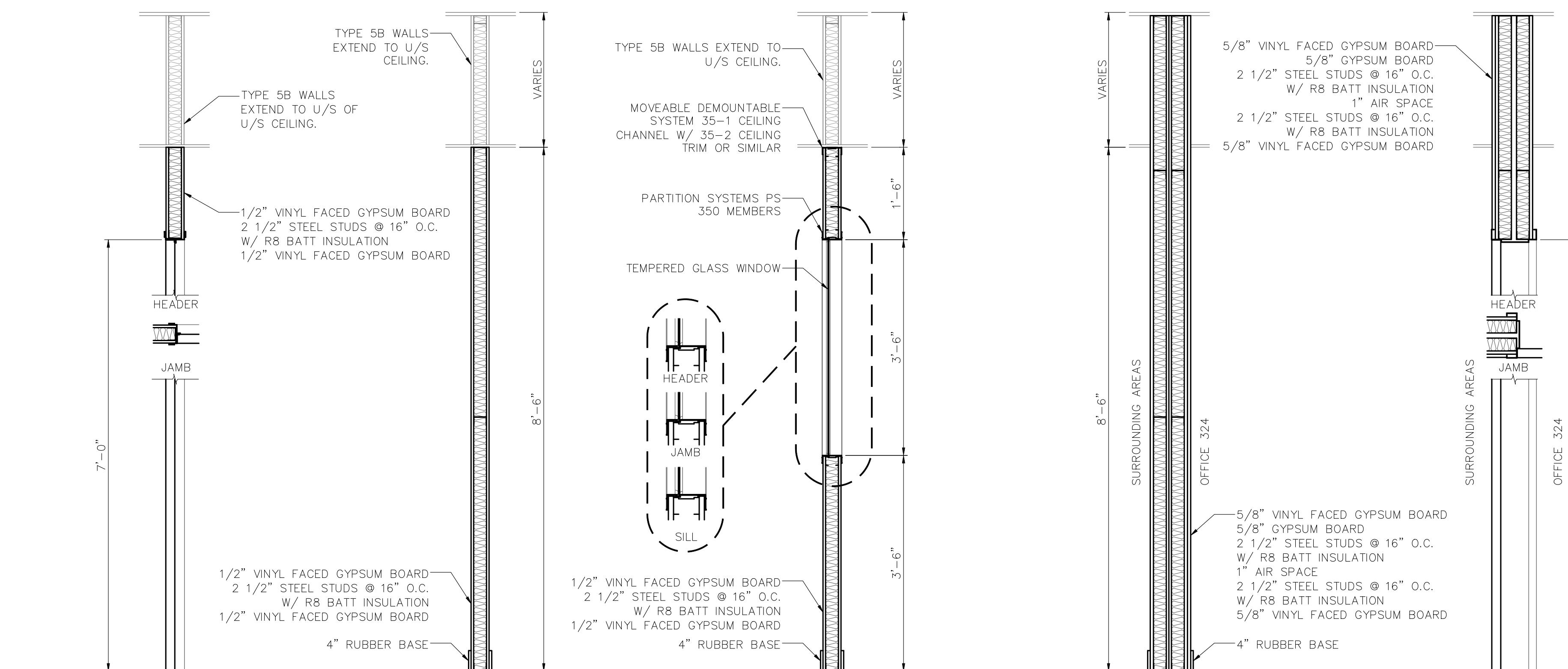
WALL 2A
WITH DOOR

WALL 2B
WITH DOOR

WALL 2B

WALL 3
WITH DOOR

WALL 3



WALL 5A & 5B
WITH DOOR

WALL 5A & 5B

WALL 5A & 5B
INTERIOR WALL PARTITION WINDOW

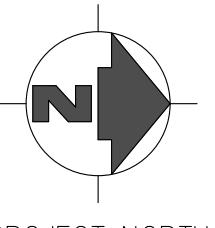
WALL 7

WALL 7
WITH DOOR

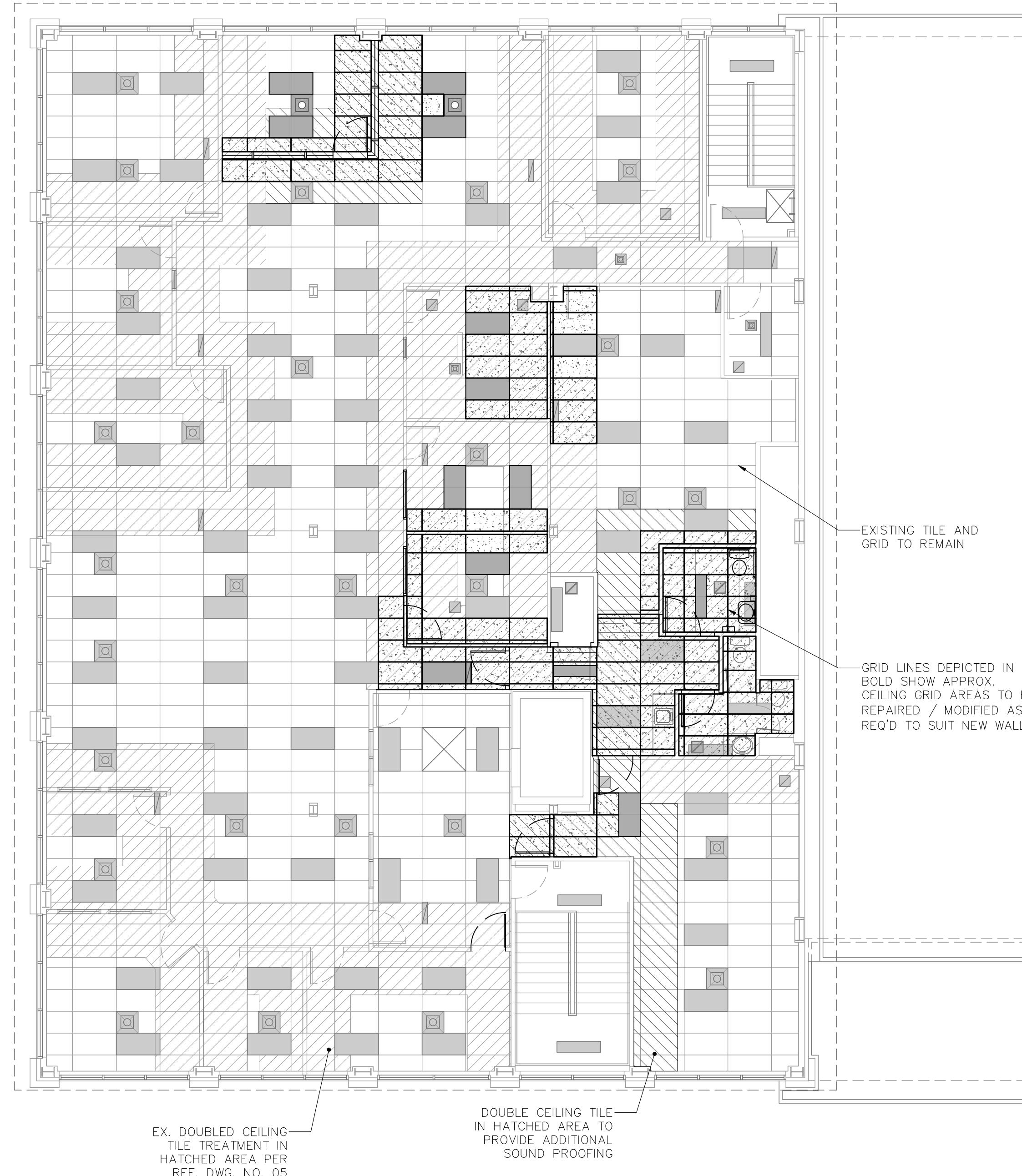
WALL CONSTRUCTION
SCALE: 3/4" = 1'-0"

P10	2025-05-29	SDM	ADD ADDITIONAL DETAILS
P9	2025-05-26	SDM	REVISE DOOR SCHEDULE & ISSUE FOR TENDER
P8	2025-05-22	SDM	CODE ANALYSIS ADJUSTMENTS
PROJECT No.: 085-005			
SCALE: AS NOTED			
ProGraph Solutions www.prograph.ca Prince George, B.C. Office: 250.961.0187			
PROJECT No.: 085-005			
SCALE: AS NOTED			
155 GEORGE ST. OFFICE			
3RD FLOOR COPY ROOM RENOVATION			
WALL DETAILS			
DRN:	SDM	2021-08-09	DATE:
CHK:	SDM	2024-09-18	DRAWN BY:
APPR:	GLL	2024-11-18	DRAWING No.: 085-005
SHEET: 7 OF 8			
REV.: P10			
DESTROY ALL DRAWINGS BEARING PREVIOUS NUMBER:			

2025-05-26
TENDER ONLY



PROJECT NORTH



3RD FLOOR CEILING TILE REPLACEMENT
SCALE: 1/8"=1'-0"



3RD FLOOR FLOORING
SCALE: 1/8"=1'-0"

P10	2025-05-29	SDM	ADD ADDITIONAL DETAILS
P9	2025-05-26	SDM	REVISE DOOR SCHEDULE & ISSUE FOR TENDER
P8	2025-05-22	SDM	CODE ANALYSIS ADJUSTMENTS
ProGraph Solutions www.prograph.ca Prince George, B.C. Office: 250.961.0187			SCALE: AS NOTED
PROJECT No.: 085-005			155 GEORGE ST. OFFICE
			3RD FLOOR COPY ROOM RENOVATION
			WALL DETAILS
DRN: SDM	2021-08-09		DATE: 2021-08-09
CHK: SDM	2024-09-18		DRAWN BY: PROGRAPH SOLUTIONS
APPR: GLL	2024-11-18		DRAWING No.: 085-005
			REV.: P10
DESTROY ALL DRAWINGS BEARING PREVIOUS NUMBER			

2025-05-26
TENDER ONLY




**REGIONAL DISTRICT
of Fraser-Fort George**


Invitation to Tender ES-25-10
3rd Floor Renovations
155 George Street Office Building
September 2, 2025 – November 30, 2025

APPENDIX N – RDFFG
155 George St Original Building Drawings- Reference

AS BUILT

DECEMBER 28, 1999






AS BUILT

DECEMBER 28, 1999








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
DECEMBER 28, 1999


REVISIONS
07/12/99 addition of
millwork drawings.




