

INVITATION TO TENDER PS-25-06

SALMON VALLEY OUTBUILDING

Date Issued: Wednesday August 6, 2025

Closing Location: Regional District Office

3rd Floor, 155 George Street, Prince George, BC V2L 1P8

Mandatory Site Meeting: Thursday August 21, 2025

10:00 am (Pacific Standard Time)

Closing Date: Wednesday September 17, 2025

2:00 pm (Pacific Standard Time)

No Public Opening

Inquiries: Thursday August 28, 2025

4:00 pm (Pacific Standard Time)

Email Bonnie Seitz at bseitz@rdffg.bc.ca

Note: Late submissions will not be considered



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INVITATION TO TENDER PART A – INTRODUCTION

The Regional District of Fraser-Fort George (Regional District) invites tenders for the construction of a new outbuilding for the Salmon Valley Fire Department located at 5155 Salmon Valley Road, Prince George, BC.

TENDER DOCUMENTS

The Invitation to Tender (ITT) documents may be obtained on or after **August 6**, **2025**:

- (a) in a PDF (Public Document Format) file format from the Regional District's website at www.rdffg.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 **September 17, 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.

For Tenders to be submitted by hard copy direct delivery:

The Closing Time for this Tender is **September 17, 2025** at 2:00 p.m.

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):

- 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, PS-25-06 Salmon Valley Outbuilding
- 3. Responding Tenderer's name and address

Facsimile Tenders will NOT be accepted.

For Tenders to be Submitted Electronically:

The closing date and time for this tender is **September 17, 2025** at 2:00 p.m.

"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.

Tenderers must submit all portions of their Tender by email in accordance with the following:

Subject of the file to be: PS-25-06, Salmon Valley Outbuilding – (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 35MB. 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. DO NOT deliver a physical copy of the tender package to the Regional District of Fraser Fort George.

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

- 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;
- 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:

Salmon Valley Outbuilding

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

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

Bonnie Seitz
Regional District of Fraser-Fort George
155 George Street
Prince George, BC V2L 1P8

Phone: 250-960-4400 Email: <u>bseitz@rdffg.bc.ca</u>

Deadline for question submissions is 4:00 p.m. (local time) Thursday August 28, 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.

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 visit will be held at Thursday August 21, 2025 10:00 am 5155 Salmon Valley road.



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 <u>Tender Documents</u>

- 2.1 The Tender Documents are:
 - (a) Part A Introduction;
 - (b) Part B Instructions to Tenderers; and
 - (c) Appendices:
 - Appendix A Bidder Checklist;
 - ii. Appendix B Tender Form;
 - iii. Appendix C Schedule of Prices Tendered Price;
 - iv. Appendix D List of Contractor's Personnel;
 - v. Appendix E List of Subcontractors;
 - vi. Appendix F Tender's Experience in Similar Work;
 - vii. Appendix G Conflict of Interest Disclosure Statement
 - viii. Appendix H Goods and Services Tax Information;
 - ix. Appendix I Scope of Work
 - x. Appendix J Contract Agreement
 - xi. Appendix K Specifications; and
 - xii. Appendix L Prime Contractor Agreement
- 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 B H and L.
- 4.2 All prices and notations should be legibly written in a non-erasable medium. Erasures, interlineations, or other corrections should be initialized 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 by making amendments to this ITT. No responsibility will be accepted for oral instructions. Any request must be received prior to **August 28, 2025**.
- 5.2 It is the responsibility of each Tenderer to thoroughly examine the Tender Documents and satisfy itself 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 E.

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 G).
- 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 <u>Tender Evaluation</u>

- 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. construction schedule; and
 - d. 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 Examination of Contract Documents and Site

14.1 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.



14.2 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.

15.0 Liability for Errors

- 15.1 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.
- 15.2 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.

16.0 <u>Limitation of Liability</u>

Except for claims for costs of preparation of its Tender, each Tenderer, by submitting a Tender, irrevocably waives any claim, action, or proceeding against the Regional District including without limitation any judicial review or injunction application or against any of the Regional District's employees, advisors or representatives for damages, expenses or costs including costs of Tender preparation, loss of profits, loss of opportunity or any consequential loss for any reason including: any actual or alleged unfairness on the part of the Regional District at any stage of the Tender process; if the Regional District does not award or execute a contract; or, if the Regional District is subsequently determined to have accepted a noncompliant Tender or otherwise breached or fundamentally breached the terms of this ITT.

17.0 Ownership of Tenders and Freedom of Information

- 17.1 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.
- 17.2 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.

18.0 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 J.

2. Start and Duration of Contract

The term of the Contract will begin at 12:01 a.m. on execution date, and the Contract will remain in force until completion of the project or June 30, 2026, whichever comes first. The completion date may be adjusted at the discretion of the Regional District based on weather conditions.

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 Appendix C, Schedule of Prices.

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 sub-contractors 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, 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 any milestone dates 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 Section 23 of the Contract. Where as 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 Section 6 of this Agreement, as may be agreed by the Contractor, or as determined under Section 23 of the 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 Agreement. If the Regional District terminates this Agreement following the termination of the Force Majeure event, then it shall compensate the Contractor in accordance with Section 3 of this Agreement.

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. Prime Contractor

A Prime Contractor may be designated in workplaces where workers of two or more employers are working at the same time. A Prime Contractor ensures the activities of employers, workers, and other persons at the workplace relating to occupational health and safety are coordinated. A Prime Contractor is expected to do everything that is reasonably practicable to comply with the Prime Contractor's obligations under the Workers Compensation Act, its regulations, and the Prime Contractor Agreement. If agreeable to the prospective Prime Contractor designation, the Contractor may complete the Prime Contractor Agreement under Appendix "L". The Regional District may select one Contractor to be the Prime Contractor for that workplace and rely on the completed Prime Contractor Agreement.

18. 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 General Manager of Environmental Services.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

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. 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.

26. 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.



27. 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.

28. 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 and will comply with the Workers' Compensation Act of the Province of British Columbia.

29. 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.

30. 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 (5) 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.



31. Notice of Protest

TO: Senior Manager of Public Safety 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 – BIDDER CHECKLIST

Before su	bmitting your tender bid, check the following points:
	Has the Tender Form been signed and witnessed? Is the Schedule of Prices completed? Are the following pages included?
	 Schedule of Prices – Tendered Price List of Contractor's Personnel List of Subcontractors List of Equipment Tenderer's Experience in Similar Work Goods and Services Tax Information Conflict of Interest Disclosure Statement Addendum(s)
	Are the documents complete?
	Are the documents enclosed in a sealed envelope?
	ur Tender may be disqualified if ANY of the applicable foregoing points have not in complied with.
	ng by hard copy: rers should ensure that the Tender is returned in a sealed envelope clearly marked on the e with:
	Attention: General Manager of Financial Services Regional District of Fraser-Fort George 155 George Street Prince George, BC V2L 1P8
	INVITATION TO TENDER PS-25-06 SALMON VALLEY OUTBUILDING
	Responding Organization's name and address.
Tender submit the Re	ng by email: rers should ensure that the files should not collectively exceed 35MB. Tenders must be ted to purchasing@rdffg.bc.ca . DO NOT deliver a physical copy of the tender package to gional District of Fraser Fort George. t of the file to be:
Cabjeo	PS-25-06 SALMON VALLEY OUTBUILDING – (Insert Responding Tenderer's Name)



.APPENDIX B - 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 60 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.

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:

 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 C - SCHEDULE OF PRICES - TENDERED PRICE

<u>Tender Price</u>	
Lump sum tendered price for Salmon Valley Outbuilding (excluding GST)	\$
GST	\$
Total including GST	\$
TOTAL Contract Value (including GST)	\$
Anticipated completion date of project	\$



APPENDIX D - 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 E - 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 F - 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 G - CONFLICT OF INTEREST STATEMENT

PS-25-06 Salmon Valley Outbuilding

Bidder Name	:		
	ncluding its officers, employees, an with, the Bidder on this Procure	and any person or other entity working on behalf of or ment 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 car 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 procuremen process as a result of:		
State reason	(s) for Conflict of Interest:		
By signing be my knowledg		nade on this form are true and correct to the best of	
Print Name of Person Signing Disclosure Authorized Representative of			
Signature of l	Person Making Disclosure	Date Signed	



APPENDIX H - GOODS AND SERVICES TAX INFORMATION

Supplier:				
	Name		_	
	Address			
	City		Province	
	Postal Code	Phone Number		
Are you a G	SST Registrant?	Yes	No	
If YES, plea	se indicate your registra	ation number:		
If NO, pleas	se fill in the following (ch	eck appropriate box):		
☐ Sup	plier qualifies as a small	supplier under s. 148 d	of the legislation	
☐ Othe	er: Specify			
WorkSafe E	C Registration Number:			
<u> </u>			D: (N	
Signature of	f Authorized Person		Print Name	
		_		
Title			Date	



APPENDIX I – SCOPE OF WORK



Our File: 2341-21215-17

TECHNICAL MEMO

From	
Ethan Hoffman, AScT, BCME	
Electrical Designer	
Date	
July 23, 2025	
	Ethan Hoffman, AScT, BCME Electrical Designer Date

The following document outlines the electrical scope of work for the proposed storage building at the Salmon Valley Volunteer Fire Department (VFD) site. The scope listed below is not an exhaustive list of required electrical work, but a general overview of key items to be included. The contractor is to provide all required electrical equipment, material, and labour for the complete and operational building. Complete installation to be compliant with current BC Electrical code, BC Building code, manufacturer's recommendations, and all other applicable codes and standards as required by the Authority Having Jurisdiction (AHJ).

1. Scope of Work

1.1. GENERAL

- 1. Provide electrical permit as required by AHJ.
- 2. Minimum wiring size within shop building is to be #14 AWG. Contractor to increase wire size if required for voltage drop.
- All wiring is to be concealed NMD unless otherwise noted. If exposed wiring is required for connection to equipment provide flexible metal conduit sleeve over NMD for mechanical protection.

1.2. SITE WORK

1. Provide 2 pole – 50A circuit breaker in service panel in main VFD building. Provide space saver breakers if required to allow for space.

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- 2. Provide 3c #4 ACWU feeder from service panel in main VFD building to storage building. ACWU to transition to underground on exterior of building.
 - a. Contractor to coordinate with fire chief for optimal cable routing within the building.
 - b. Where buried, cable to be installed minimum 600mm below finished grade with 100mm of bedding sand above and below cable. Provide burial tape above cable and 300mm below finished grade.
 - c. Where cable transitions from above grade to below grade provide RPVC sleeve for mechanical protection to 2m above finished grade.
 - d. Power cable shall be run so as not to disturb septic field in front of storage building.
 - e. Contractor to notify electrical engineer if total required run length exceeds 67 m.
- 3. Provide empty 53 mm RPVC conduit from main VFD building to storage shed. Conduit to rise above grade and be capped 300 mm AFG at northwest corner of main VFD building, and at northeast corner of storage building for future use.

1.3. STORAGE BUILDING ELECTRICAL

- 1. Provide minimum 12 space, 120/240 V, 100 A bus sub-panel in storage building. Panel to be located near north-east corner of building.
 - a. Provide all required branch breakers for circuits as indicated.
- 2. Provide general purpose 15 A 120 V receptacles on the interior of the building spaced at approximately 3.6 m. 11 receptacles on the building interior are anticipated.
 - a. Interior receptacles are to be fed from two dedicated circuits (minimum) with receptacles split evenly between the two circuits.
- 3. Provide general purpose 15 A GFCI receptacles with heavy duty in-use weatherproof cover plates beside each person door (2x total).
 - a. Exterior receptacles are to be fed from dedicated circuit.
- 4. Provide 30 A 125/250V (14-30R) receptacle below electrical panel with dedicated circuit.
- 5. Provide the required power connections and circuits for all mechanical equipment. Coordinate with mechanical contractor as required.
- 6. Provide nine (9) 8' LED linear luminaires surface mounted to ceiling.



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- a. Luminaires to be Lithonia CSS L96 ALO4 MVOLT SWW3 80CRI (46W 6200 lumen, 4000K) or approved equal.
- b. Refer to drawing S101 for proposed layout.
- c. Provide 3-way switch beside each person door for controlling interior luminaires (2x total).
- 7. Provide one (1) LED surface mount luminaire centered in alcove outside south person door.
 - a. Luminaire to be Halo SMD4R07FS5 (780 lumen, 4000K) or approved equal.
 - b. Provide programmable timer switch for control of luminaire. Switch to be located beside south person door. Switch to be Leviton VPT24-1PZ or approved equal. Coordinate with fire chief for final switch programming.
- 8. Provide LED exterior wall pack above each overhead door.
 - a. Luminaire to be Cooper XTOR6B-W-PC1 (6000 lumen, 4000K) with integral photocell or approved equal.
 - b. Provide manual switch by north person door for exterior light control.
- 9. Provide LED exterior flood light on east side of building aiming at water storage tanks.
 - a. Luminaire to be Lithonia ESXF2-ALO-SWW2-KY-DDB (7500 lumen, 4000K).
 - b. Provide 5-10-15-30-60 minute digital countdown timer switch beside north person door for flood light control.
- 10. Provide dedicated 15 A 120 V circuit for all building lighting noted in items 6 8 above.
- 11. Provide combination exit sign with remote heads and integral battery above each person door (2x total).
 - a. Combination equipment to be Ready-Lite CM-PC-RL or approved equal.
 - b. Provide dedicated 15 A 120 V circuit for combination equipment.

End of Scope of Work

Our File: 2341-21215-17 | July 23, 2025

Prepared by:

Reviewed by:

2025-07-22
Association of Professional Engineers and Geoscientists of the Province of British Columbia
T. D. ISA/O

ENGINEERING
LICENSEE
Limited Licence
52084
Permit: 1003299

Ethan Hoffman, AScT, BCME ehoffman@mcelhanney.com 778-763-1003

Ethon Hoffm

Trevor Isaac, P.L.Eng. tisaac@mcelhanney.com 778-693-2195



APPENDIX J - 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 PS-25-06 Salmon Valley Outbuilding,
 - (b) Commence to actively proceed with the work of the Contract on date of execution.
- 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. 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 Financial Services at the Regional District for whom they are intended, or if sent by hand delivery, mail or registered mail 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 ex	ecuted this	s Contract.
SIGNED ON BEHALF OF THE REGIONAL DISTRICT OF FRASER-FORT GEOF) PCE)	
REGIONAL DISTRICT OF TRASER-FORT GEOF	(///	
	V	
)	
Chair)	Date
	,	
)	
GM of Legislative and Corporate Services	į	Date
)	
	,	
SIGNED ON BEHALF OF	1	
CONTRACTOR)	
)	
)	
)	,
Signature)	Date
	ĺ	
)	
(Name and Title) (Please print)	,	



APPENDIX K - SPECIFICATIONS

CLIENT

REGIONAL DISTRICT of Fraser-Fort George

ADDRESS / CONTACT INFO.

155 GEORGE STREET, PRINCE GEORGE, BC V2L 1P8

PROJECT NAME

SALMON VALLEY VFD

DESCRIPTION

STORAGE BUILDING

McELHANNEY PROJECT

2341-21215-17

OTHER REFERENCE

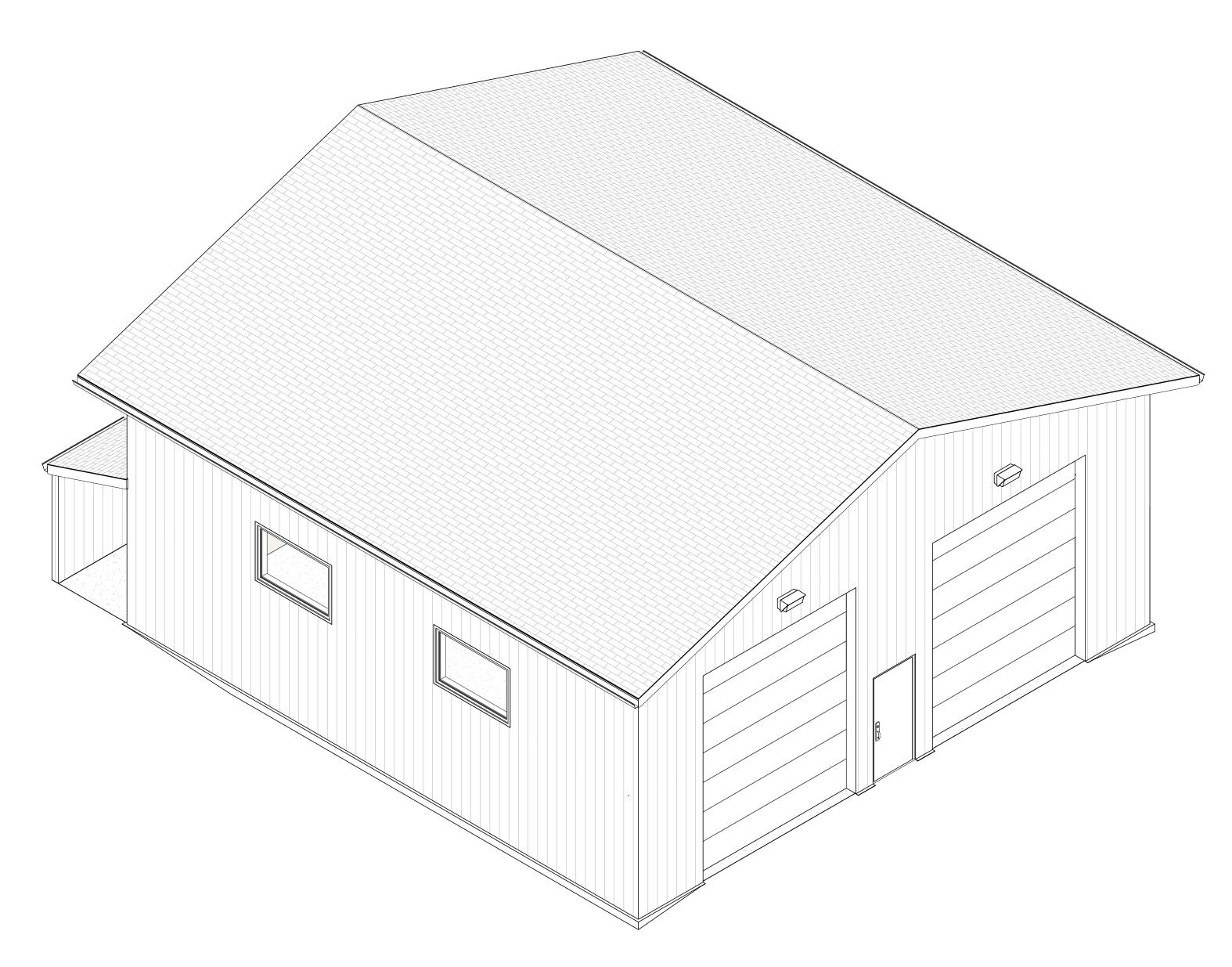
STATUS

ISSUED FOR TENDER



McElhanney

12 - 556 North Nechako Road, Prince George BC V2K 1A1 Tel. 250 561 2229



DRAWING LIST					
SHEET#	SHEET TITLE	REVISIONS			
S001	SPECIFICATIONS	0			
S010	CODE REVIEW & SITE PLAN	0			
S020	SCHEDULES & LEGENDS	0			
S100	FOUNDATION PLAN & FLOOR PLAN	0			
S101	CEILING PLAN & ROOF PLAN	0			
S200	BUILDING ELEVATIONS	0			
S300	CROSS SECTION	0			
S301	LONGITUDINAL SECTION	0			
S500	DETAILS	0			

2341-21215-17

DESIGN CRITERIA:

DESIGN STANDARDS:

BRITISH COLUMBIA BUILDING CODE 2024 PART 9 BUILDING: CONCRETE: CSA A23.3:19 CSA 086:19

2. CLIMATE & SEISMIC SITE DATA:

IMPORTANCE CATEGORY: NORMAL GROUND SNOW LOAD (1/50): 4.3 kPa (90 psf) ASSOCIATED RAIN LOAD (1/50): 0.2 kPa (4.2 psf) HOURLY WIND PRESSURE (1/50): 0.37 kPa (7.7 psf)

INTERNAL PRESSURE CATEGORY: 2

SITE DESIGNATION: SITE CLASS E (ASSUMED)

SPECTRAL ACCELERATION (0.2 s): 0.238 SPECTRAL ACCELERATION (0.5 s): 0.246 SPECTRAL ACCELERATION (1.0 s): 0.174 SPECTRAL ACCELERATION (2.0 s): 0.136 SPECTRAL ACCELERATION (5.0 s): 0.0791 SPECTRAL ACCELERATION (10.0 s): 0.0394 PEAK GROUND ACCELERATION: 0.0945

THE SPECTRAL AND PEAK GROUND ACCELERATIONS ARE ADJUSTED FOR THE SITE DESIGNATION.

SEISMIC CATEGORY

SFRS: NAILED SHEAR WALLS, WOOD-BASED PANELS

SC2

3. IMPORTANCE FACTORS:

SNOW LOAD: 0.9 WIND LOAD: 0.75 EARTHQUAKE LOAD:

4. DESIGN LOADS:

ROOF SNOW LOAD: 3.6 kPa (76 psf) BALANCED 4.2 kPa (88 psf) UNBALANCED ATTIC LIVE LOAD: 0.5 kPa (10 psf)

5. GEOTECHNICAL PARAMETERS:

FACTORED BEARING RESISTANCE: 75 kPa SLS (ASSUMED) 112.5 kPa ULS (ASSUMED) MODULUS OF SUBGRADE REACTION: 54 MPa/m (100 psi/in) (ASSUMED)

THE ENGINEER SHALL BE NOTIFIED IF THE ENCOUNTERED PARAMETERS ARE LESS THAN THE VALUES

6. THE CONTRACTOR SHALL ENSURE THAT CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN LOADS LISTED ABOVE

GENERAL:

- 1. CODES AND STANDARDS REFERENCED ON THE DRAWINGS SHALL BE THE EDITIONS LISTED IN TABLE 1.3.1.2. OF DIVISION B OF THE CURRENT EDITION OF THE BUILDING CODE UNLESS NOTED OTHERWISE. CODES AND STANDARDS NOT LISTED IN THE BUILDING CODE SHALL BE THE LATEST EDITIONS UNLESS
- 2. CONSTRUCTION SHALL COMPLY WITH THE CODES AND STANDARDS LISTED ON THE DRAWINGS AS WELL AS ALL APPLICABLE FEDERAL, PROVINCIAL AND MUNICIPAL REGULATIONS AND BYLAWS.
- 3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK AND NOTIFY THE ENGINEER OF ANY ERRORS OR OMISSIONS.
- 4. THE CONTRACTOR SHALL COMPARE ALL RELATED DRAWINGS BEFORE COMMENCING ANY WORK AND
- NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES BETWEEN DRAWINGS.
- DIMENSIONS ARE IN FEET AND INCHES LINEESS NOTED OTHERWISE ONLY USE WRITTEN DIMENSIONS. DO NOT SCALE OFF THE DRAWINGS.
- 7. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION
- (IFC) AND SEALED BY A PROFESSIONAL ENGINEER

DEFICIENCIES, AS DIRECTED BY THE ENGINEER.