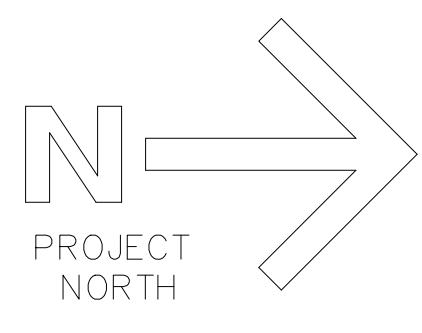






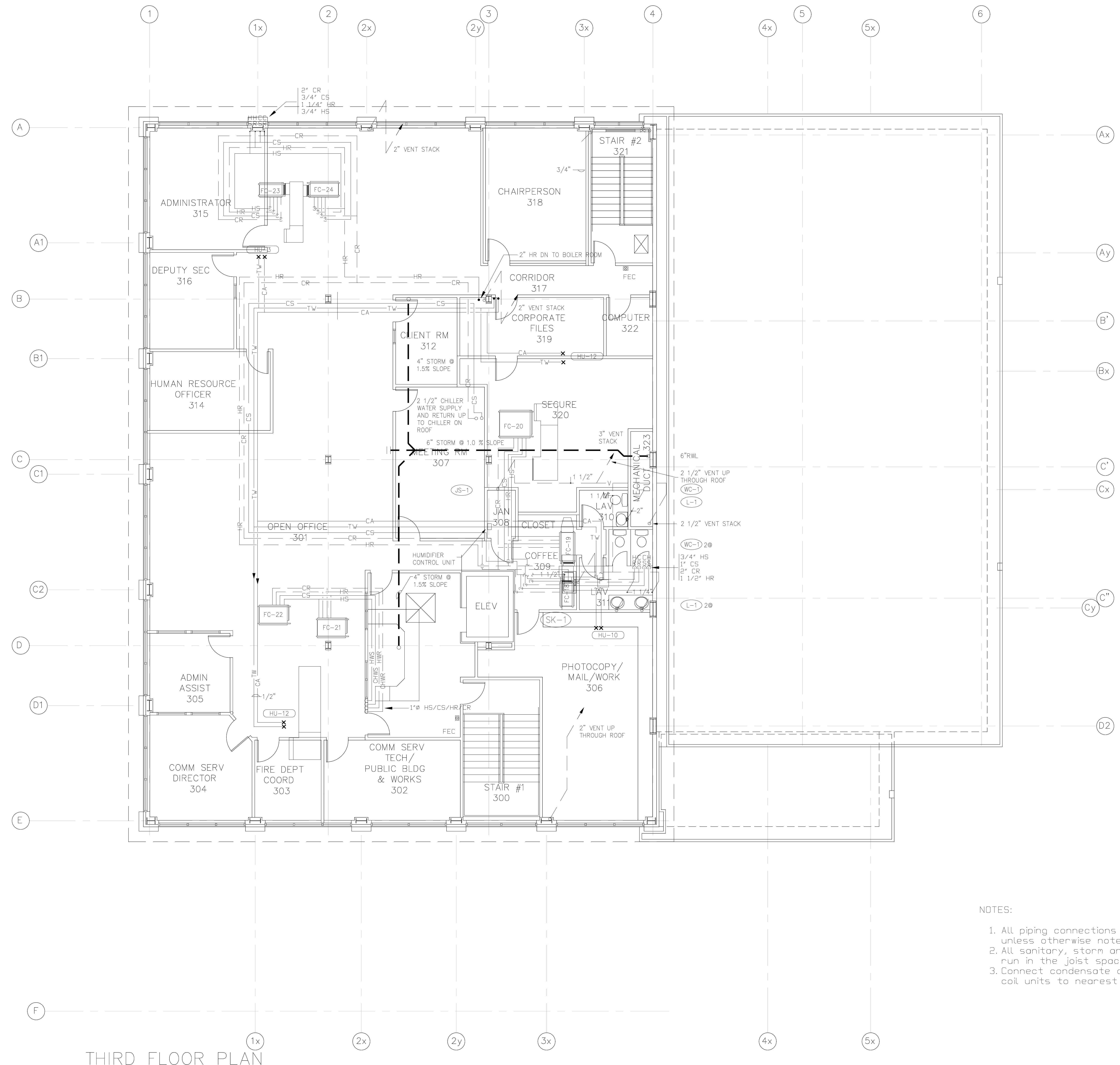






PROJECT NORTH

REVISION



NOTES:

1. All piping connections to fan coil units unless otherwise noted 3/4".
2. All sanitary, storm and vent piping to run in the joist space.
3. Connect condensate drains from fan coil units to nearest trap on sink.

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<p>P.O BOX 1804 1896 THIRD AVENUE PRINCE GEORGE B.C PHONE: 563-0919 FAX: 563-0738</p>		

FAX: 563-0738
PROJECT
NEW OFFICE
BUILDING
REGIONAL
DISTRICT OF
FRASER –
FORT GEORGE
Project #1013758

Project # 101388
Prince George, B.C.
SHEET TITLE
THIRD FLOOR PLAN
PLUMBING &
FIRE PROTECTION

CONSULTANTS
Keen

ENGINEERING CO. LTD.
Consulting Professional Engineers

PROJECT NO.

0764-07

SCALE: 3/16"= 1'-0"
DATE : Jan. 8, 1999
DRAWN BY: R.ABBENHUIS
CHECKED BY:
HEET M8 OF M15
DRAWING No.
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APPENDIX O – RDFFG
155 George St 3rd Floor Renovation
701 BC Building Code 2024 Review

The main intent of the renovation primarily involves a change in layout to add new offices and convert a non-accessible washroom into an accessible washroom.

BUILDING AREA: 1,017 m² (10,944 sq. ft.)

RENOVATION AREA: 67 m² (721 sq. ft.)

DIVISION A

1.3 DIVISION A, B AND C OF THIS CODE

1.3.3 Application of Division B

1.3.3.2 Application of Parts 3, 4, 5 and 6

1) Parts 3, 4, 5, and 6 of Division B apply to all *buildings* described in Article 1.1.1.1. and

- c) exceeding 600 m² in *building area* or exceeding 3 *storeys* in *building height* used for *major occupancies* classified as
 - ii) Group D, *business and personal services occupancies*,

Note: Office use is in a building that exceeds 600m² in building area. Therefore, Part 3 of the building code applies.

DIVISION B

3.1.2.1 Classification of Buildings

1) Except as permitted by Articles 3.1.2.3. to 3.1.2.5., and A-3.1.2.7., every *building* or part thereof shall be classified according to its *major occupancy* as belonging to one of the Groups or Divisions described in Table 3.1.2.1. (See Note A-3.1.2.1.(1).)

2) A *building* intended for use by more than one *major occupancy* shall be classified according to all *major occupancies* for which it is used or intended to be used.

Table 3.1.2.1.
Major Occupancy Classification
 Forming Part of Sentences 3.1.2.1.(1) and 3.1.2.2.(1)

Group	Division	Description of Major Occupancies
D		<i>Business and personal services occupancies</i>

Note: Building is classified under a Group D occupancy.

3.1.17.1 Occupant Load Determination

1) The *occupant load* of a *floor area* or part of a *floor area* shall be based on

- c) the number of persons for which the area is designed, but not less than that determined from Table 3.1.17.1. for *occupancies* other than those described in Clauses (a) and (b), unless it can be shown that the area will be occupied by fewer persons.

Occupant Load Calculation for Third Floor

Room	Area (m ²)	Area / person (m ²)	Total
Office Area	523	9.30	57

3.2.2 Building Size and Construction Relative to Occupancy

3.2.2.62 Group D, up to 3 Storeys

1) A *building* classified as Group D is permitted to conform to Sentence (2) provided

a) it is not more than 3 *storeys* in *building height*, and

b) it has a *building area* not more than the value in Table 3.2.2.62.

Table 3.2.2.62.
Maximum Building Area, Group D, up to 3 Storeys
 Forming Part of Sentence 3.2.2.62.(1)

No. of Storeys	Maximum Area, m ²		
	Facing 1 Street	Facing 2 Streets	Facing 3 Streets
1	4 800	6 000	7 200
2	2 400	3 000	3 600
3	1 600	2 000	2 400

2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and

- a) floor assemblies shall be *fire separations* and, if of *combustible construction*, shall have a *fire-resistance rating* not less than 45 min,
- b) *mezzanines* shall have, if of *combustible construction*, a *fire-resistance rating* not less than 45 min,
- c) roof assemblies shall have, if of *combustible construction*, a *fire-resistance rating* not less than 45 min, except that in a *building* not more than 1 *storey* in *building height*, the *fire-resistance rating* is permitted to be waived provided the roof assembly is constructed as a *fire-retardant-treated wood roof system* conforming to Article 3.1.14.1. and the *building area* is not more than
 - i) 2 400 m² if facing one *street*,
 - ii) 3 000 m² if facing 2 *streets*, or
 - iii) 3 600 m² if facing 3 *streets*, and

d) loadbearing walls, columns and arches supporting an assembly required to have a *fire-resistance rating* shall

- i) have a *fire-resistance rating* not less than 45 min, or
- ii) be of *noncombustible construction*.

3.2.4 Fire Alarm and Detection Systems

3.2.4.1 Determination of Requirement for a Fire Alarm System

1) Except as permitted in Sentences (2) and (3), a fire alarm system shall be installed in *buildings* in which an automatic sprinkler system is required by this Part.

3.2.4.2 Continuity of Fire Alarm System

3) Except as permitted by Sentence (4), if a fire alarm system is required in any portion of a *building*, it shall be installed throughout the *building*.

3.2.4.10 Fire Detectors

3) *Fire detectors* required by Sentence (2) need not be provided within *floor areas* that are *sprinklered*.

Note: No new fire detectors are required.

3.2.4.11 Smoke Detectors

1) If a fire alarm system is installed, *smoke detectors* shall be installed in

- g) elevator machine rooms.

(See Note A-3.2.4.11.(1).)

Note: No new smoke detectors are required.

3.2.4.16 Manual Stations

1) Except as permitted by Sentences (2) and (3), where a fire alarm system is installed, a manual station shall be installed in every *floor area* near

- a) every principal entrance to the *building*, and
- b) every required *exit*, and
- c) every other egress facility that has been designed and identified as an *exit* and has all the features of a required *exit*.

(See Note A-3.2.4.16.(1).)

Note: It appears that the manual stations will be maintained as existing after the renovation. Door D3 shall have a new manual pull station installed to ensure egress door can unlock.

3.2.4.19 Visible Signals

1) Where a fire alarm system is installed, visible signal devices shall be provided in addition to *alarm signal* devices

- e) in *public corridors* serving a Group B, C, D or E *major occupancy*,
- h) in washrooms, except those located within
 - i) *suites of residential occupancy*,
 - ii) *suites of care occupancy*, or

iii) patients' sleeping rooms.

Note: **Visible signal required for renovated washroom if not already installed.**

3.2.5.8 Standpipe Systems

1) Except as permitted by Sentence (2), a standpipe system shall be installed in a *building* that is

- a) more than 3 *storeys* in *building height*,
- b) more than 14 m high measured between *grade* and the ceiling of the top *storey*, or
- c) not more than 14 m high measured between *grade* and the ceiling of the top *storey* but has a *building area* exceeding the area shown in Table 3.2.5.8. for the applicable *building height* unless the *building* is *sprinklered* throughout.

Table 3.2.5.8.
Building Limits without Standpipe Systems
 Forming Part of Sentence 3.2.5.8.(1)

Occupancy Classification	Building Area, m ²		
	1 storey	2 storeys	3 storeys
Group A	2 500	2 000	1 500
Group C	2 000	1 500	1 000
Group D	4 000	3 000	2 000
Group F, Division 2	1 500	1 500	1 000
Group F, Division 3	3 000	2 000	1 000

Note: **Standpipe system is not required, but provided. No modification to the system is required.**

3.2.5.12 Automatic Sprinkler Systems

1) Except as permitted by Sentences (2) to (4) and (9), an automatic sprinkler system shall be designed, constructed, installed and tested in conformance with NFPA 13, "Standard for the Installation of Sprinkler Systems." (See Note A-3.2.5.12.(1).)

Note: **Sprinklers do not appear to be provided throughout the building. While sprinklers are not required, if they are provided, they should meet the above requirements. No sprinklers are installed on the third floor and not required to be modified.**

3.2.7.3 Emergency Lighting

1) Emergency lighting shall be provided to an average level of illumination not less than 10 lx at floor or tread level in

- a) *exits*,
- b) principal routes providing *access to exit* in open *floor areas* and in *service rooms*,
- c) corridors used by the public,
- n) universal washrooms, universal shower rooms and accessible change spaces required by Article 3.8.2.8.

Note: **Emergency lighting to be provided in the universal washroom.**

3.2.9. Integrated Fire Protection and Life Safety Systems

3.2.9.1. Testing

1) Where fire protection and life safety systems and systems with fire protection and life safety functions are integrated with each other, they shall be tested as a whole in accordance with CAN/ULC-S1001, "Standard for Integrated Systems Testing of Fire Protection and Life Safety Systems" to verify that they have been properly integrated. (See Note A-3.2.9.1.(1).)

Note: Since fire alarm is integrated with the door release hardware, integrated fire protection and life safety systems report will need to be completed by an Integrated Testing Coordinator as outlined in the standard.

3.3.1.13. Doors and Door Hardware

2) Except as provided in Sentences (6) and (7), a door in an *access to exit* shall be readily openable in travelling to an *exit* without requiring keys, special devices or specialized knowledge of the door-opening mechanism.

3) Except as permitted by Sentence (4), door release hardware shall comply with Clause 3.8.3.8.(1)(b) and the door shall be openable with not more than one releasing operation. (See also Sentence 3.8.3.6.(4).)

Note: In the access to exit, Door D3 is to be programmed to be locked after hours to allow after hours meetings in the meeting room. In the event of a fire alarm or power outage, the door access control system releases the electric strike allowing the latch to freely open. A manual pull station shall be provided adjacent to the door. The electric strike will need to be configured in a fail-safe operation.