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- 8. THESE NOTES SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. THE MOST STRINGENT SPECIFICATIONS SHALL BE USED IF DISCREPANCIES OR INCONSISTENCIES ARE FOUND BETWEEN THE DRAWINGS AND OTHER CONTRACT DOCUMENTS, UNLESS APPROVED BY THE
- 9. MATERIALS SHALL BE NEW AND BE PROTECTED FROM DAMAGE DURING SHIPPING, HANDLING, STORAGE AND INSTALLATION.
- 10. MATERIALS SHALL BE ORDERED IN A TIMELY MANNER TO ENSURE PROCUREMENT TIMES DO NOT NEGATIVELY IMPACT THE PROJECT SCHEDULE.
- 11. THESE DRAWINGS ARE FOR THE COMPLETED STRUCTURE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION PROCEDURES, LIFT PLANS AND TEMPORARY SUPPORTS REQUIRED TO SUPPORT CONSTRUCTION LOADS AND TO KEEP THE STRUCTURE PLUMB AND LEVEL DURING CONSTRUCTION. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO THE DESIGN, INSTALLATION AND INSPECTION OF ALL TEMPORARY BRACING, FALSEWORK, FORMWORK, SHORING, AND RESHORING. DEMOLITION PROCEDURES, LIFT PLANS AND TEMPORARY SUPPORTS SHALL COMPLY WITH THE OCCUPATIONAL HEALTH AND SAFETY REGULATION (OSHR)
- 12. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL COMPONENTS AND THEIR ATTACHMENT DESIGNED BY THE CONTRACTOR'S ENGINEER TO THE ENGINEER FOR REVIEW AT LEAST TWO WEEKS PRIOR TO FABRICATION. THE DRAWINGS SHALL BE SEALED BY THE CONTRACTOR'S ENGINEER. THE SHOP DRAWINGS SHALL SHOW ALL DETAILS, MATERIAL SPECIFICATIONS AND DESIGN LOADS. THE CONTRACTOR'S ENGINEER SHALL CARRY OUT FIELD REVIEWS AND PROVIDE SCHEDULES S-B AND S-C FOR THEIR SCOPE OF WORK.
- 13. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS FOR THE SOLE PURPOSE OF REVIEWING GENERAL CONFORMANCE WITH THE DESIGN CONCEPTS ONLY. THE DETAILED DESIGN REMAINS THE RESPONSIBILITY OF THE FABRICATOR/CONTRACTOR. ALL PORTIONS SHALL BE ERECTED AND ASSEMBLED IN ACCORDANCE WITH APPROVED SHOP AND ERECTION DRAWINGS. NO FABRICATION OR ERECTION SHALL TAKE PLACE WITHOUT THE ENGINEER HAVING REVIEWED AND APPROVED THE SHOP AND ERECTION DRAWINGS.
- 14. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CORRECTION OF
- 15. DO NOT INSTALL OPENINGS, SET INSERTS, DRILL OR ATTACH TO STRUCTURAL ELEMENTS WITHOUT AUTHORIZATION FROM THE ENGINEER, UNLESS NOTED ON DRAWINGS.

FIELD REVIEWS:

- 1. THE ENGINEER SHALL BE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN ORDER TO SCHEDULE FIELD REVIEWS. IF THE ENGINEER IS NOT AFFORDED THE OPPORTUNITY TO REVIEW THE STRUCTURAL
- WORKS PRIOR TO CONCEALMENT, THEN FINAL CERTIFICATION OF THE PROJECT WILL NOT BE ISSUED. 2. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR FIELD REVIEWS OF THE

FOUNDATION SOILS, BEFORE BACKFILLING OR CONCRETING REINFORCING STEEL, BEFORE CONCRETING/GROUTING

WOOD FRAMING, DIAPHRAGMS, AND SHEAR WALLS, BEFORE CONCEALMENT

- 3. ALL WORK SHALL BE MADE ACCESSIBLE FOR FIELD REVIEWS. FAILURE TO GIVE THE REQUIRED NOTIFICATION AND ACCESSIBILITY MAY RESULT IN THE ENGINEER REQUIRING THE REMOVAL AND REPLACEMENT OF THE WORK AT THE CONTRACTOR'S EXPENSE
- 4. THE CONTRACTOR SHALL REVIEW SUB-CONTRACTORS' WORK PRIOR TO THE ENGINEER'S FIELD
- 5. FIELD REVIEWS ARE PROVIDED ONLY FOR THE WORK SHOWN ON THE STRUCTURAL DRAWINGS PREPARED BY THE ENGINEER. REVIEWS ARE PERIODIC, AND AT THE PROFESSIONAL JUDGEMENT OF THE ENGINEER TO DETERMINE THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE DRAWINGS AND CONTRACT DOCUMENTS, AND TO FACILITATE COMPLETION OF THE LETTERS OF ASSURANCE
- REQUIRED BY THE AUTHORITY HAVING JURISDISCTION (AHJ). 6. FIELD REVIEWS SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY AND OBLIGATION TO COMPLY WITH DRAWINGS AND CONTRACT DOCUMENTS. QUALITY CONTROL REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 7. MANUFACTURERS OF ELEMENTS DESIGNED BY THEIR ENGINEER, FOR EXAMPLE TRUSSES, SHALL PROVIDE SEALED CERTIFICATION FOR THEIR MANUFACTURE AND INSTALLATION PRIOR TO
- CONCEALMENT 8. ADDITIONAL FIELD REVIEWS THAT ARE REQUIRED DUE TO DEFICIENT OR INCOMPLETE WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

CONCRETE TESTING:

CONCRETE TICKETS SHALL BE PROVIDED IN LIEU OF CONCRETE TESTING.

FOUNDATIONS:

- 1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING STRUCTURES AND UTILITIES PRIOR TO EXCAVATION AND ENSURE THEY ARE PROTECTED DURING CONSTRUCTION.
- 2. THE CONTRACTOR SHALL ORGANIZE GEOTECHNICAL REVIEWS AND CONFIRMATION OF THE BEARING CAPACITY OF SOILS PRIOR TO PLACING FOUNDATIONS.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SITE DRAINAGE AND STABILITY OF EXCAVATIONS.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE SUBGRADE FROM DISTURBANCE DUE TO CONSTRUCTION AND WEATHER INCLUDING FREEZING PRIOR TO AND AFTER FOOTINGS ARE PLACED. THE SUBGRADE PROTECTION, INCLUDING, BUT NOT LIMITED TO, GRANULAR BASE. CONCRETE MUD SLABS, HEATING AND HOARDING AS REQUIRED, SHALL BE CARRIED OUT AT THE CONTRACTOR'S EXPENSE.
- 5. FOOTINGS SHALL BE CENTERED UNDER COLUMNS AND WALLS UNLESS NOTED OTHERWISE.
- 6. BURIED CONCRETE ELEMENTS MAY BE BACKFILLED PRIOR TO THE CONCRETE REACHING FULL DESIGN STRENGTH, PROVIDED THAT THE ELEVATION DIFFERENCE OF THE BACKFILL ON EITHER SIDE OF THE ELEMENT DOES NOT EXCEED 0.3 m (1'-0"). WALK-BEHIND VIBRATORY ROLLERS, PLATE COMPACTORS OR JUMPING JACK RAMMERS WITH A MAXIMUM WEIGHT OF 450 kg (1,000 lbs) SHALL BE USED TO COMPACT FILL WITHIN 1 m (3') OF BURIED CONCRETE ELEMENTS. FILL SHALL BE COMPACTED IN NOMINAL LIFTS NO MORE THAN 150 mm (6") THICK IN THIS AREA.

BACKFILL, GRANULAR MATERIALS AND COMPACTION:

1. BACKFILL, GRANULAR MATERIALS AND COMPACTION SHALL CONFORM TO THE MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD).

REINFORCING STEEL:

- 1. REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH CSA-A23.1 AND THE RISC MANUAL OF STANDARD PRACTICE.
- REINFORCING STEEL SHALL CONFORM TO CSA-G30.18 GRADE 400 UNLESS NOTED OTHERWISE.
- 3. REINFORCING STEEL SHALL NOT BE WELDED UNLESS SPECIFIED OR AUTHORIZED BY THE ENGINEER. WELDING SHALL CONFORM TO CSA-W186.
- 4. REINFORCING STEEL SHALL BE CLEAN AND FREE OF MUD, OIL, EXCESSIVE RUST, MILL SCALE OR DAMAGE
- 5. REINFORCING STEEL SHALL BE ACCURATELY PLACED, SECURED, AND SUPPORTED TO ENSURE PROPER CONCRETE COVER AND SPACING WITHIN ALLOWABLE TOLERANCES BEFORE AND DURING CONCRETING. TIE WIRES SHALL BE 1.3 mm DIAMETER (16 ga) BLACK ANNEALED WIRE. REINFORCING STEEL IN SLABS SHALL BE SUPPORTED BY SUITABLE SUPPORTS AT MAXIMUM 1.2 m (4'-0") ON CENTRE BAR SUPPORTS SHALL BE MADE OF PRECAST CONCRETE, PLASTIC OR STEEL.
- 6. PROVIDE CLEAR CONCRETE COVER FOR REINFORCING STEEL IN CAST-IN-PLACE CONCRETE AS FOLLOWS, UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST GROUND: 75 mm (3") EXPOSED TO CHLORIDES/SEWAGE/MANURE: 60 mm (2 3/8") EXPOSED TO FREEZING/THAWING/SULPHATE: 40 mm (1 1/2") NOT EXPOSED (TYPICAL: 30 mm (1 1/8") NOT EXPOSED (SLABS & WALLS): 20 mm (3/4")

7. REINFORCING STEEL SHALL BE PLACED WITHIN THE FOLLOWING TOLERANCES:

BAR SPACING: ± 30 mm (1 1/8") LOCATION OF BAR ENDS & BENDS: ± 50 mm (2") ± 20 mm (3/4") AT DISCONTINUED BARS CONCRETE COVER: ± 12 mm (1/2")

CONCRETE COVER SHALL NOT BE REDUCED BY MORE THAN 1/3 OF THE SPECIFIED COVER.

8. REINFORCING STEEL SHALL BE BENT WITH THE FOLLOWING DIAMETERS UNLESS NOTED OTHERWISE:

10M: 70 mm (2 3/4") 15M: 100 mm (4") 20M: 120 mm (4 3/4") 150 mm (6")

9. HOOKS SHALL BE 90° BENDS WITH AN EXTENSION OF AT LEAST 12 BAR DIAMETERS, OR 180° BENDS WITH AN EXTENSION OF AT LEAST 4 BAR DIAMETERS, BUT NO LESS THAN 60 mm (2 3/8"). HOOKS FOR STIRRUPS AND TIES SHALL BE 135° BENDS WITH AN EXTENSION OF AT LEAST 4 BAR DIÁMETERS, BUT NO LESS THAN 60 mm (2 3/8").

10. REINFORCING STEEL SHALL BE CONTINUOUS, AND ADEQUATELY LAPPED AT SPLICES. 11. MINIMUM LAP LENGTHS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

	VERTICAL BARS	HORIZONTAL BARS		
10M:	450 mm (1'-6")	500 mm (1'-8")		
15M:	600 mm (2'-0")	750 mm (2'-6")		
20M:	750 mm (2'-6")	1,000 mm (3'-4")		
25M:	1,200 mm (4'-Ó")	1,500 mm (5'-0")		

THE LAP LENTHS FOR VERTICAL BARS MAY BE USED WHERE NO MORE THAN 300 mm (12") OF FRESH CONCRETE ARE PLACED BELOW HORIZONTAL BARS.