3.4.2.1. Minimum Number of Exits

1) Except as permitted by Sentences (2) to (4), every *floor area* intended for *occupancy* shall be served by at least 2 *exits*.

2) A *floor area* in a *building* not more than 2 *storeys* in *building height*, is permitted to be served by one *exit* provided the total *occupant load* served by the *exit* is not more than 60, and

b) in a *floor area* that is *sprinklered* throughout

i) the travel distance is not more than 25 m [82' - 0 1/4"], and

ii) the *floor area* is not more than the value in Table 3.4.2.1.-B. [Group D Occupancy = 300m²]

3.4.2.5 Location of Exits

1) Except as permitted by Sentences (2) and 3.3.2.5.(6), if more than one *exit* is required from a *floor area*, the *exits* shall be located so that the travel distance to at least one *exit* shall be not more than

c) 45 m [147' - 7 5/8"] in a *floor area* that contains an *occupancy* other than a *high-hazard industrial occupancy*, provided it is *sprinklered* throughout,

3) *Exits* shall be located and arranged so that they are clearly visible or their locations are clearly indicated and they are accessible at all times.

Note: Renovation does not affect the maximum travel distance to exits. The worst case for travel distance is 81' - 11".

3.4.3.2 Exit Width

8) The minimum widths of *exits* shall conform to Tables 3.4.3.2.-A and 3.4.3.2.-B.

Table 3.4.3.2.-A
Minimum Widths of Exit Corridors, Passageways, Ramps, Stairs and Doorways in Group A, Group B, Division 1, and Groups C, D, E and F Occupancies
Forming Part of Sentence 3.4.3.2.(8)

Occupancy Classification	Exit Corridors and Passage-ways, mm	Ramps, mm	Stairs, mm	Doorways, mm
Group A, Group B, Division 1, Group C, Group D, Group E, Group F	1 100	1 100	900 ⁽¹⁾ 1 100 ⁽²⁾	850

Notes to Table 3.4.3.2.-A:

(1) Serving not more than 2 *storeys* above the lowest *exit level* or not more than 1 *storey* below the lowest *exit level*.

(2) Serving more than 2 *storeys* above the lowest *exit level* or more than 1 *storey* below the lowest *exit level*.

Note: Existing exits are unchanged in width. However, doors likely no longer comply to BCBC 2024. Clear width of a 3'-0" door is roughly 814mm when installed without swing-clear hinges. Table 3.4.3.2.-A governs as 9.2mm/person x 61 people / 2 exits = 281mm.

3.4.4.4. Integrity of Exits

6) An *exit* shall be designed for no purpose other than for exiting, except that an *exit* is permitted also to be designed to serve as an access to a *floor area*.

Note: While this article does not pertain to access to exits, it is recommended that the access to the exit does not go through a room used for occupancy due to the ability to block the egress path with storage. Also, guests may have difficulty finding the exit. This is particularly the case for Coffee Room 309. It may be desired that the egress route is through the Meeting Room 306 to allow two means of egress.

3.4.5 Exit Signs**3.4.5.1 Exit Signs**

1) Every *exit* door shall have an *exit* sign providing visual information placed over or adjacent to it if the *exit* serves

- a) a *building* more than 2 *storeys* in *building height*,
- b) a *building* having an *occupant load* of more than 150, or
- c) a *room* or *floor area* that has a fire escape as part of a required *means of egress*.

2) Every *exit* sign providing visual information shall

- a) be visible on approach to the *exit*,
- b) consist of a green and white or lightly tinted graphical symbol meeting the colour specifications referred to in ISO 3864-1, "Graphical symbols – Safety colours and safety signs – Part 1: Design principles for safety signs and safety markings" and
- c) conform to ISO 7010, "Graphical symbols – Safety colours and safety signs – Registered safety signs" for the following symbols (see Note A-3.4.5.1.(2)(c)):

 - i) E001 emergency exit (left hand),
 - ii) E002 emergency exit (right hand),
 - iii) E005 Direction, arrow (90° increments), safe condition, and
 - iv) E006 Direction, 45° arrow (90° increments), safe condition.

3.4.5.2 Exit Signs with Tactile Information

1) An *exit* sign displaying the word "EXIT" in tactile form that complies with Subsection 3.8.3. shall be mounted on the approach side of *exit* doors described in Sentence 3.4.5.1.(1), in the direction of travel to the *exit*.

Note: Signage graphics and the exit sign with tactile information at exits may not comply with the latest code changes. However, this is an existing non-conformity.

3.8. BUILDING REQUIREMENTS FOR PERSONS WITH DISABILITIES**3.8.2.3 Areas Requiring Access**

1) Except as permitted by Sentence (2), an *accessible* path of travel from the entrances required by Sentence 3.8.2.2.(1) to be *accessible* shall be provided throughout all entrance *stories* and within all other normally occupied areas of the *building*. (See Article 3.3.1.7. for additional requirements regarding *floor areas* which an *accessible* path of travel is required.)

Note: Article 3.8.2.3 states that access is to be provided throughout all normally occupied areas.

3.8.2.7 Power Door Operators

1) Except as provided in Sentences (2) and (3), and except for doors provided with hold-open devices, doors equipped with a self-closing device shall be equipped with power door operators complying with Subsection 3.8.3. that allow persons to activate the opening of the doors in the intended direction of travel, where the doors are located

- a) in an entrance referred to in Article 3.8.2.2., including the interior doors of a vestibule where provided,
- b) in an *accessible* path of travel, between the entrance referred to in Clause (a) and the entrance doors to *suites* or rooms served by a *public corridor* or a corridor used by the public (see Note A-3.8.2.7.(1)(b)), and
- c) in an entrance to an *accessible* washroom.

Note: A self-closing device has not been provided at the universal washroom.

3.8.3.2 Accessible Path of Travel

1) Except as required elsewhere in this Part or as permitted by Sentence (2) and Article 3.8.3.6. pertaining to doorways, the clear width of an *accessible* path of travel shall be not less than 1 000 mm.

2) The clear width of an *accessible* path of travel is permitted to be reduced to not less than 850 mm for a length of not more than 600 mm, provided the clear floor space at either end of the reduced-clear width section is level within a rectangular area

- a) Whose dimension parallel to each end of the reduced-clear width section is not less than 1 000 mm, and
- b) Whose dimension perpendicular to each end of the reduced-clear width section is not less than 1 500 mm.

(See Note A-3.8.3.2.(2).)

5) The width of an *accessible* path of travel that is more than 24 m long shall be increased to not less than 1 700 mm for a length of 1 700 mm at intervals not exceeding 24 m.

6) Where a section of an *accessible* path of travel is less than 1 500 mm wide for a distance of more than 12 m, it shall end in a clear floor space that is

- a) not less than 1 700 mm in diameter,
- b) not less than 1 700 mm by 1 500 mm, or
- c) T-shaped with overall dimensions measuring 1 700 mm wide by 1 500 mm long, where the two arms of the "T" are not less than 1 000 mm wide and extend not less than 300 mm from each side of the base of the "T" and the base is not less than 1 000 mm wide and extends not less than 500 mm from each arm.

(See Note A-3.8.3.2.(6).)

Note: *Accessible path of travel width is to comply with above requirements.*

3.8.3.6 Doorways and Doors

2) Every doorway that is located in an *accessible* path of travel shall have a clear width not less than 850 mm

- a) for swinging doors, when measured from the face of the active leaf, in the open position of 90° to the doorway, to the outside edge of the stop on the door frame,

5) A threshold for a doorway referred to in Sentences (2) and (3) shall be not more than 13 mm higher than the finished floor surface and shall be beveled to facilitate the passage of wheelchairs.

6) Power door operators required by Sentence 3.8.2.7.(1) shall

- a) activate automatically or through the use of controls that
 - i) are located in an *accessible* path of travel,
 - ii) are marked with the International Symbol of Access,
 - iii) are located clear of the door swing and not less than 600 mm and no more than 1 500 mm from that door swing,
 - iv) comply with Subclause 3.8.3.8.(1)(a)(iii),
 - v) are operable from a height between 150 mm and 300 mm as well as between 900 mm and 1 100 mm above the floor, and
 - vi) are operable by touching or approaching any part of their surface with a fist, arm or foot, and
- b) unless equipped with safety sensors,
 - i) fully open the door in not less than 3 s, and
 - ii) require a force not more than 65 N to stop movement of the door.

(See Note A-3.8.3.6.(6) and (7).)

7) A cane-detectable *guard* shall be installed on the hinged side of power-assisted doors that swing open into the path of travel. (See Note A-3.8.3.6.(6) and (7).)

8) Except as provided in Sentence (9) and except for a door with a power door operator complying with Sentence (6), when unlatched, a door in an *accessible* path of travel shall open when the force applied to the handle, push plate or latch-releasing device is not more than

- b) 22 N in the case of an interior swinging door,

10) Except for a door at the entrance to a *dwelling unit*, a closer for an interior door in an *accessible* path of travel shall have a closing period of not less than 3 s measured from when the door is in an open position of 70° to the doorway, to when the door reaches a point 75 mm from the closed position, measured from the leading edge of the latch side of the door. (See Note A-3.8.3.6.(10).)

11) Unless equipped with a power door operator complying with Sentence (6), a swinging door in an *accessible* path of travel shall have a clear space on the latch side extending the height of the doorway and not less than

- a) 600 mm beyond the edge of the door opening if the door swings toward the approach side, and
- b) 300 mm beyond the edge of the door opening if the door swings away from the approach side.

(See Note A-3.8.3.6.(11).)

14) Except as provided in Clause 3.8.3.5.(1)(c) and Sentence (16), the clear floor space on the pull side of a swinging door in an *accessible* path of travel shall be level within a rectangular area of not less than 1 700 mm by 1 500 mm measured from the hinged side of the door. (See Note A-3.8.3.6.(14) to (16).)

15) Except as provided in Clause 3.8.3.5.(1)(c) and Sentence (16), the clear floor space on the push side of a swinging door and on each side of a sliding door in an *accessible* path of travel shall be level within a rectangular area

- a) whose dimension parallel to the closed door is not less than 1 200 mm, and
- b) whose dimension perpendicular to the closed door is not less than 1 500 mm.

(See Note A-3.8.3.6.(14) to (16).)

16) Where a door referred to in Sentences (14) and (15) is equipped with a power door operator complying with Sentence (6), the width of the clear floor space parallel to the closed door is permitted to be reduced to not less than 1 000 mm. (See Note A-3.8.3.6.(14) to (16).)

17) Except for facilities for persons with cognitive disabilities such as dementia, doorways leading from a *public corridor* or a corridor used by the public that provide access to a public area or an *exit* shall be provided with a door or door frame that has a readily apparent visual contrast with adjacent wall surfaces. (See Note A-3.8.3.6.(17).) (See also Note A-3.4.6.11.(4).)

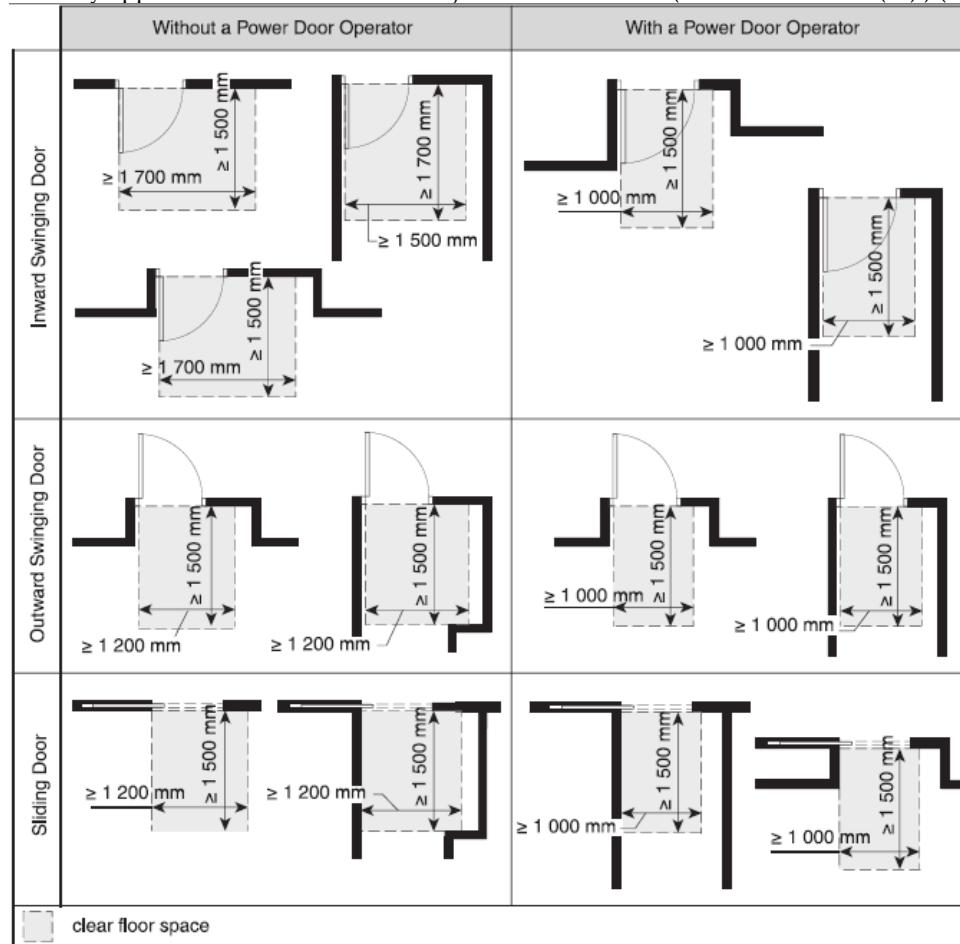


Figure A-3.8.3.6.(14) to (16)

Minimum clear floor space required at doors in an accessible path of travel

Note: Clear width of doors in an accessible path of travel must have a clear width of 850mm. This can be

accomplished with a 3'-0" door with swing-clear hinges. Otherwise, a 3'-2" door will need to be provided. Clearances at doors are to be met in accordance to 3.8.3.6. (6).(a).(iii), (11), (14), (15) & (16).

3.8.3.12. Accessible Water-Closet Stalls

1) Water-closet stalls and enclosures required by Sentence 3.8.2.8.(5) shall

- b) have a clear lateral transfer space adjacent to the water closet that
 - i) is at least 1 500 mm long, measured from the wall behind the water closet, and
 - ii) is at least 900 mm wide, measured from the closest edge of the water closet seat, (see Note A-3.8.3.12.(1)(b))
- e) have a water closet located so that the distance between the centre line of the fixture and the wall on one side is 460 mm to 480 mm,
- f) be equipped with an L-shaped grab bar that
 - i) is mounted on the side wall closest to the water closet,
 - ii) has horizontal and vertical components not less than 760 mm long mounted with the horizontal component 750 mm to 850 mm above the floor and the vertical component 150 mm in front of the water closet (see Note A-3.8.3.12.(1)(f)(ii)), and
 - iii) complies with Article 3.7.2.7.,
- g) be equipped with either one grab bar at least 600 mm long and centred over the water closet, or two grab bars at least 300 mm long and located either side of the flush valve, that
 - i) conform to Article 3.7.2.7.,
 - ii) are mounted on the rear wall, and
 - iii) are mounted at the same height as the grab bar on the side wall or 100 mm above the top of the attached water tank, if applicable,
- h) be equipped with a coat hook mounted not more than 1 200 mm above the floor on a side wall and projecting not more than 50 mm from the wall, and
- i) be equipped with a toilet paper dispenser mounted on the side wall closest to the water closet such that
 - i) the bottom of the dispenser is 600 mm to 800 mm above the floor, and
 - ii) the closest edge of the dispenser is not more than 300 mm from the front of the water closet.

Note: Grab bars, hooks, dispensers to be provided in conformance with the above.

3.8.3.13. Universal Washrooms

(See Note A-3.8.3.13.)

1) A universal washroom shall

- a) be served by an *accessible* path of travel,
- b) have a door complying with Article 3.8.3.6. that
 - i) has a latch-operating mechanism located 900 mm to 1 100 mm above the floor that complies with Clause 3.8.3.8.(1)(b) and is capable of being locked from the inside, and released from the outside in case of emergency, and
 - ii) if it is an outward swinging door that is not self-closing, has a horizontal, D-shaped, visually contrasting door pull not less than 140 mm long located on the inside so that its midpoint is not less than 200 mm and not more than 300 mm from the hinged side of the door and not less than 900 mm and not more than 1 100 mm above the floor (see Note A-3.8.3.12.(1)(d)(vi)),
- c) have one lavatory conforming to Article 3.8.3.16.,
- d) have one water closet conforming to Article 3.8.3.14. and Clause 3.8.3.12.(1)(e),
- e) have a clear lateral transfer space adjacent to the water closet that conforms to Clause 3.8.3.12.(1)(b),
- f) have grab bars conforming to Clauses 3.8.3.12.(1)(f) and (g),
- g) have a coat hook conforming to Clause 3.8.3.12.(1)(h),
- h) have a toilet paper dispenser conforming to Clause 3.8.3.12.(1)(i),
- i) unless a counter space of not less than 200 mm by 400 mm is provided, have a shelf located not more than 1 200 mm above the floor with a useable surface of not less than 200 mm by 400 mm

- j) be designed to permit a wheelchair to turn in an open space not less than 1 700 mm in diameter.
- k) provide emergency lighting conforming to Article 3.2.7.3.

Note: Counter space or shelf to be provided not less than 200mm by 400mm not located more than 1200mm A.F.F.

3.8.3.14. Water Closets

1) A water closet for a person with physical disabilities shall

- a) be equipped with a seat located 430 mm to 480 mm above the floor,
- b) flush automatically or be equipped with a flushing control that
 - i) is located 500 mm to 900 mm above the floor,
 - ii) is located no more than 350 mm from the transfer side, and
 - iii) complies with Clause 3.8.3.8.(1)(b),
- c) be equipped with a seat lid or other back support, and
- d) where it has a tank, have a securely attached tank top.

(See Note A-3.8.3.14.(1).)

Note: If water closet is flush-valve type, a seat lid or another form of back support will be required. If water closet comes with a tank, tank lid will need to be bolted.

3.8.3.16. Lavatories and Mirrors

1) Lavatories required by Sentence 3.8.2.8.(8) shall

- a) be equipped with faucets complying with Sentence 3.7.2.3.(4),
- b) be located so that the distance between the centre line of the lavatory and any side wall is not less than 460 mm,
- c) have a clear floor space in front of the lavatory that is at least
 - i) 800 mm wide, centred on the lavatory, and
 - ii) 1 350 mm long, of which no more than 430 mm is beneath the lavatory,
- d) have a rim height not more than 865 mm above the floor,
- e) have a clearance beneath the lavatory not less than
 - i) 800 mm wide, centred on the lavatory,
 - ii) 735 mm high at the front edge,
 - iii) 685 mm high at a point 200 mm back from the front edge, and
 - iv) 230 mm high over the distance from a point 280 mm to a point 430 mm back from the front edge, (see Note A-3.8.3.16.(1)(e))
- f) have insulated water supply and drain pipes where these pipes are exposed (see Note A-3.8.3.16.(1)(f)),
- g) have a soap dispenser that
 - i) is automatic, or
 - ii) complies with Clause 3.8.3.8.(1)(b) and is located not more than 1 100 mm above the floor, within 500 mm from the front of the lavatory (see Note A-3.8.3.16.(1)(g)), and
- h) have a towel dispenser or other hand-drying equipment located close to the lavatory, with operating controls not more than 1 200 mm above the floor in an area that is *accessible* to persons using wheelchairs.

2) Mirrors required by Sentence 3.8.2.8.(9) shall be

- a) mounted with their bottom edge not more than 1 000 mm above the floor, or
- b) fixed in an inclined position so as to be usable by a person using a wheelchair.

Note: Clearances under lavatory to conform to article 3.8.3.16.(1).(e).

3.8.4. Alterations and Additions to Existing Buildings

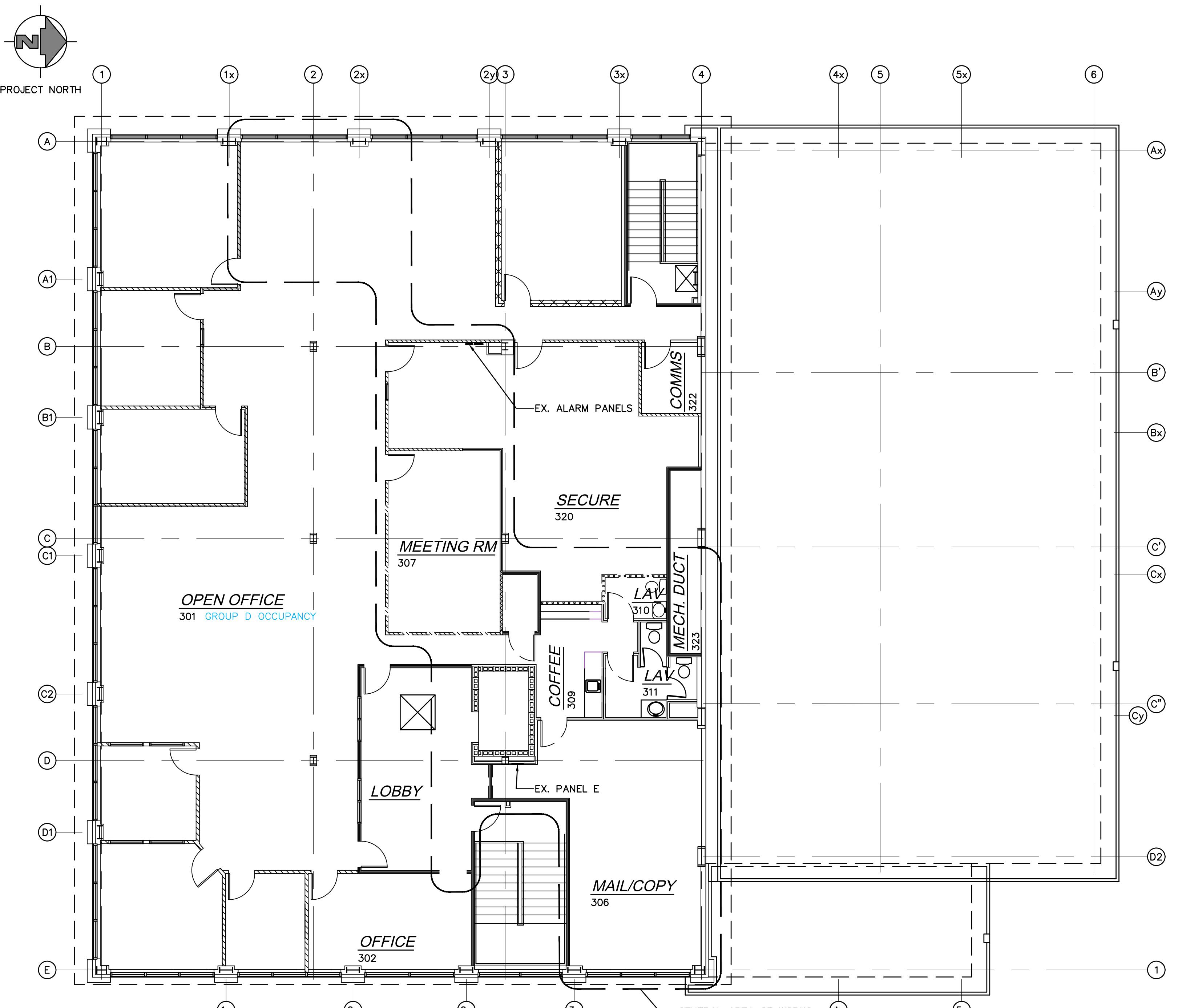
3.8.4.5. Alterations and Occupancy Change

1) Where an existing *building* is altered or renovated, or where the *occupancy* is changed, *access* shall be provided in conformance with Subsections 3.8.2. and 3.8.3. where providing such *access* would be practical.

Note: Some requirements of Subsection 3.8.2 and 3.8.3 are permitted to be waived. Renovated area is designed to conform to the accessibility requirements of section 3.8.