12. MINIMUM DEVELOPMENT LENGTHS SHALL BE THE LAP LENGTHS DIVIDED BY 1.3. 13. SPLICES ARE NOT PERMITTED WHERE BAR LENGTHS HAVE BEEN SPECIFIED ON THE DRAWINGS

UNLESS AUTHORIZED BY THE ENGINEER.

14. HORIZONTAL REINFORCING STEEL AT WALL CORNERS AND INTERSECTIONS SHALL BE SPLICED WITH L-BARS WITH THE MINIMUM LAP LENGTH. 15. OPENINGS IN WALLS AND SLABS WITH A MAXIMUM DIMENSION LARGER THAN 150 mm (6") SHALL HAVE

(1) ADDITIONAL BAR ON EACH SIDE OF THE OPENING, WHICH EXTENDS 600 mm (24") PAST THE OPENING, AND (4) ADDITIONAL 1,200 mm (48") LONG DIAGONAL BARS ARRANGED IN A DIAMOND SHAPE IN EACH LAYER UNLESS NOTED OTHERWISE. THE DIAMETER OF THE ADDITIONAL BARS SHALL MATCH THE DIAMETER OF THE REINFORCING STEEL MAT.

16. REENTRANT CORNERS IN WALLS AND SLABS SHALL HAVE AN ADDITIONAL 1,200 mm (48") LONG DIAGONAL BAR IN EACH LAYER UNLESS NOTED OTHERWISE. THE DIAMETER OF THE ADDITIONAL BARS SHALL MATCH THE DIAMETER OF THE REINFORCING STEEL MAT.

17. CONCRETE OR GROUT SHALL NOT BE POURED UNTIL REINFORCING STEEL HAS BEEN REVIEWED BY THE ENGINEER AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DRAWINGS AND CONTRACT

18. REINFORCING STEEL DOWELS SHALL NOT BE WET SET UNLESS AUTHORIZED BY THE ENGINEER. 19. CONSTRUCTION JOINTS IN SLAB AND BEAM POURS ARE NOT PERMITTED UNLESS SPECIFIED OR AUTHORIZED BY THE ENGINEER.

CAST-IN-PLACE CONCRETE:

 CONCRETE SHALL BE MIXED, PLACED, FINISHED AND CURED IN ACCORDANCE WITH CSA-A23.1 2. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, CONTAIN MAXIMUM 20 mm (3/4") AGGREGATE, EXCEPT CONCRETE SLABS ON STEEL DECKING SHALL CONTAIN MAXIMUM 12 mm (1/2") AGGREGATE, AND CONFORM TO THE FOLLOWING SPECIFICATIONS UNLESS NOTED OTHERWISE

ELEMENT	EXPOSURE	STRENGTH	MAX W/C	SLUMP*	AIR	CURING TYPE
FOOTINGS:	N	25 MPa	0.55	25-75 mm	-	1
FOUNDATION WALLS:	F-2	30 MPa	0.50	25-100 mm	5–8%	1
EXTERIOR SLABS:	C-2	32 MPa	0.45	25-75 mm	5–8%	2
INTERIOR SLABS:	N-CF	35 MPa	0.55	25-75 mm	-	1

* SUPERPLASTICIZER SHALL BE ADDED AFTER SLUMP HAS BEEN MEASURED

- 3. THE USE OF ADMIXTURES OTHER THAN AIR ENTRAINMENT, STANDARD WATER REDUCERS, OR SUPER PLASTICIZERS IS NOT PERMITTED UNLESS SPECIFIED OR AUTHORIZED BY THE ENGINEER.
- 4. WATER SHALL NOT BE ADDED TO THE CONCRETE AFTER LEAVING THE BATCH PLANT.
- 5. CONCRETE SHALL BE COMPLETELY DISCHARGED WITHIN 120 MINUTES OF INITIAL MIXING. CONCRETE SHALL BE REJECTED IF THIS TIME LIMIT CANNOT BE MET.
- 6. LAITANCE SHALL BE REMOVED, AGGREGATE SHALL BE PARTIALLY EXPOSED, AND THE SURFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF AT LEAST 5 mm (3/16") WHERE FRESH CONCRETE IS CAST AGAINST HARDENED CONCRETE. THE HARDENED CONCRETE SHALL BE SATURATED WITH WATER AND BE IN A DAMP CONDITION WITH NO FREE SURFACE WATER (SATURATED SURFACE DRY) IMMEDIATELY BEFORE PLACING FRESH CONCRETE.
- 7. FORMWORK AND FALSEWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART
- 20 OF THE OSH REGULATION AND CSA-S269.1. 8. VERTICAL AND HORIZONTAL CONCRETE ELEMENTS SHALL BE PLUMB AND LEVEL WITH A TOLERANCE OF 1:400, BUT NO MORE THAN 40 mm (1 1/2") OVER THE TOTAL HEIGHT OR LENGTH OF THE

STRUCTURE. THE AVERAGE THICKNESS OF SLABS ON GRADE SHALL BE WITHIN ± 10 mm (3/8"). CROSS-SECTIONAL DIMENSIONS OF CONCRETE ELEMENTS OTHER THAN SLABS ON GRADE SHALL BE WITHIN THE FOLLOWING:

LESS THAN 0.3 m (12") THICK: ± 8 mm (5/16") 0.3 m (12") TO 1 m (39") THICK: ± 12 mm (1/2") MORE THAN 1 m (39") THICK: ± 20 mm (3/4")

- 9. ALL EXPOSED CONCRETE EDGES SHALL HAVE A 20 mm (3/4") CHAMFER UNLESS NOTED OTHERWISE. STAIR NOSINGS SHALL HAVE A 6 mm (1/4") TO 10 mm (3/8") CHAMFER OR FILLET.
- 10. CONCRETE SHALL BE CONSOLIDATED USING MECHANICAL VIBRATORS. 11. OPENINGS, BLOCKOUTS, OR EMBEDDED HARDWARE SHALL NOT BE INSTALLED UNLESS SPECIFIED OR
- AUTHORIZED BY THE ENGINEER. 12. AIR-ENTRAINED CONCRETE SHALL BE FINISHED WITH A FLOAT OR BROOM. AIR-ENTRAINED
- CONCRETE SHALL NOT BE FINISHED WITH A STEEL TROWEL

13. CONCRETE FINISHES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

EXTERIOR SLABS: MACHINE STEEL TROWEL FINISH INTERIOR SLABS:

14. CONTRACTION JOINTS (CRACK CONTROL JOINTS) IN SLABS ON GRADE SHALL BE SAW CUT WITHIN 8 TO 24 HOURS OF THE CONCRETE PLACEMENT AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY.

15. FORMWORK SHALL BE LEFT IN PLACE UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO SUPPORT ITS OWN WEIGHT AND CONSTRUCTION LOADS.

16. CONCRETE CURING TYPE 1 SHALL BE CURED FOR A MINIMUM OF 3 DAYS OR UNTIL THE CONCRETE HAS REACHED 40% OF ITS DESIGN STRENGTH. CONCRETE CURING TYPE 2 SHALL BE CURED FOR A MINIMUM OF 7 DAYS OR UNTIL THE CONCRETE HAS REACHED 70% OF ITS DESIGN STRENGTH. REFER

TO THE CONCRETE SPECIFICATION TABLE ON THIS DRAWING FOR SPECIFIED CURING TYPES. 17. CONCRETE CURING SHALL COMMENCE USING ONE OF THE FOLLOWING METHODS AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY:

CURING COMPOUNDS PONDING OR CONTINUOUS SPRINKLING WITH WATER APPLYING WATER AND COVERING WITH LAPPED POLYETHYLENE SHEETS APPLYING WATER AND COVERING WITH ABSORPTIVE BURLAP FABRIC

FORMS IN CONTACT WITH CONCRETE SURFACE

18. SURFACE VOIDS LARGER THAN 12 mm (1/2") IN DIAMETER IN FORMED CONCRETE SHALL BE PATCHED. 19. CONCRETE SEALER, IF SPECIFIED, SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S

COLD WEATHER CONCRETING:

WRITTEN INSTRUCTIONS.

- 1. COLD WEATHER CONCRETING, I.E. WHEN THERE IS A PROBABILITY OF THE AIR TEMPERATURE FALLING BELOW 5 °C WITHIN 24 HOURS OF PLACING, SHALL BE CARRIED OUT IN ACCORDANCE WITH CSA-A23.1, ACI 306R AND THE SPECIFICATIONS LISTED BELOW.
- 2. SNOW AND ICE SHALL BE REMOVED FROM ALL SURFACES THAT CONCRETE WILL BE PLACED AGAINST. DE-ICING SALTS SHALL NOT BE USED.
- 3. CONCRETE SHALL HAVE A MINIMUM TEMPERATURE OF 10°C. WHICH SHALL BE MAINTAINED FOR THE DURATION OF THE REQUIRED CURING PERIOD. AGGREGATE AND MIXING WATER SHALL BE HEATED AS REQUIRED. THE CONTRACTOR SHALL COVER, INSULATE AND HEAT THE CONCRETE AS REQUIRED.
- 4. CONCRETE SHALL NOT BE PLACED AGAINST SURFACES OR REINFORCING STEEL WITH A TEMPERATURE OF LESS THAN 5 °C. SLABS THINNER THAN 1 m (40") SHALL NOT BE PLACED AGAINST SURFACES OR REINFORCING STEEL WITH A TEMPERATURE OF LESS THAN 10 °C.
- 5. COVERS SHALL NOT BE REMOVED AFTER THE HEATING IS SHUT OFF UNTIL THE CONCRETE HAS COOLED DOWN TO NO MORE THAN 12 °C ABOVE AIR TEMPERATURE.

HOT WEATHER CONCRETING:

- 1. HOT WEATHER CONCRETING, I.E. WHEN THERE IS A PROBABILITY OF THE AIR TEMPERATURE RISING ABOVE 27 °C DURING THE PLACING, SHALL BE CARRIED OUT IN ACCORDANCE WITH CSA-A23.1, ACI 305 AND THE SPECIFICATIONS LISTED BELOW.
- 2. THE CONCRETE TEMPERATURE SHALL KEPT AS CLOSE AS POSSIBLE TO THE MINIMUM TEMPERATURE OF 10°C AND SHALL NOT EXCEED THE FOLLOWING MAXIMUM TEMPERATURES DURING THE PLACING. IN NO CASE SHALL THE TEMPERATURE OF HIGH-PERFORMANCE CONCRETE EXCEED 25 °C.

THICKNESS OF CONCRETE SECTION MAXIMUM TEMPERATURE < 0.3 m (1')

≥ 0.3 m (1') & < 1.0 m (3'-3") 30 °C ≥ 1.0 m (3'-3") & < 2.0 m (6'-6") 25 °C ≥ 2.0 m (6'-6") 20 °C

3. ALL MATERIALS AND EQUIPMENT NEEDED FOR ADEQUATE PROTECTION SHALL BE ON HAND AND

READY FOR USE BEFORE COMMENDING PLACEMENT. 4. FRESHLY PLACED CONCRETE SHALL BE PROTECTED AGAINST HIGH TEMPERATURES USING ONE OR MORE OF THE FOLLOWING MEASURES:

LOWERING THE CONCRETE TEMPERATURE PLACING AND FINISHING CONCRETE AT NIGHT OR EARLY IN THE MORNING MODIFYING THE CONCRETE MIX TO IMPROVE SURFACE BLEEDING APPLYING FINE MIST WATER FOG SPRAY IMMEDIATELY AFTER PLACEMENT AND BETWEEN FINISHING OPERATIONS

BEGINNING CURING IMMEDIATELY AFTER FINAL FINISHING REDUCING EXPOSURE OF FRESH CONCRETE TO DIRECT SUNLIGHT AND/OR WIND

OR REPRODUCED WITHOUT THE CONSENT OF MCELHANNEY. MCELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. TANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF REPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING ONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT. INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE MCELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE

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OCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE



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Engineers and Geoscientists of

PERMIT TO PRACTICE

PERMIT NUMBER: 1003299

Approved Sealed

SALMON VALLEY VFD

STORAGE BUILDING **SPECIFICATIONS** 5155 SALMON VALLEY ROAD, PRINCE GEORGE, BC V2K 5W2

RDFFG

155 GEORGE STREET, PRINCE GEORGE, BC V2L 1P8

Drawing No.

roject Number 2341-21215-17

1. WOOD CONSTRUCTION SHALL CONFORM TO CSA-O86 AND PART 9 OF THE BUILDING CODE AS

- 2. WOOD MEMBERS NOT DETAILED ON THE DRAWINGS SHALL BE FRAMED IN ACCORDANCE WITH PART 9 OF THE BUILDING CODE.
- 3. SAWN LUMBER SHALL CONFORM TO CSA-O141 AND BE OF THE FOLLOWING SPECIES AND GRADES OR BETTER UNLESS NOTED OTHERWISE:

DIMENSION LUMBER: S-P-F No. 2

4. STRUCTURAL COMPOSITE LUMBER (SCL) SHALL CONFORM TO ASTM D5456 AND BE OF THE FOLLOWING GRADES OR BETTER UNLESS NOTED OTHERWISE:

LAMINATED STRAND LUMBER (LSL): 1,700 F_b – 1.3E POSTS & HEADERS $2,300 F_b - 1.55E BEAMS$

LAMINATED VENEER LUMBER (LVL): $2,600 F_b - 2.0E$

PARALLEL STRAND LUMBER (PSL): 2,400 F_b – 1.8E POSTS $2,900 F_b - 2.2E BEAMS$

5. SHEATHING SHALL BE EXTERIOR GRADE AND CONFORM TO THE FOLLOWING UNLESS NOTED OTHERWISE:

DOUGLAS FIR PLYWOOD (DFP): CSA-0121 CANADIAN SOFTWOOD PLYWOOD (CSP): CSA-O151 ORIENTATED STRAND BOARD (OSB):

6. WOOD SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH CSA-O80 WHERE SPECIFIED ON THE DRAWINGS. WOOD CUT OR DRILLED AFTER TREATMENT SHALL BE FIELD TREATED WITH AT LEAST TWO COATS OF PRESERVATIVE IN ACCORDANCE WITH CSA-080.3 OR AWPA M4.

7. FASTENERS FOR WOOD CONNECTION SHALL CONFORM TO THE FOLLOWING:

NAILS, SPIKES & STAPLES: CSA-B111 **ASME B18.6.1** SCREWS: LAG BOLTS: ASME B18.2.1 & SAE J429 GRADE 1 ASTM A307 BOLTS:

8. CONNECTORS AND FASTENERS FOR PRESERVATIVE-TREATED (PT) AND FIRE-RETARDANT TREATED (FRT) WOOD, EXTERIOR AND HIGHLY HUMID INTERIOR AREAS SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 AND A153 UNLESS STAINLESS STEEL CONNECTORS AND FASTENERS ARE REQUIRED FOR CORROSION PROTECTION OR NOTED OTHERWISE.

LAG BOLTS SHALL BE INSTALLED IN APPROPRIATELY SIZED PILOT HOLES. 10. SHEATHING SHALL BE INSTALLED WITH FACE GRAIN RUNNING PERPENDICULAR TO FRAMING MEMBERS IN A STAGGERED PATTERN.

11. SHEATHING SHALL BE NAILED TO FRAMING MEMBERS WITH 7d (2 1/4") NAILS AT 150 mm (6") ON CENTRE ON ALL PANEL EDGES AND 300 mm (12") ON CENTRE AT INTERMEDIATE BEARING MEMBERS UNLESS

12. PLYWOOD FOR DIAPHRAGMS AND SHEAR WALLS SHALL BE MINIMUM 12 mm (1/2") THICK. PLYWOOD JOINTS IN SHEAR WALLS SHALL BE BLOCKED AND NAILED. SHEAR WALLS SHALL BE CONNECTED TO FLOOR AND ROOF SHEATHING. TRUSS BLOCKS OR JOISTS SHALL BE ADDED AS REQUIRED. 13. JOIST SPACES SHALL BE FULLY BLOCKED BELOW POINT LOADS.

14. 2-PLY JACK STUDS SHALL BE INSTALLED UNDER LINTELS UNLESS NOTED OTHERWISE

- 15. BUILT-UP BEAMS SHALL BE SUPPORTED BY STUDS WITH A MATCHING NUMBER OF PLIES NAILED TOGETHER AS A BUILT-UP POST, WHICH SHALL BE CARRIED DOWN TO THE FOUNDATION UNLESS NOTED OTHERWISE.
- 16. ALL GLUED WOOD PRODUCTS SHALL BE PROTECTED FROM THE ELEMENTS PRIOR TO AND DURING INSTALLATION.
- 17. SILL GASKETS SHALL BE INSTALLED UNDER WOOD SILL PLATES IN CONTACT WITH CONCRETE. PEEL AND STICK MEMBRANE SHALL BE INSTALLED UNDER OTHER WOOD SURFACES IN CONTACT WITH CONCRETE AND MASONRY.

PRE-ENGINEERED WOOD TRUSSES:

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Description

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1. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND INSTALLED IN ACCORDANCE WITH CSA-086, THE TPIC TRUSS DESIGN PROCEDURES AND SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES, AND THE BCSI CANADA GUIDE TO GOOD PRACTICE FOR HANDLING INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

2. THE CONTRACTOR SHALL SUBMIT TRUSS DESIGN DRAWINGS (TDD) TO THE ENGINEER FOR REVIEW AT LEAST TWO WEEKS PRIOR TO FABRICATION. THE TDD SHALL BE SEALED BY THE FABRICATOR'S ENGINEER. THE TDD SHALL SHOW ALL DETAILS, MATERIAL SPECIFICATIONS AND DESIGN LOADS.

- THE TOP CHORD PLANE OF THE ROOF TRUSSES SHALL BE PERMANENTLY BRACED WITH STRUCTURAL SHEATHING (PLYWOOD OR OSB). ALTERNATIVELY. THE TOP CHORD PLANE MAY BE PERMANENTLY BRACED WITH PURLINS SPACED AT THE MAXIMUM DISTANCE SPECIFIED ON THE TDD IN COMBINATION WITH DIAGONAL BRACING. REFER TO BCSI-B3C FOR GUIDANCE ON BRACING REQUIREMENTS.
- 4. THE BOTTOM CHORD PLANE OF THE ROOF TRUSSES SHALL BE PERMANENTLY BRACED WITH A DIRECTLY ATTACHED RIGID CEILING (PLYWOOD, OSB OR GYPSUM BOARD). IF THERE IS NO DIRECTLY ATTACHED RIGID CEILING, THE BOTTOM CHORD PLANE SHALL BE PERMANENTLY BRACED WITH CONTINUOUS LATERAL RESTRAINT (CLR) AT MAXIMUM 3.0 m (10') ON CENTRE OR THE MAXIMUM DISTANCE SPECIFIED ON THE TDD. WHICHEVER IS LESS. THE CLR SHALL BE ANCHORED WITH DIAGONAL BRACING AT EACH END AND WITH A MAXIMUM CLEAR SPACING OF 6.0 m (20') ON CENTRE ALONG THE LENGTH OF THE BULDING. REFER TO BCSI-B3C FOR GUIDANCE ON BRACING
- 5. THE WEB MEMBER PLANE OF THE ROOF TRUSSES SHALL BE PERMANENTLY BRACED WITH CONTINUOUS LATERAL RESTRAINT (CLR) IN THE LOCATIONS SHOWN ON THE TDD. THE CLR SHALL BE ANCHORED WITH DIAGONAL BRACING AT EACH END AND WITH A MAXIMUM CLEAR SPACING OF 6.0 m (20') ON CENTRE ALONG THE LENGTH OF THE BULDING. REFER TO BCSI-B3C FOR GUIDANCE ON
- 6. CONTINUOUS LATERAL RESTRAINT (CLR) SHALL BE LAPPED OVER MINIMUM TWO TRUSSES OR SPLICED WITH A MINIMUM 0.6 m (2') LONG SCAB BLOCK CENTRED ON THE SPLICE WITH (8) 3 1/2" NAILS ON EACH SIDE OF THE SPLICE. REFER TO BCSI-B3C FOR GUIDANCE ON CLR SPLICES.

POST-INSTALLED ANCHORS:

- 1. POST-INSTALLED ANCHORS SHALL BE BY HILTI, SIKA, SIMPSON STRONG-TIE OR APPROVED
- EQUIVALENT. 2. POST-INSTALLED ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 3. MECHANICAL ANCHORS SHALL BE INSTALLED AFTER THE CONCRETE HAS CURED FOR A MINIMUM OF 7 DAYS. ADHESIVE ANCHORS SHALL BE INSTALLED AFTER THE CONCRETE HAS CURED A MINIMUM OF 21
- 4. THE EMBEDMENT OF ANCHORS SHALL BE MINIMUM EIGHT (8) TIMES ANCHOR DIAMETER UNLESS

INSULATION:

- 1. POLYSTYRENE INSULATION SHALL CONFORM TO CAN/ULC-S701 TYPE 3 AND HAVE A MINIMUM
- COMPRESSIVE STRENGTH OF 210 kPa (30 psi) TO ASTM D1621 UNLESS NOTED OTHERWISE. 2. BATT INSULATION SHALL BE MINERAL FIBRE INSULATION CONFORMING TO CAN/ULC-S702 TYPE 1
- 3. SPRAY FOAM INSULATION SHALL BE CLOSED CELL MEDIUM DENSITY RIGID POLYURETHANE FOAM CONFORMING TO CAN/ULC-S705.1. SPRAY FOAM INSULATION SHALL BE APPLIED IN ACCORDANCE WITH CAN/ULC-S705.2.