SUMMARY OF RECOMMENDATIONS FOR RENOVATION

- Existing fire alarm will need to be verified that it can be heard in the renovated space.
- New fire alarm strobe and emergency lighting will need to be provided in universal washroom.
- New doors will need to have enough clearance for accessibility.
- Integrated Fire Protection and Life Safety testing and report will need to be completed by an Integrated Testing Coordinator per article 3.2.9.



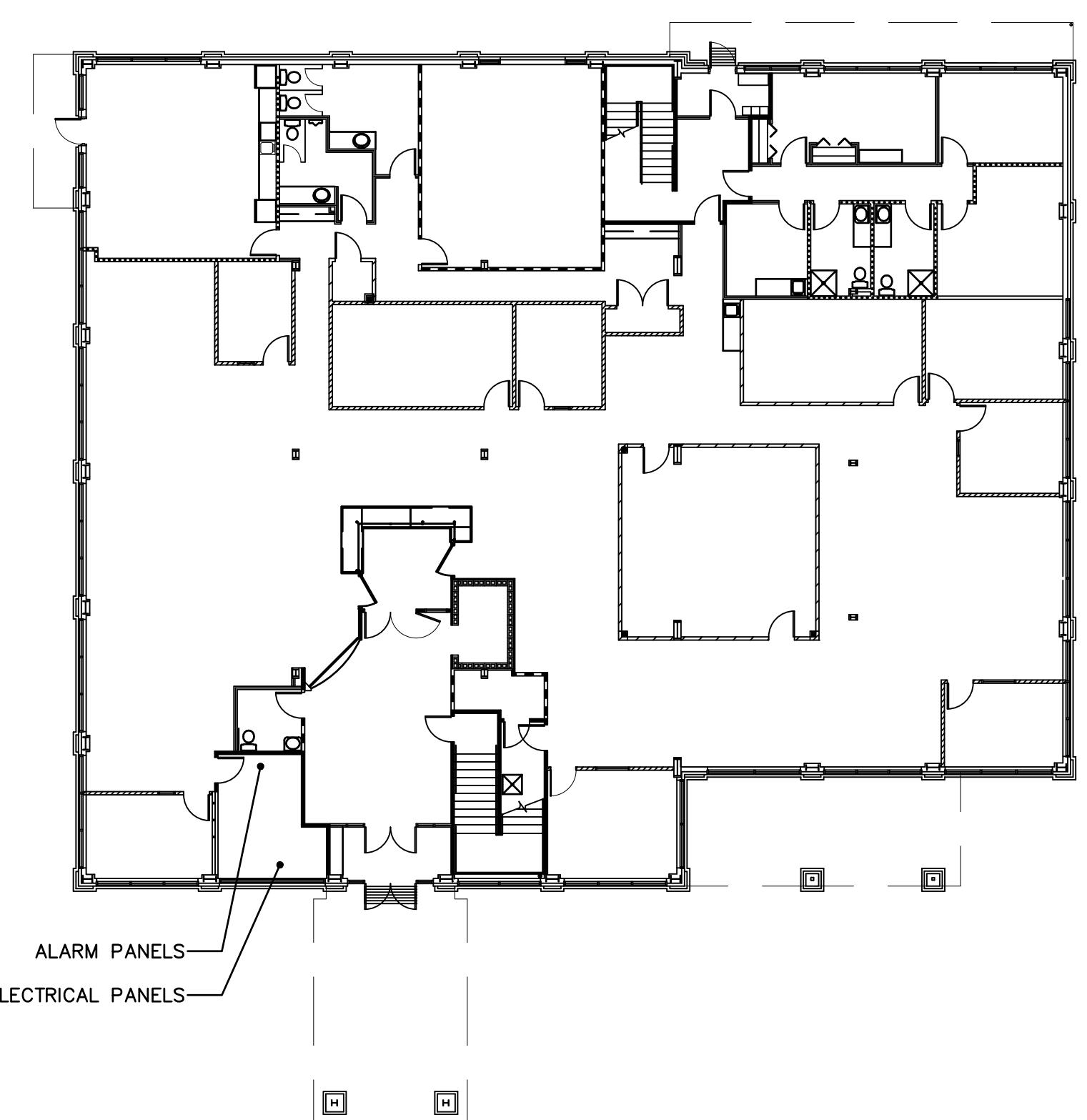
3.8.3.6. — EVERY DOOR IN AN ACCESSIBLE PATH OF TRAVEL MUST BE A MINIMUM 850mm CLEAR WIDTH

3RD FLOOR PLAN
SCALE: 1/8"=1'-0"

FIRE ALARM TO TRIGGER FAIL SAFE OPERATION OF THE ELECTRIC STRIKE TO MAINTAIN EGRESS PATH

DOOR SCHEDULE														
DOOR ID	SERVICE	OPENING (W x H) mm	THICKNESS mm	PANIC HARDWARE	OPENER	CLOSER	DOOR STOP	COAT HOOK	ACOUSTIC SEAL	FRAME	LEAF	FIRE RATING	LOCKSET	NOTES
D1	WASHROOM / OFFICE SELF-CLOSING DEVICE IS NOT PROVIDED. ANY FUTURE SELF-CLOSING DEVICE IS TO BE EQUIPPED WITH POWER DOOR OPERATOR	965 x 2135	44	N	N	N	Y	Y	Y	DEMOUNTABLE	SOLID CORE BIRCH		PUSH BUTTON LOCKING, OPEN-ABLE FROM OUTSIDE WITH KEY, INSIDE LEVER OPENS BY TURNING	RETAIN AND REINSTALL EXISTING TACTILE WASHROOM SIGN, C/W STAINLESS KICK PL
D2	WASHROOM	914 x 2135	44	N	N	N	Y	Y	Y	DEMOUNTABLE	SOLID CORE BIRCH		PUSH BUTTON LOCKING, OPEN-ABLE FROM OUTSIDE WITH KEY, INSIDE LEVER OPENS BY TURNING	C/W STAINLESS KICK PL
D3	HALLWAY	965 x 2135	44	Y	Y	Y	Y	N	N	HOLLOW METAL	SOLID CORE BIRCH W/24" x 24" TEMPERED GLAZING		KEY & ELEC. LOCKING, OPEN-ABLE FROM COFFEE SIDE WITH CARD AND KEY, OFFICE SIDE ALWAYS UNLOCKED, DOOR PROGRAMMED TO BE UNLOCKED DURING BUSINESS HOURS	C/W STAINLESS KICK PL
D4	LOBBY	965 x 2135	44	Y	Y	Y	Y	N	Y	HOLLOW METAL W/ALUMINUM THRESHOLD	SOLID CORE BIRCH W/6" x 20" TEMPERED GLAZING	3/4 HR	KEY & ELEC. LOCKING, OPEN-ABLE FROM LOBBY SIDE WITH CARD AND KEY, OFFICE SIDE ALWAYS UNLOCKED, DOOR PROGRAMMED TO BE UNLOCKED DURING BUSINESS HOURS	C/W STAINLESS KICK PL
D5	OFFICE	965 x 2135	44	Y	N	Y	Y	N	Y	HOLLOW METAL W/ALUMINUM THRESHOLD	SOLID CORE BIRCH W/6" x 20" TEMPERED GLAZING	3/4 HR	KEY & ELEC. LOCKING, OPEN-ABLE FROM LOBBY SIDE WITH CARD AND KEY, OFFICE SIDE ALWAYS UNLOCKED, DOOR PROGRAMMED TO BE UNLOCKED DURING BUSINESS HOURS	C/W STAINLESS KICK PL
D6	MEETING	965 x 2135	44	Y	N	N	Y	N	Y	DEMOUNTABLE	SOLID CORE BIRCH		NON-LOCKING MEETING ROOM SIDE LEVER OPENS BY TURNING	C/W STAINLESS KICK PL

POWER DOOR OPERATOR REQUIRED BECAUSE MINIMUM ACCESSIBLE CLEARANCES ARE NOT MET



EX. MAIN FLOOR PLAN
SCALE: 1/16"=1'-0"

REFERENCE DRAWINGS		
REF.	DWG. No.	DESCRIPTION
01	1309-98-A0	STUART C. ROSS ARCHITECT GRADING, CODE ANALYSIS, DWG. INDEX, SITE PLAN
02	1309-98-A4	STUART C. ROSS ARCHITECT THIRD FLOOR PLAN, SCHEDULE, WALL LEGEND, DETAILS
03	1309-98-A5	STUART C. ROSS ARCHITECT ELEVATIONS, CROSS SECTIONS
04	1309-98-A11	STUART C. ROSS ARCHITECT WALL SECTIONS, DETAILS
05	1309-98-A14	STUART C. ROSS ARCHITECT REFLECTED CEILING PLANS
06	1309-98-A21	STUART C. ROSS ARCHITECT MILL WORK
07	1309-98-A23	STUART C. ROSS ARCHITECT MILL WORK
08	1309-98-E1	STUART C. ROSS ARCHITECT FIRST FLOOR ELEC. POWER & COMM.
09	1309-98-E2	STUART C. ROSS ARCHITECT FIRST FLOOR LIGHTING LAYOUT
10	1309-98-E5	STUART C. ROSS ARCHITECT 3RD FLOOR ELEC. POWER & COMM.
11	1309-98-E6	STUART C. ROSS ARCHITECT 3RD FLOOR LIGHTING LAYOUT
12	1309-98-M1	STUART C. ROSS ARCHITECT SITE PLAN AND LEGEND
13	1309-98-M4	STUART C. ROSS ARCHITECT THIRD FLOOR PLAN HVAC
14	1309-98-M7	STUART C. ROSS ARCHITECT 2ND FLR. PLUMBING AND FIRE PROTECTION
15	1309-98-M8	STUART C. ROSS ARCHITECT 3RD FLR. PLUMBING AND FIRE PROTECTION

PROJECT TITLE
155 GEORGE STREET
OFFICE THIRD FLOOR
COPY ROOM RENO
PRINCE GEORGE, BC

NOTES
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LEGEND	
AL	VISUAL FIRE ALARM SIGNAL
CR	CARD / FOB READER
DC	DOOR ALARM CONTACT
DL	DOOR CLOSER
DS	DOOR STRIKE
DO	ACA AUTOMATIC DOOR OPENER
EX	EXIT SIGN (NEW)
EX	EXIT SIGN (EXISTING)
HC	ACA AUTOMATIC DOOR OPENER BUTTON
EL	EMERGENCY LIGHT (NEW)
EL	EMERGENCY LIGHT (EXISTING)
PS	FIRE ALARM PULL STATION (NEW)
PS	FIRE ALARM PULL STATION (EXISTING)
RE	RECEPTACLE
TE	TELEPHONE JACK
DA	DATA JACK