AIR AND VAPOUR BARRIER SYSTEMS:

- 1. WALL, CEILING AND FLOOR ASSEMBLIES SEPARATING CONDITIONED SPACED FROM UNCONDITIONED SPACE OR FROM THE GROUND SHALL INCLUDE AN AIR BARRIER SYSTEM CONFORMING TO SUBSECTION 9.25.3. OF THE BUILDING CODE TO PROVIDE A CONTINUOUS BARRIER TO AIR LEAKAGE.
- ON THE WARM SIDE OF THE ASSEMBLY CONFORMING TO SUBSECTION 9.25.4. OF THE BUILDING CODE TO PREVENT THE DIFFUSION OF VAPOUR FROM THE INTERIOR INTO WALL, FLOOR, ATTIC OR ROOF

2. THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL INCLUDE A VAPOUR BARRIER

3. POLYETHYLENE SHEETS USE AS AIR AND VAPOUR BARRIES SHALL CONFORM TO CAN/CGSB-51.34-M.

GYPSUM BOARD

OCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE

- 1. GYPSUM BOARDS SHALL CONFORM TO ASTM C1396 EXCEPT THAT THE FLAME SPREAD RATING SHALL BE DETERMINED IN ACCORDANCE WITH CAN/ULC-S102. TYPE X GYSPUM BOARD SHALL BEAR THE UL CLASSIFICATION MARK FOR FIRE RESISTANCE.
- 2. JOINT COMPOUND AND JOINT TAPE SHALL CONFORM TO ASTM C475.
- 3. GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH CSA-A82.31 AND ASTM C840 UNLESS
- 4. CEILING BOARDS SHALL BE INSTALLED IN THE DIRECTION THAT MINIMIZES THE NUMBER OF END-BUTT JOINTS. END JOINTS SHALL BE STAGGERED AT LEAST 250 mm (10").
- 5. WALL BOARDS SHALL BE INSTALLED VERTICALLY TO AVOID END-BUTT JOINTS. AT STAIRWELLS AND SIMILAR HIGH WALLS. WALL BOARDS SHALL BE INSTALLED HORIZONTALLY WITH END JOINTS STAGGERED OVER STUDS, EXCEPT WHERE CODES OR FIRE-RATED ASSEMBLIES REQUIRE VERTICAL INSTALLATION.
- 6. A 13 mm (1/2") DIAMETER BEAD OF ACCOUSTIC SEALANT SHALL BE APPLIED AROUND THE PERIPHERY OF GYPSUM BOARDS WHERE THEY ABUT FIXED BUILDING COMPONENTS, ELECTRICAL BOX, DUCTS AND OTHER PENETRATIONS.
- 7. GYPSUM BOARDS SHALL FINSHED TO THE FOLLOWING LEVELS BASED ON ASSOCIATION OF THE WALL AND CEILING INDUSTRIES GA-214 RECOMMENDED LEVELS OF GYPSUM BOARD FINISH UNLESS NOTED

CONCEALED ASSEMBLIES (PLENUMS, ATTICS ETC.) LEVEL 1: LEVEL 2: WATER-RESISTANT GYPSUM BACKING BOARDS AREAS WITH HEAVY TEXTURE FINISH OR WALLCOVERINGS LEVEL 3: LEVEL 4: AREAS WITH FLAT PAINT, LIGHT TEXTURE OR WALL COVERINGS AREAS WITH GLOSS, SEMI-GLOSS OR ENAMEL PAINTS LEVEL 5:

WINDOWS AND DOORS:

- 1. THE DESIGN, FABRICATION AND INSTALLATION OF WINDOWS AND DOORS SHALL CONFORM TO AAMA/WDMA/CSA 101/I.E.2/A440 and CSA-A440S1.
- 2. WINDOWS AND DOORS IN A BUILDING NO MORE THAN 10 m HIGH MAY CONFORM TO THE DESIGN PRESSURE. PERFORMANCE GRADE AND WATER RESISTANCE VALUES IN TABLE C-5 OF APPENDIX C OF DIVISION B OF THE BUILDING CODE INSTEAD OF THE VALUES CALCULATED IN CSA-A440S1.
- 3. DOORS, FRAMES AND HARDWARE SHALL CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY IN ACCORDANCE WITH AAMA 1304. 4. WINDOWS WITH ANY PART WITHIN 2 m FROM THE ADJACENT GROUND LEVEL SHALL CONFORM TO THE
- REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY IN ACCORDANCE WITH CLAUSE 5.3.5 OF AAMA/WDMA/CSA 101/I.E.2/A440.
- 5. THE INSTALLATION OF WINDOWS AND DOORS SHALL CONFORM TO THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
- 6. WINDOWS AND DOORS SHALL BE SEALED TO THE AIR BARRIER
- 7. THE FLASHING OF WINDOW AND DOOR OPENINGS SHALL BE INTEGRATED WITH THE WEATHER RESISTIVE BARRIER (WRB) WITH 225 mm (9") WIDE SELF-ADHERED FLASHING INSTALLED FROM THE BOTTOM UP. THE SILL FLASHING SHALL BE INSTALLED BEFORE THE WINDOW OR DOOR. THE WRB SHALL BE LAPPED BEHIND THE SILL FLASHING AND OVER THE HEAD FLASHING.
- 8. WINDOW AND DOOR FRAMES OR TRIM INCLUDING SILLS SHALL BE SEALED TO THE CLADDING. MASONRY, CONCRETE OR STUCCO.
- 9. FLASHING SHALL BE INSTALLED OVER WINDOWS AND DOORS. IF WINDOWS OR DOORS ARE NOT SELF-FLASHING, FLASHING SHALL BE INSTALLED BETWEEN THE UNDERSIDE WINDOWS OR DOORS AND THE WALL CONSTRUCTION BELOW.

STEEL DOORS:

- 1. DOORS SHALL CONFORM TO THE CSDMA RECOMMENDED SPECIFICATIONS FOR COMMERCIAL STEEL DOORS AND FRAMES, THE CSDMA CANADIAN FIRE LABELING GUIDE FOR STEEL DOORS AND FRAMES, AND THE CSDMA RECOMMENDED DIMENSIONAL STANDARDS FOR COMMERCIAL STEEL DOORS AND FRAMES
- 2. DOORS SHALL BE GALVANIZED TO ASTM A653 G90 AND COATED IN ACCORDANCE WITH THE MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL USING COATING SYSTEM EXT 5.3D. COLOUR TO BE ADVISED BY OWNER
- 3. DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE CSDMA GUIDE SPECIFICATION FOR INSTALLATION AND STORAGE OF HOLLOW METAL DOORS AND FRAMES.
- 4. DOOR HARDWARE SHALL CONFORM TO ANSI/BHMA A156 SERIES.
- 5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AT LEAST TWO WEEKS PRIOR TO FABRICATION.

SECTIONAL DOORS:

- 1. SECTIONAL DOORS SHALL BE DESIGNED, FABRICATED AND INSTALLED IN ACCORDANCE WITH ANSI/DASMA 102.
- 2. SECTIONAL DOORS SHALL BE DESIGNED TO WITHSTAND THE WIND LOADS LISTED IN THE DESIGN
- 3. SECTIONAL DOORS SHALL CONFORM TO THE FOLLOWING:

NOMINAL THERMAL RESISTANCE: MIN RSI-1.1 (R-6.25)

GUIDES: MIN 3.1 mm (11 ga) GALVANIZED STEEL **COATING SECTIONS:**

BAKED-ON PRIMER & WHITE POLYESTER TOP COAT HARDWARE: GALVANIZED STEEL

LOCKS: INTERIOR MOUNTED SLIDE LOCKS

(MANUAL CHAIN HOIST OPERATED DOORS ONLY)

WEATHERSTRIPPING: BOTTOM, GUIDES & HOOD OPERATION: MANUAL CHAIN HOIST

4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AT LEAST TWO WEEKS PRIOR TO PROCUREMENT

SHEET METAL FLASHING:

1. FLASHING SHALL BE INSTALLED AT:

EVERY HORIZONTAL JUNCTION BETWEEN CLADDING ELEMENTS

EVERY HORIZONTAL OFFSET IN CLADDING EVERY HORIZONTAL LINE WHERE THE CLADDING SUBSTRATE CHANGES

OVER EXTERIOR WALL OPENINGS

WHERE THE SILLS OF WINDOWS AND DOORS IN EXTERIOR WALLS ARE NOT SELF-FLASHING, BETWEEN THE UNDERSIDE OF THE WINDOW OR DOOR AND THE WALL CONSTRUCTION BELOW

- 2. THE DESIGN, FABRICATION AND INSTALLATION OF SHEET METAL FLASHING SHALL CONFORM TO CSSBI
- 3. GALVANIZED STEEL FLASHING SHALL CONFORM TO ASTM A653/A653M WITH Z275 (G90) COATING, BE PREPAINTED ON THE EXPOSED SIDE AND HAVE A MINIMUM THICKNESS OF 0.69 mm (24 GAUGE). 4. SHEET METAL FLASHING PIECES SHALL BE FORMED IN 2.4 m (8') MAXIMUM LENGTH, BE SQUARE, TRUE,
- ACCURATE TO SIZE, FREE FROM DISTORTION AND OTHER DEFECTS DETRIMENTAL TO APPERANCE OR 5. ALL EXPOSED EDGES OF FLASHING SHALL BE HEMMED (FOLDED ONTO ITSELF) A MINIMUM OF 13 mm (1/2") ON THE UNDERSIDE FOR RIGIDITY.
- 6. DRIP EDGES SHALL BE AT LEAST 19 mm (3/4") LONG AND BE ANGLED NO MORE THAN 30° FROM
- JOINTS IN SHEET METAL FLASHING SHALL ALLOW FOR EXPANSION AND CONTRACTION. 8. PLUMBING VENT FLASHING SHALL BE BY MENZIES OR APPROVED EQUAL TO CSA-B272.

PORTABLE FIRE EXTINGUISHERS:

1. THE CONTRACTOR SHALL SUPPLY AND INSTALL PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH THE BRITISH COLUMBIA FIRE CODE.

ABBREVIATIONS:

ANCHOR BOLT ALTERNATING ALT. ARCH. ARCHITECTURA B/B BACK-TO-BACK B.L.L. BOTTOM LOWER LAYER

B.O. BOTTOM OF BTM. BOTTOM BUILT UP B/U

B.U.L. BOTTOM UPPER LAYER C.I.P. CAST IN PLACE C.O. CLEANOUT CONT. CONTINUOUS

C.L. CENTRE LINE C/W COMPLETE WITH D.F.P. DOUGLAS FIR PLYWOOD D.L. DEAD LOAD

DP. DEEP DWG. DRAWING DWL. DOWEL E.F. EACH FACE ELECT. ELECTRICAL ELEV. ELEVATION

EMB. EMBED(MENT) E.O.R. ENGINEER OF RECORD E.W. EACH WAY EXIST. EXISTING EXT. **EXTERIOR**

F.B. FLAT BAR FDN. **FOUNDATION** F.F. FAR FACE F.M. FACE MOUNT

F.P.R. FIRE PROTECTION RATING F.R.R. FIRE RESISTANCE RATING F.S. FAR SIDE

FTG. FOOTING G.1.S. GOOD ONE SIDE GRIDLINE G.L. HOLD DOWN H.D.

HOT DIP GALVANIZED H.D.G. HORIZONTAL INSIDE FACE H.O.F. HORIZONTAL OUTSIDE FACE

HOR. HORIZONTAL I.F. INSIDE FACE INT. INTERIOR

LG. LONG LEG HORIZONTAL L.L.H. L.L.V. LONG LEG VERTICAL L.V.L. LAMINATED VENEER LUMBER L.S.L. LAMINATED STRAND LUMBER

MAX. MAXIMUM MECH. MECHANICAL MIN. MINIMUM O.A.E. OR APPROVED EQUAL

O.C. ON CENTRE O.F. OUTSIDE FACE OPP. OPPOSITE

O.W.S.J. OPEN WEB STEEL JOIST PLATE P.S.L. PARALLEL STRAND LUMBER P.T. PRESERVATIVE TREATED

R.B. **ROUND BAR** R/W REINFORCED WITH S.C.L. STRUCTURAL COMPOSITE LUMBER S.D.L. SUPERIMPOSED DEAD LOAD

S.G.S.B. SELECT GRANULAR SUB-BASE SIM SIMILAR S.L. SNOW LOAD S.O.G. SLAB ON GRADE

STAINLESS STEEL SAFE WORKING LOAD S.W.L. STANDARD STD. SYMMETRICA

TOP AND BOTTOM T&G TONGUE AND GROOVE T.B.C. TO BE CONFIRMED T.B.D. TO BE DETERMINED THK.