- DO NOT SCALE DRAWINGS.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL & FEDERAL CODES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION AND TO THE BEST PRACTICES OF THE TRADE.
- ALL STRUCTURAL MEMBERS (COLUMNS, BEAMS, JOISTS, TRUSSES, ETC.) TO BE DESIGNED BY P. ENG. WHO HOLDS CURRENT CERTIFICATION IN LOCATION OF CONSTRUCTION, SIZES SHOWN ON DRAWINGS ARE FOR REFERENCE ONLY.
- ALL DIMENSIONS OR ITEMS MARKED (REF.) ARE FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY BUILDER ON SITE.
- ALL MODIFICATIONS AND DAMAGES TO FINISHED SURFACES RELATING TO PROJECT SHALL BE REPAIRED AND MATCHED TO EXISTING.
- ALL NEW INTERIOR AND EXTERIOR FINISHES AND COMPONENTS, WINDOWS AND DOORS SHALL MATCH THOSE SPECIFIED ON STUART C. ROSS ARCHITECT PROJECT DRAWINGS 1309-98 AS-BUILT DATED DEC. 28, 1999 U.N.O. BUILDER TO ENSURE COLOURS AND FINISHES OF NEW COMPONENTS MATCH THOSE OF EXISTING OPEN OFFICE AREA 205 PRIOR TO ORDERING MATERIALS.
- ALL DOORS SHALL BE INSTALLED PER BCBC 2018 DIV. B SECTION 9.7 — "WINDOWS, DOORS AND SKYLIGHTS". NEW PARTITION DOORS SHALL BE SUPPLIED WITH LOCKING LEVER TYPE HARDWARE TO MATCH EXISTING DOORS ELSEWHERE IN BUILDING, DOOR OPERATORS SHALL COMPLY WITH BCBC. WINDOWS SHALL BE PROVIDED WITH FROSTED GLAZING. ALL DOORS IN AN ACCESSIBLE PATH OF TRAVEL SHALL HAVE MIN. CLEAR WIDTH OF 850mm
- EXIT SIGNS SHALL COMPLY WITH ISO 7010 — "GRAPHIC SYMBOLS" AND SHALL BE INSTALLED PER BCBC DIV. B SECTION 3.4.5 — "EXIT SIGNS".
- ALL CONSTRUCTION SHALL BE CARRIED OUT PER THE DETAILS SPECIFIED ON STUART C. ROSS ARCHITECT PROJECT DRAWINGS 1309-98 AS-BUILT DATED DEC. 28, 1999 — SEE NOTED REFERENCE DRAWINGS U.N.O.
- ELECTRICAL, DATA AND COMMS. WITH EXCEPTION OF ALARMS SYSTEMS BY CONTRACTOR.
- ALARM SYSTEM MODIFICATIONS: ALL CABLE SUPPLY & PULLS, HARDWARE SUPPLY & INSTALLATION, TERMINATIONS AND TESTING SHALL BE COMPLETED BY ALARM SYSTEM PROVIDER. CONTRACTOR TO COORDINATE WITH ALARM SUPPLIER.
- ALL PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS AND OTHER STRUCTURES IN RELATION TO PROJECT SHALL BE SEALED AND REPAIRED IN ACCORDANCE WITH BCBC AND BEST PRACTICES OF THE TRADE, FIRE RATING OF THE REPAIRED AREAS SHALL AT A MINIMUM MATCH THAT OF THE SURROUNDING AREA.
- FIXTURES SHALL CONFORM TO THE BC BUILDING CODE (BCBC), ACCESSIBLE CANADA ACT (ACA), CSA B651. WHERE ACTS AND CODES ARE IN CONFLICT THE BCBC SHALL TAKE PRECEDENCE. FIXTURES SHALL BE INSTALLED PER BCBC SECTION 3.8. SHOULD FLUSH VALVE (IF SUPPLIED WITH NEW) INTERFERE WITH SINGLE GRAB BAR ABOVE REAR OF TOILET (2) 300mm LONG BARS MAY BE PROVIDED.
- CODE REVIEW BY CTAN (CHERNOFF THOMPSON ARCHITECTS NORTH) PROJECT #701-24 TO BE READ IN CONJUNCTION WITH THESE DRAWINGS.

CIVIC ADDRESS:

155 GEORGE ST., PRINCE GEORGE, B.C., V2L 1P8

LEGAL DESCRIPTION:

LEGAL: LT 1 DL 343 PL PGP 44884
PID: 024 635 171
ZONING: C1

-FIRE ALARM TO BE VERIFIED THAT IT CAN BE HEARD IN ALL NEUTERED ENCLOSED ROOMS.
-INTEGRATED PROTECTION AND LIFE SAFETY TESTING AND REPORT WILL NEED TO BE COMPLETED BY AN INTEGRATING TESTING COORDINATOR AS PER BCBC 2024 ARTICLE 5.2.9.
-SPRINKLER HEADS MAY NEED TO BE ADJUSTED TO ACCOMMODATE NEW WALL LOCATIONS.

-ANY HOLES WITHIN THE FIRE SEPARATIONS ARE REQUIRED TO BE PATCHED.
-PENETRATIONS ARE REQUIRED TO BE FIRE CAULKED WITH A ULC APPROVED SYSTEM.
-PENETRATING DUCTWORK IS REQUIRED TO HAVE AN APPROPRIATE FIRE DAMPER.

BASE DRAWING IN BLACK IS PROVIDED BY PROGRAM SOLUTIONS DATED 22 MAY 2025

CHERNOFF THOMPSON ARCHITECTS NORTH IS RESPONSIBLE FOR THE CODE ANALYSIS FINDINGS AND IS NOT RESPONSIBLE FOR PROVIDING THE SPECIFICATIONS OF FINISHES, CONSTRUCTION DETAILS, BUILDING ENVELOPE PERFORMANCE.

BUILDING LAYOUT, FIRE SEPARATIONS AND BUILDING AREAS HAVE NOT BEEN FIELD CONFIRMED. SITE FIELD REVIEW TO BE COMPLETED TO DETERMINE COMPLIANCE.

PROJECT TITLE
 155 GEORGE STREET
 OFFICE THIRD FLOOR
 COPY ROOM RENO
 PRINCE GEORGE, BC

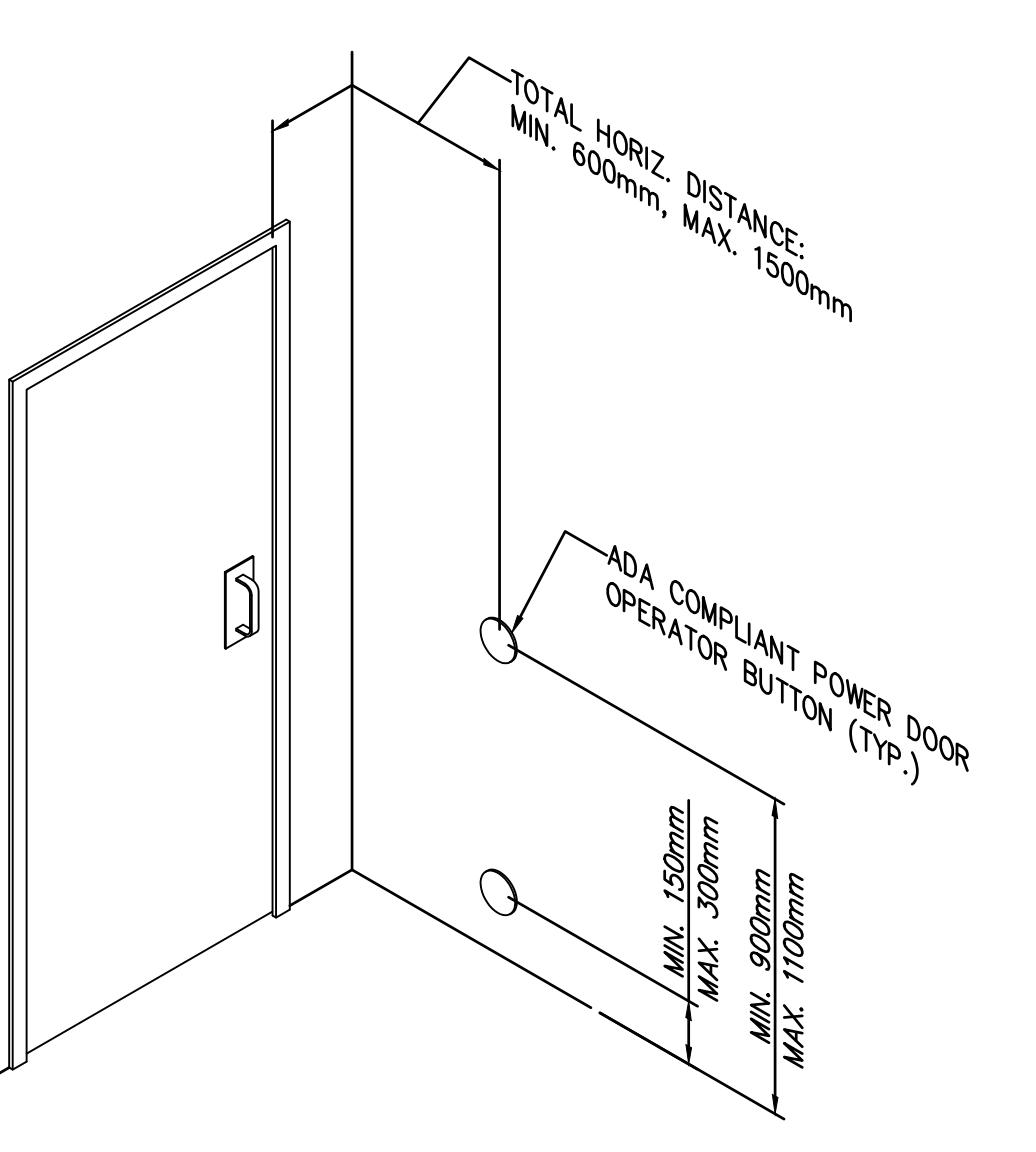
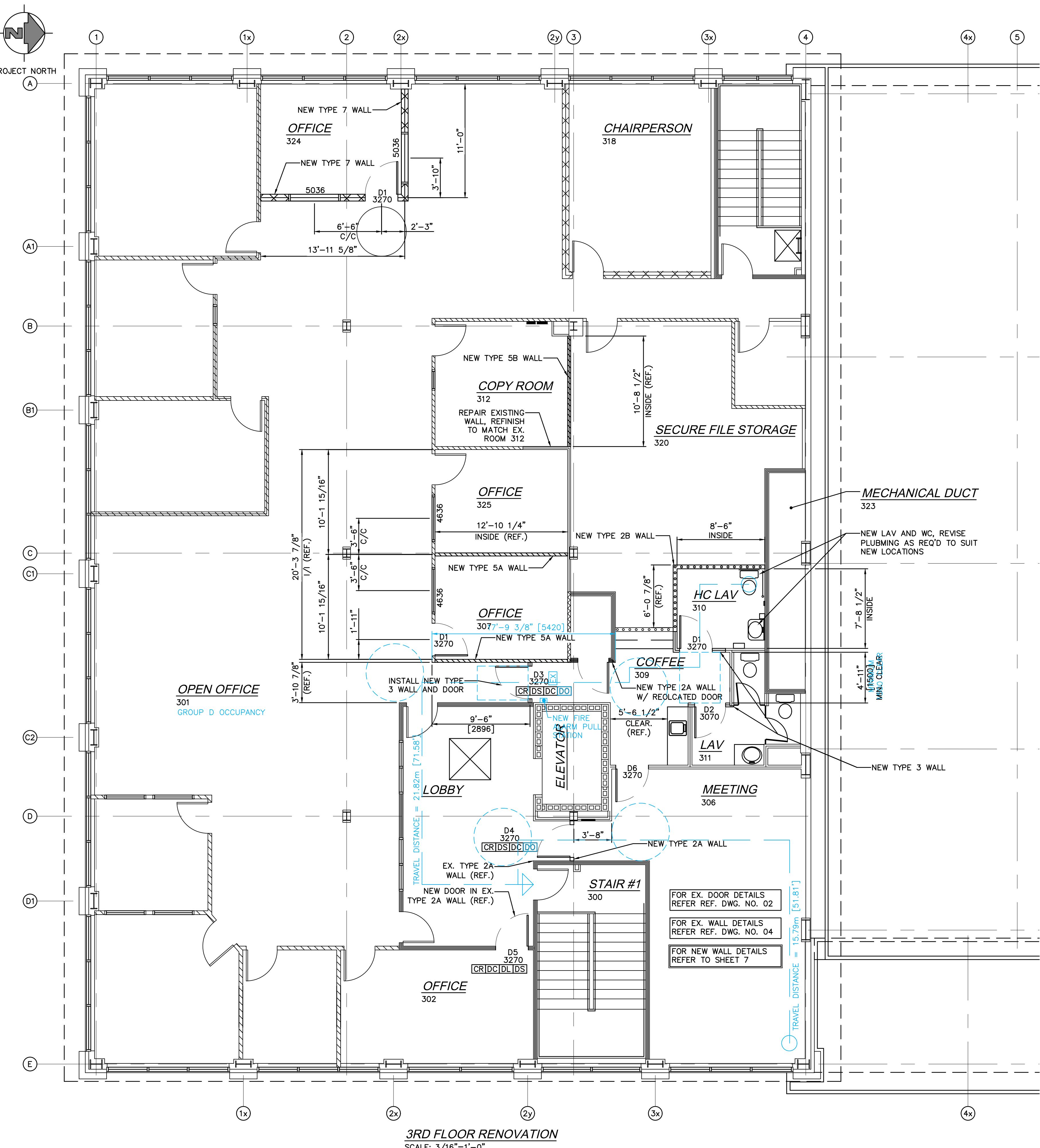
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AS PROPOSED
 THIRD FLOOR PLAN
 [CODE ANALYSIS
 REMARKS]