T.L.L. TOP LOWER LAYER T.U.L. TOP UPPER LAYER TYP. TYPICAL U.S. UNDERSIDE

T.O. TOP OF T.O.C. TOP OF CONCRETE TOL. **TOLERANCE**

T.O.S. TOP OF SLAB/STEEL UNLESS NOTED OTHERWISE U.N.O. VERT. VERTICAL V.I.F. VERTICAL INSIDE FACE

V.O.F. VERTICAL OUTSIDE FACE W/ W.G.B. WELL GRADED BASE W.L.L. WORKING LOAD LIMIT

WORK POINT W.P. W.R.B. WEATHER RESISTANT BARRIER (SHEATHING MEMBRANE)

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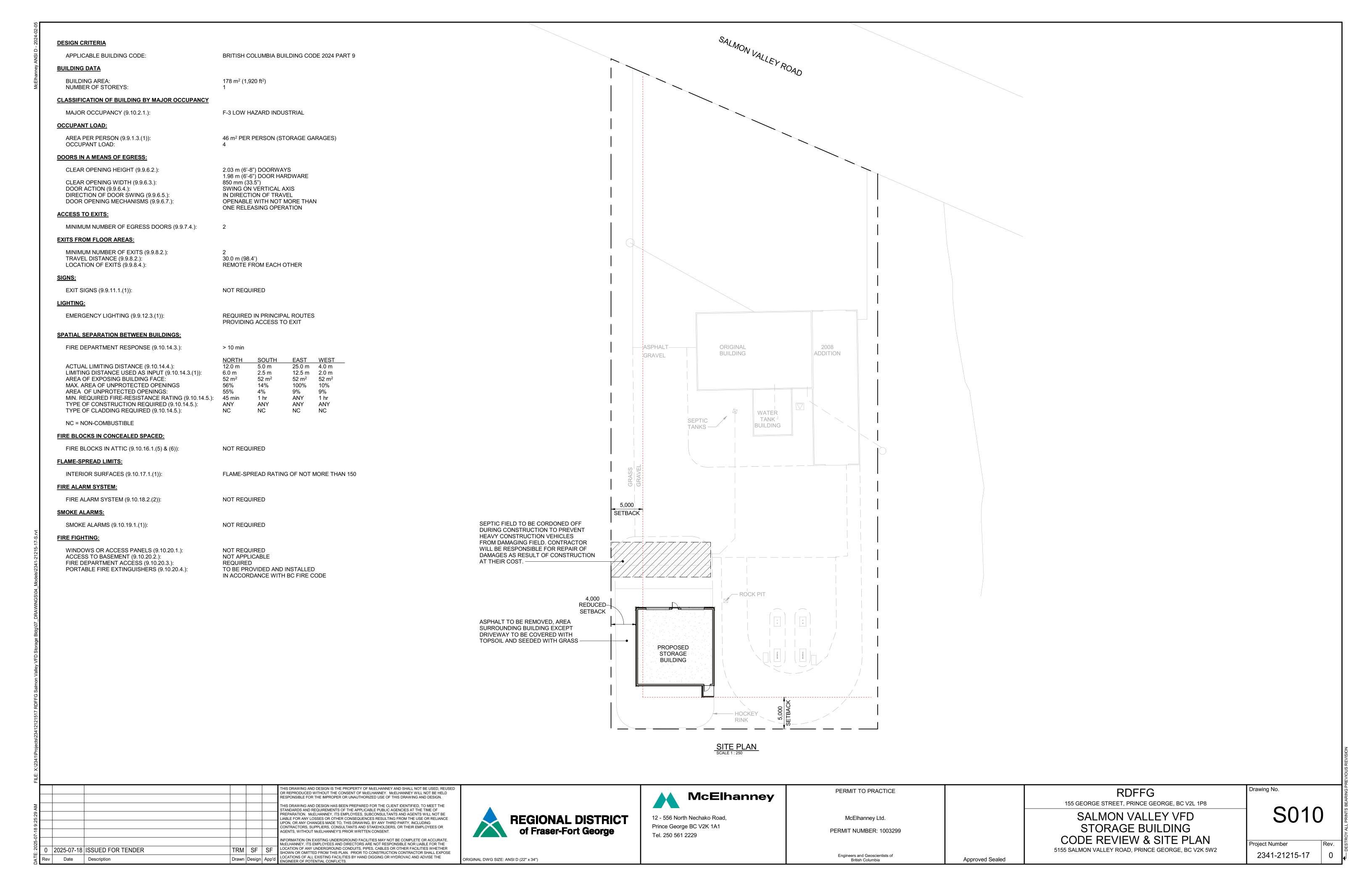