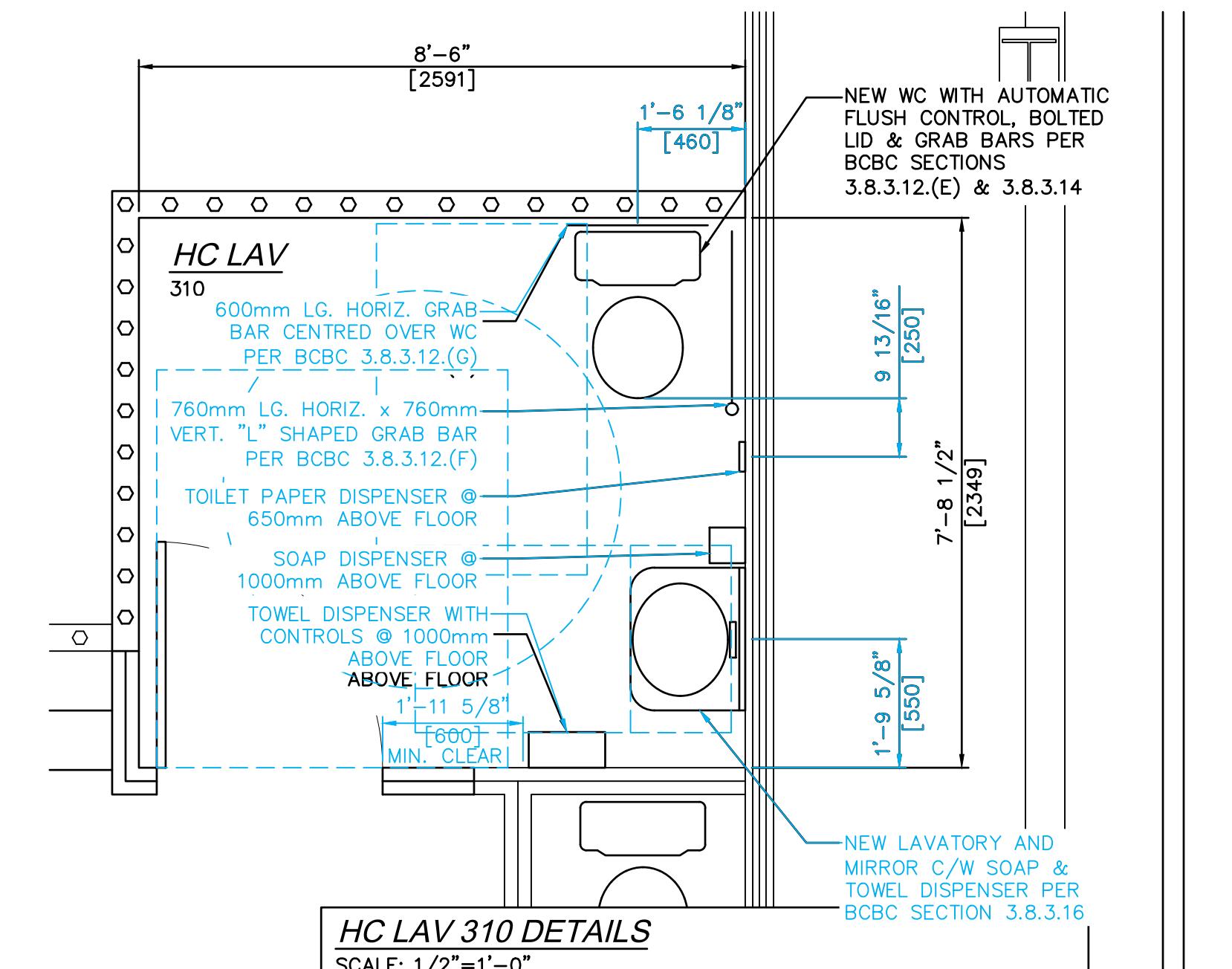
PROJECT No. 701-24
 DRAWN DK
 CHECKED LL
 SCALE AS NOTED
 DATE 10 DEC 2024
 PRINTED 23 MAY 2025

REVISION No.
 DRAWING No.

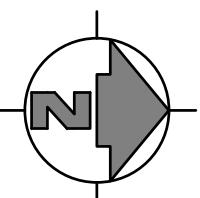
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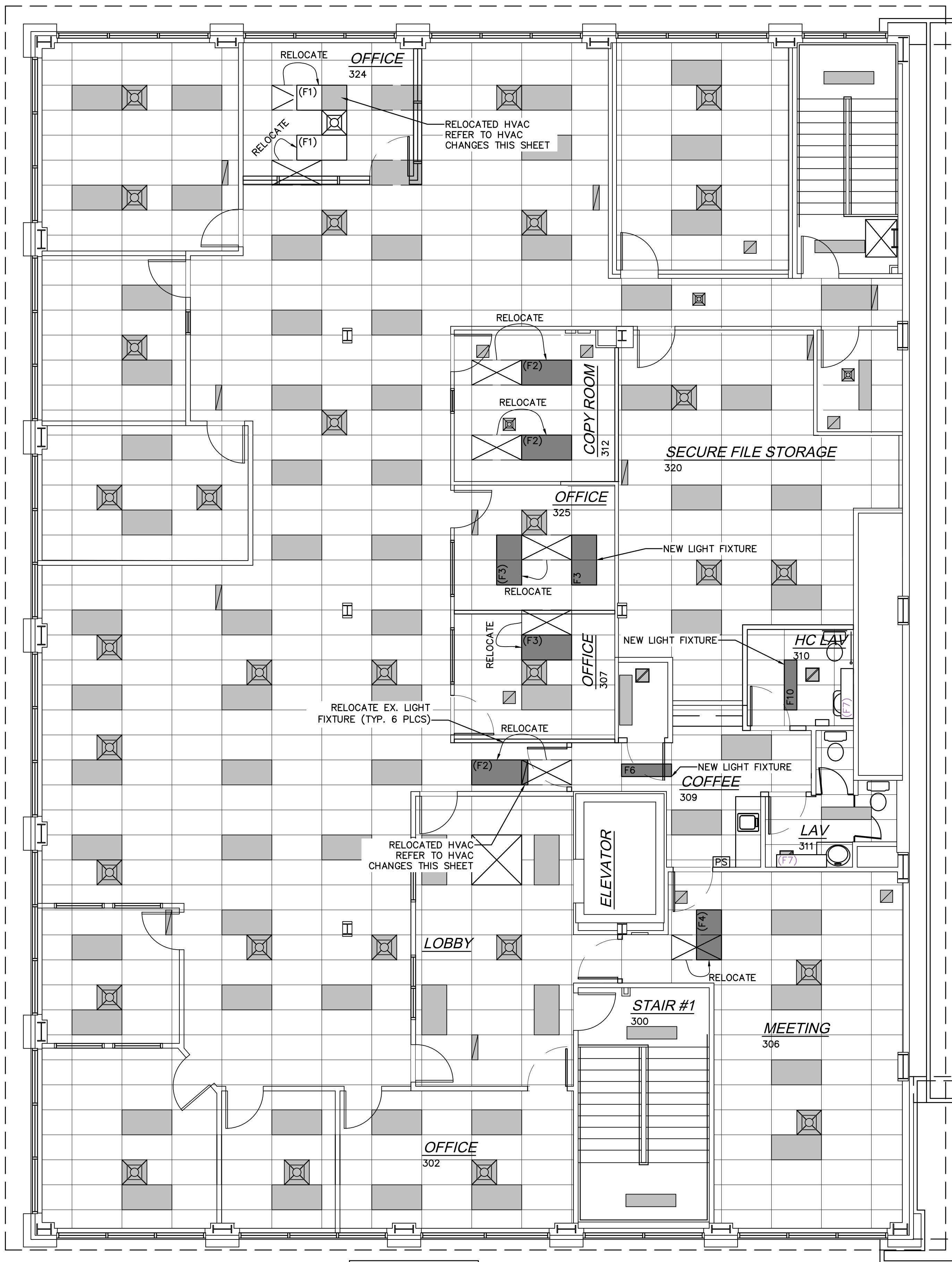
POWER DOOR OPERATOR LOCATION
 SCALE: NONE



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PROJECT NORTH



3RD FLOOR PLAN SHOWING LIGHTING CHANGE

This is a detailed architectural floor plan of a building, likely a residence. The plan is organized into a grid of rooms, with a central entrance hall and a staircase. The rooms are shaded in different tones of gray, and the plan includes various structural elements such as windows, doors, and a dining table. The design is symmetrical, with many windows and doors. The plan is presented on a grid background.

PART 3RD FLOOR PLAN SHOWING HVAC CHANGES

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CHECKED	LL	
SCALE	AS NOTED	
DATE	10 DEC 20	
PRINTED	23 MAY 20	

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REVISION No.
DRAWING No.

SK 4

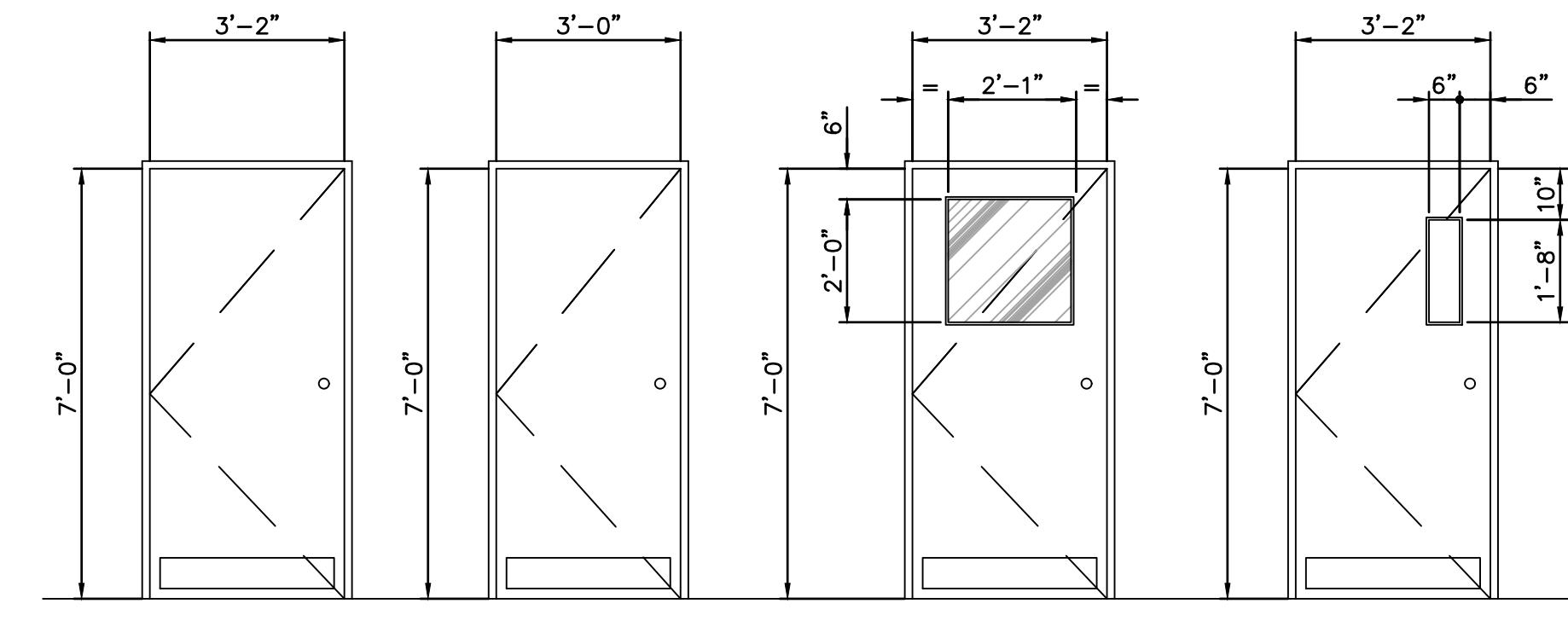
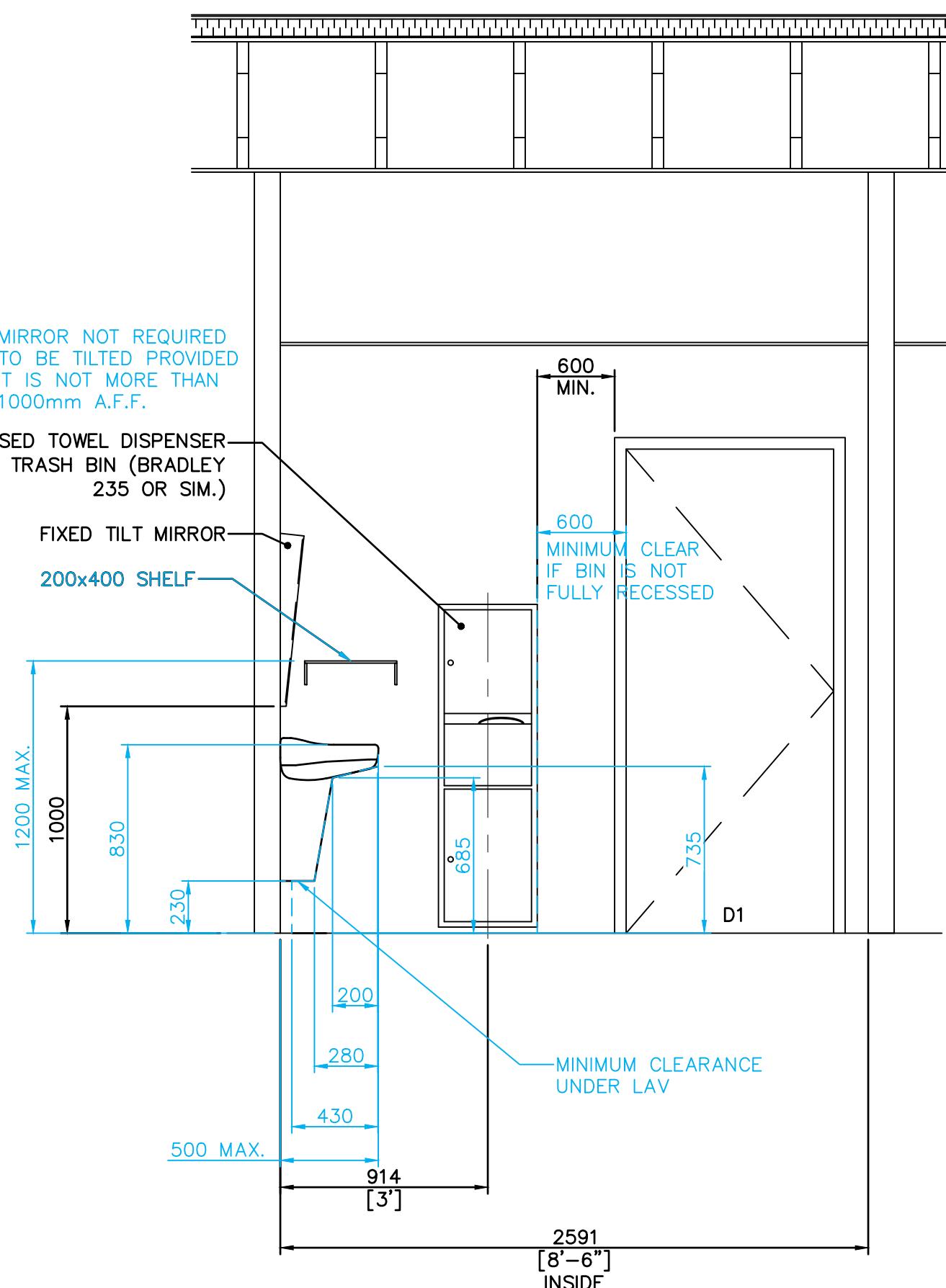
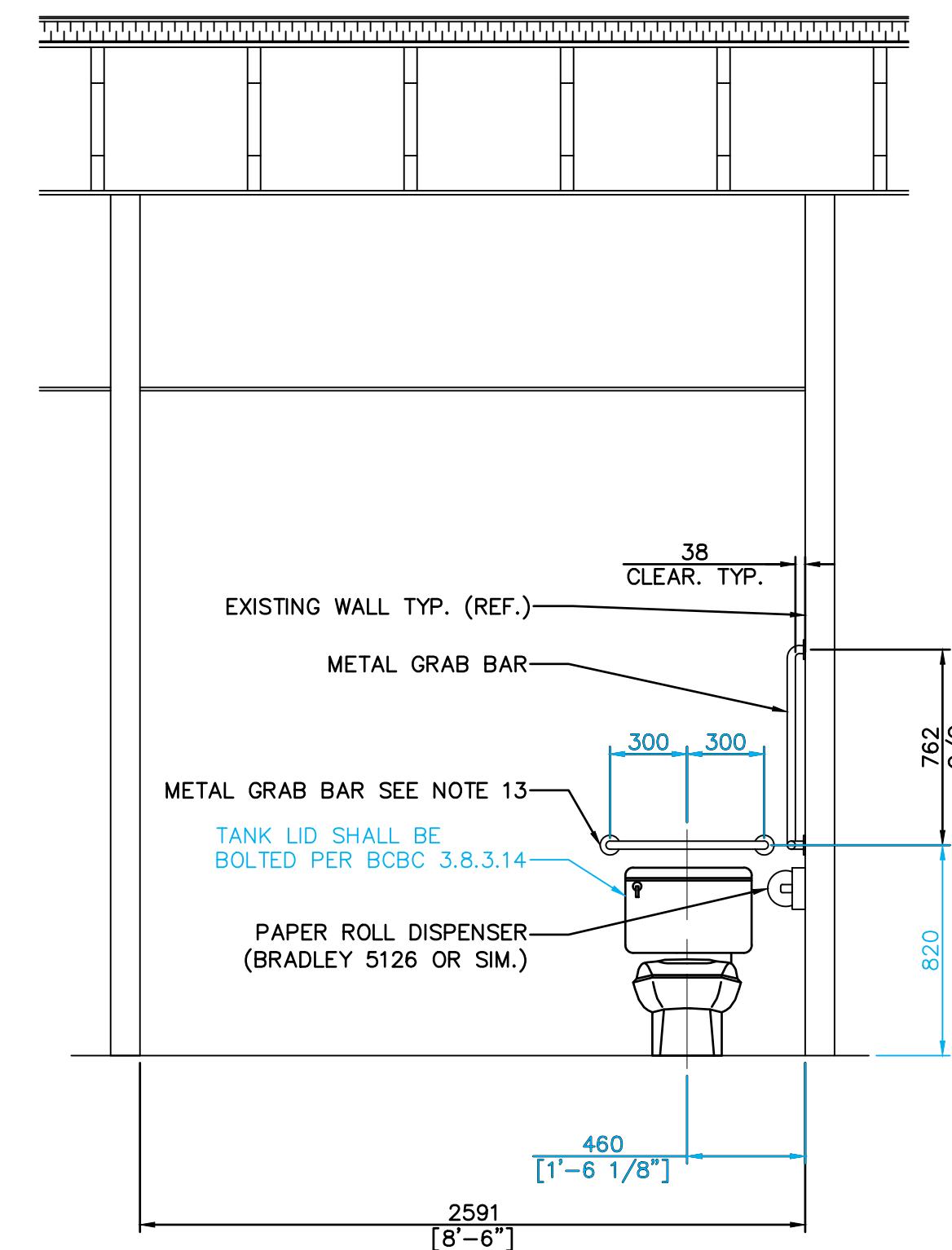
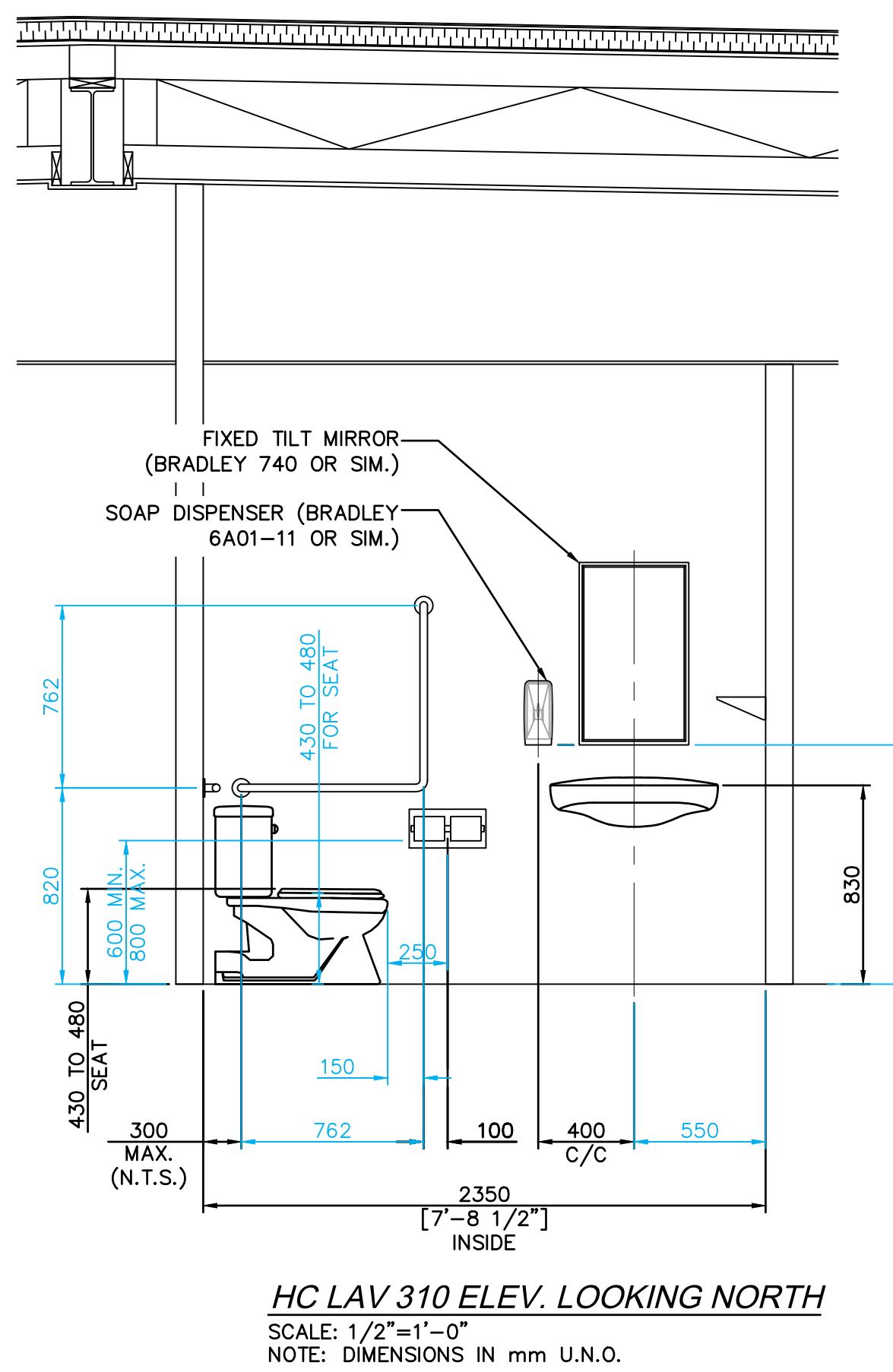
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SK-4

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SK-6



DOOR ELEVATIONS
 SCALE: 3/8"=1'-0"
 NOTE: SEE SHEET 1 FOR DOOR DIMENSIONS

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PROJECT No. 701-24
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 DATE 10 DEC 2024
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SHEET TITLE
 AS PROPOSED
 WALL TYPES [CODE
 ANALYSIS REMARKS]

PROJECT No. 701-24
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 SCALE 3/4" = 1'-0"
 DATE 10 DEC 2024
 PRINTED 23 MAY 2025

REVISION No.

SK-7