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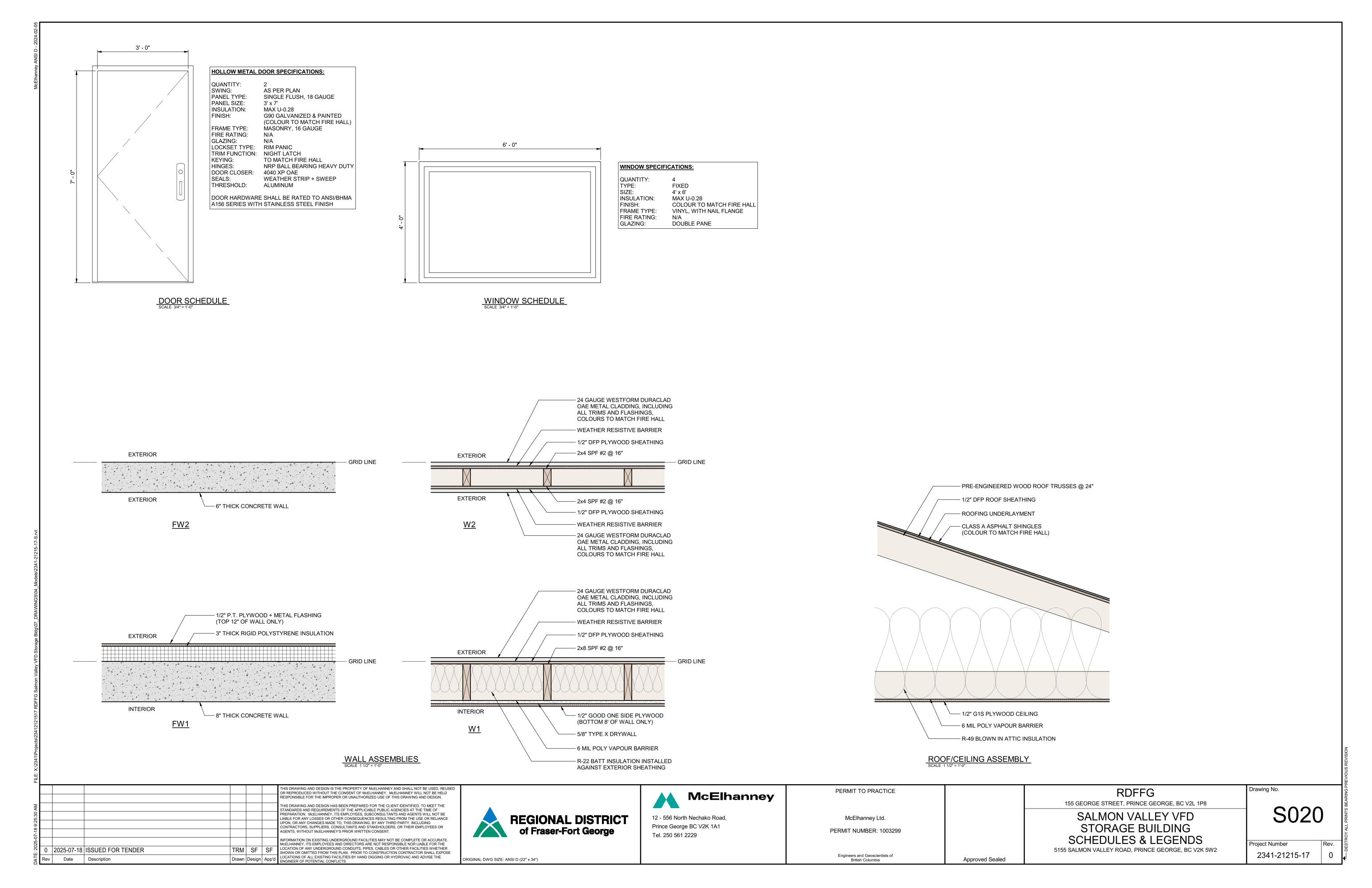
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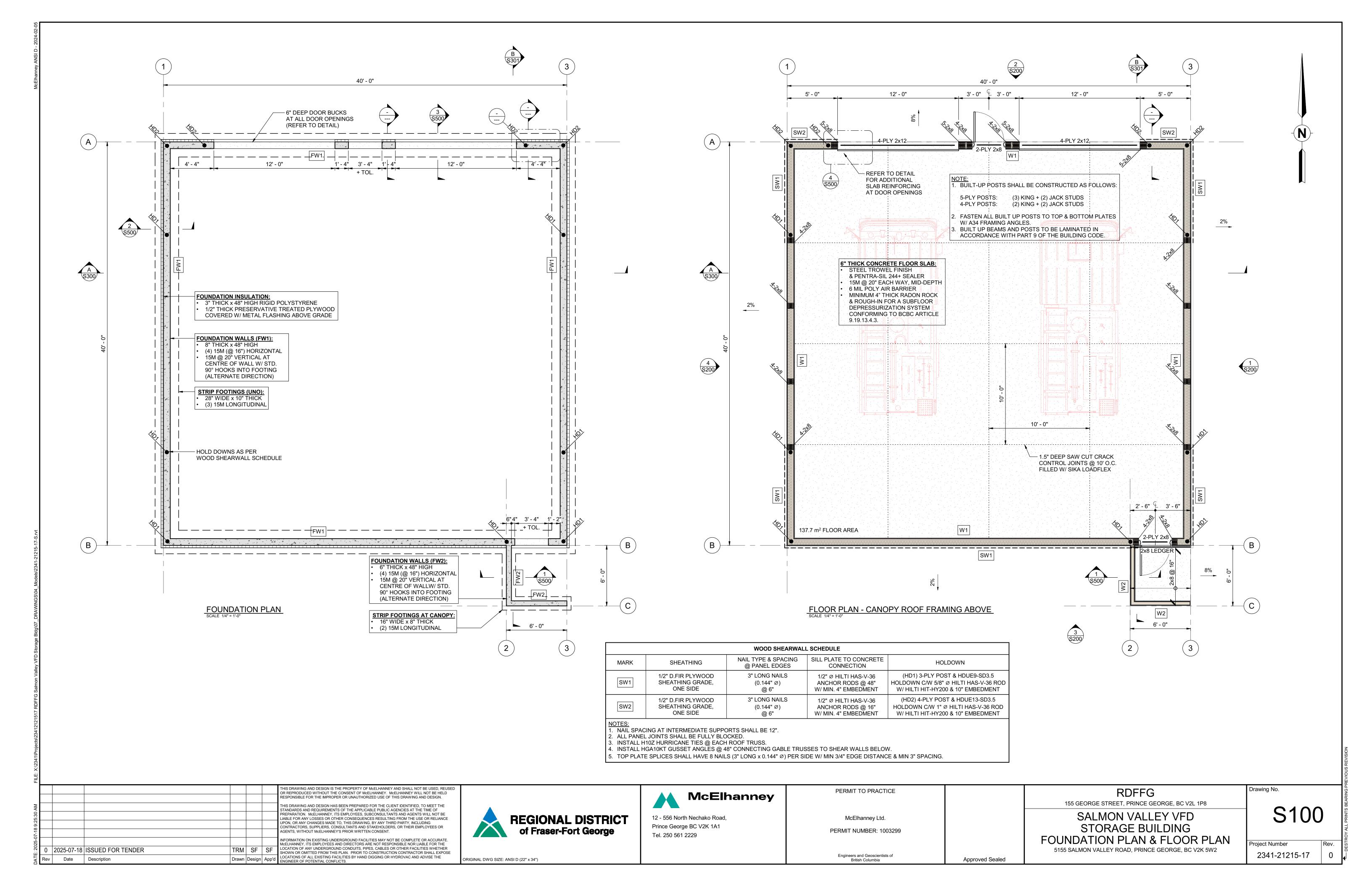
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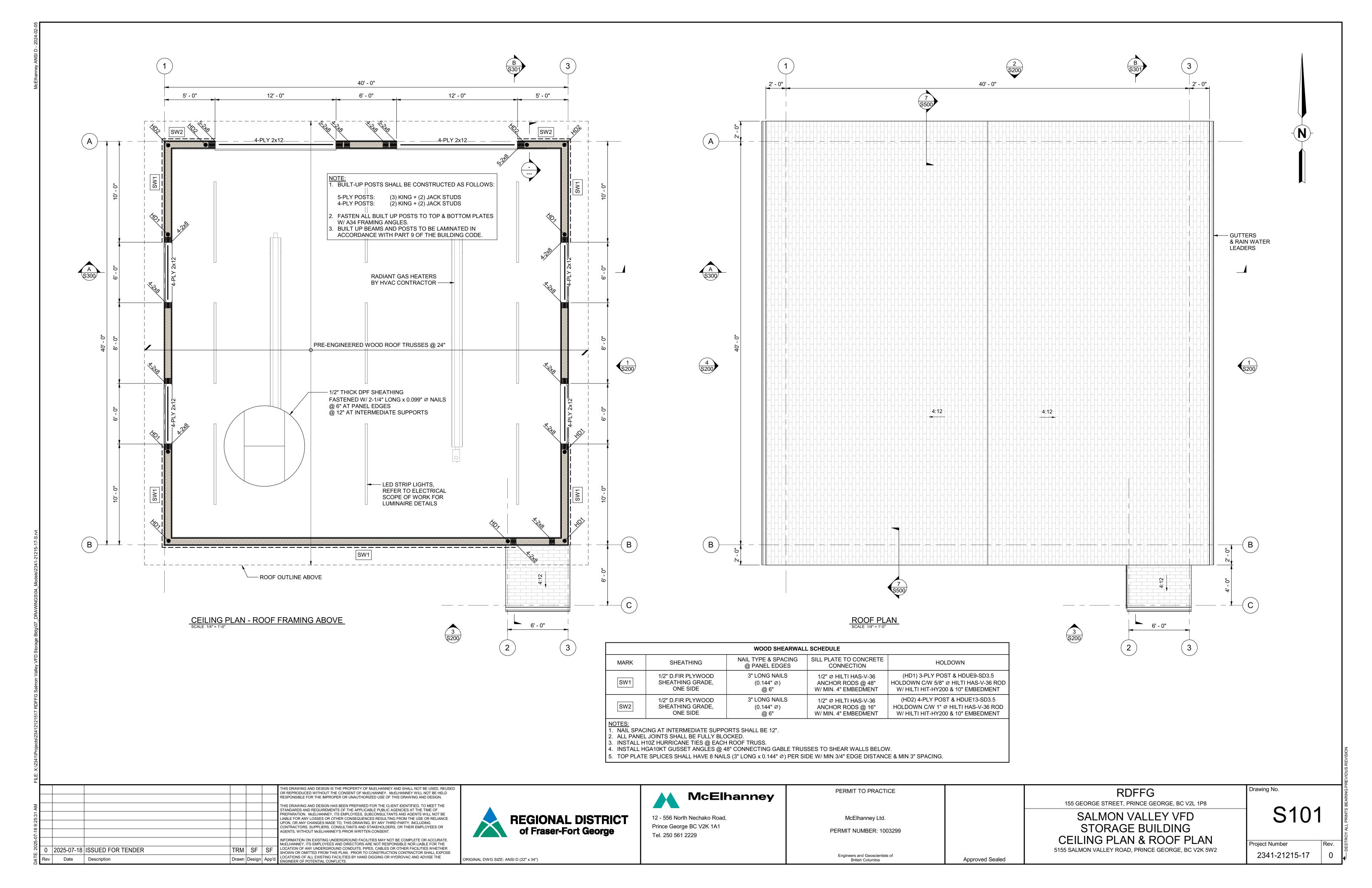
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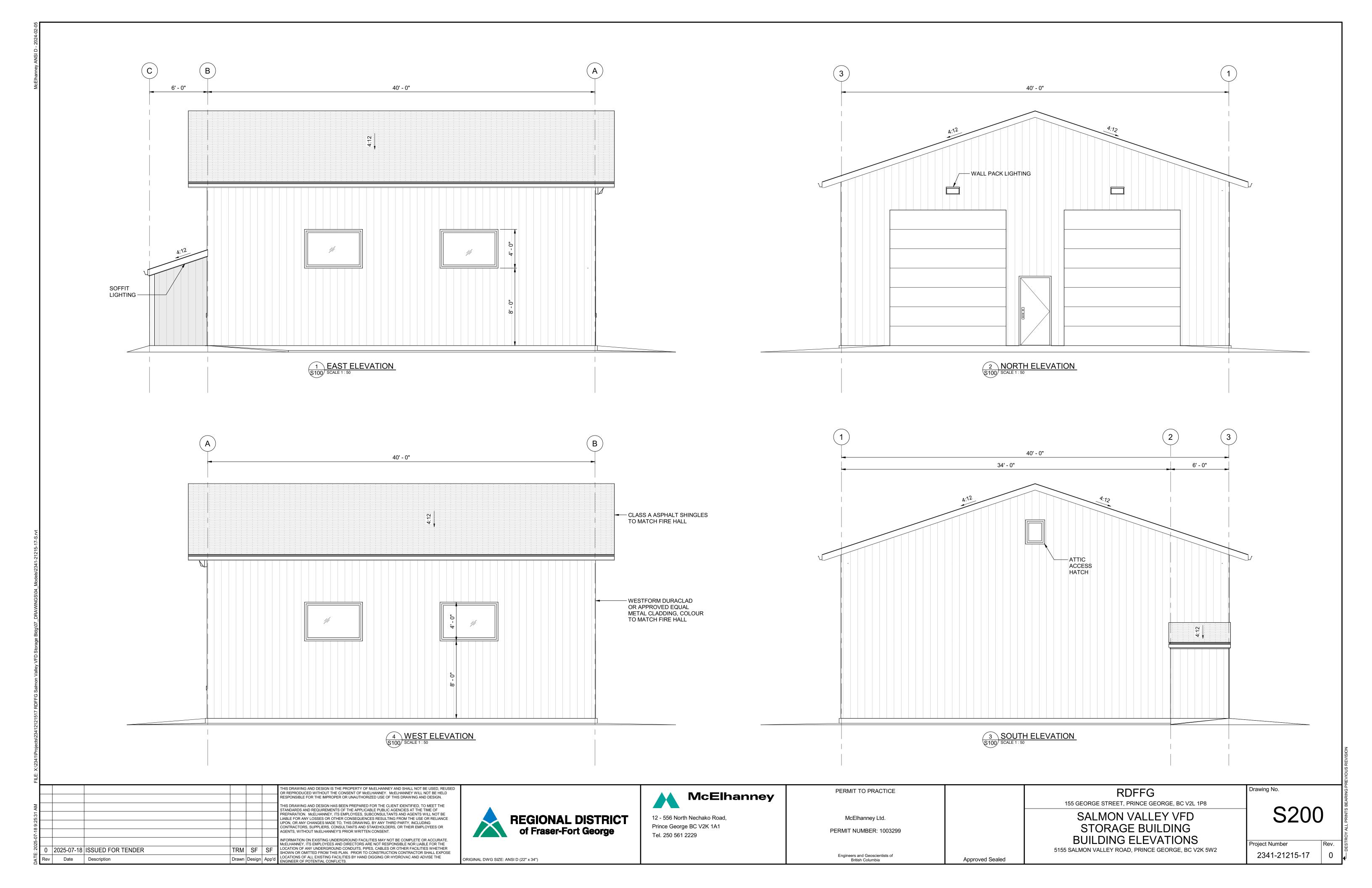
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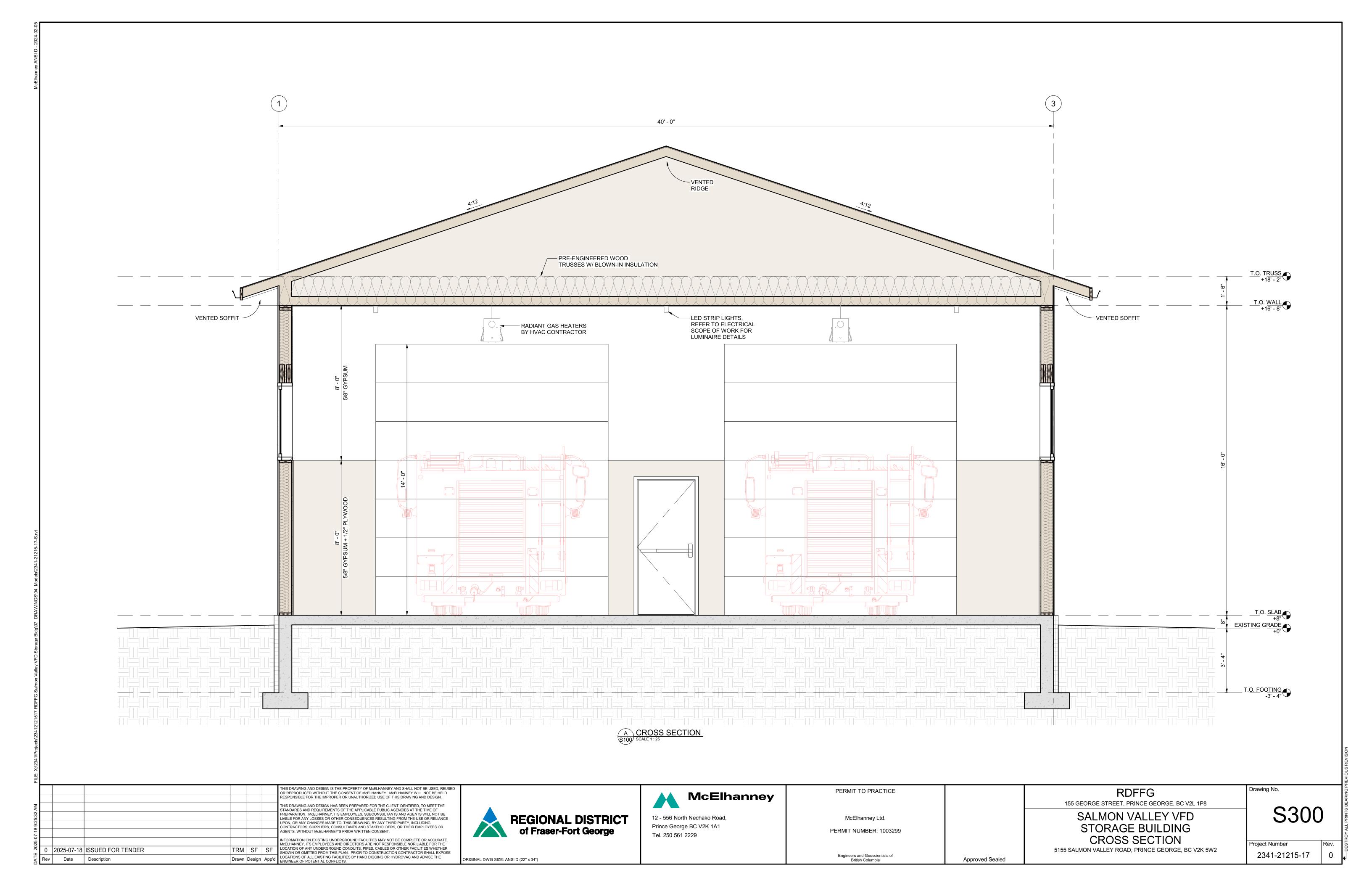


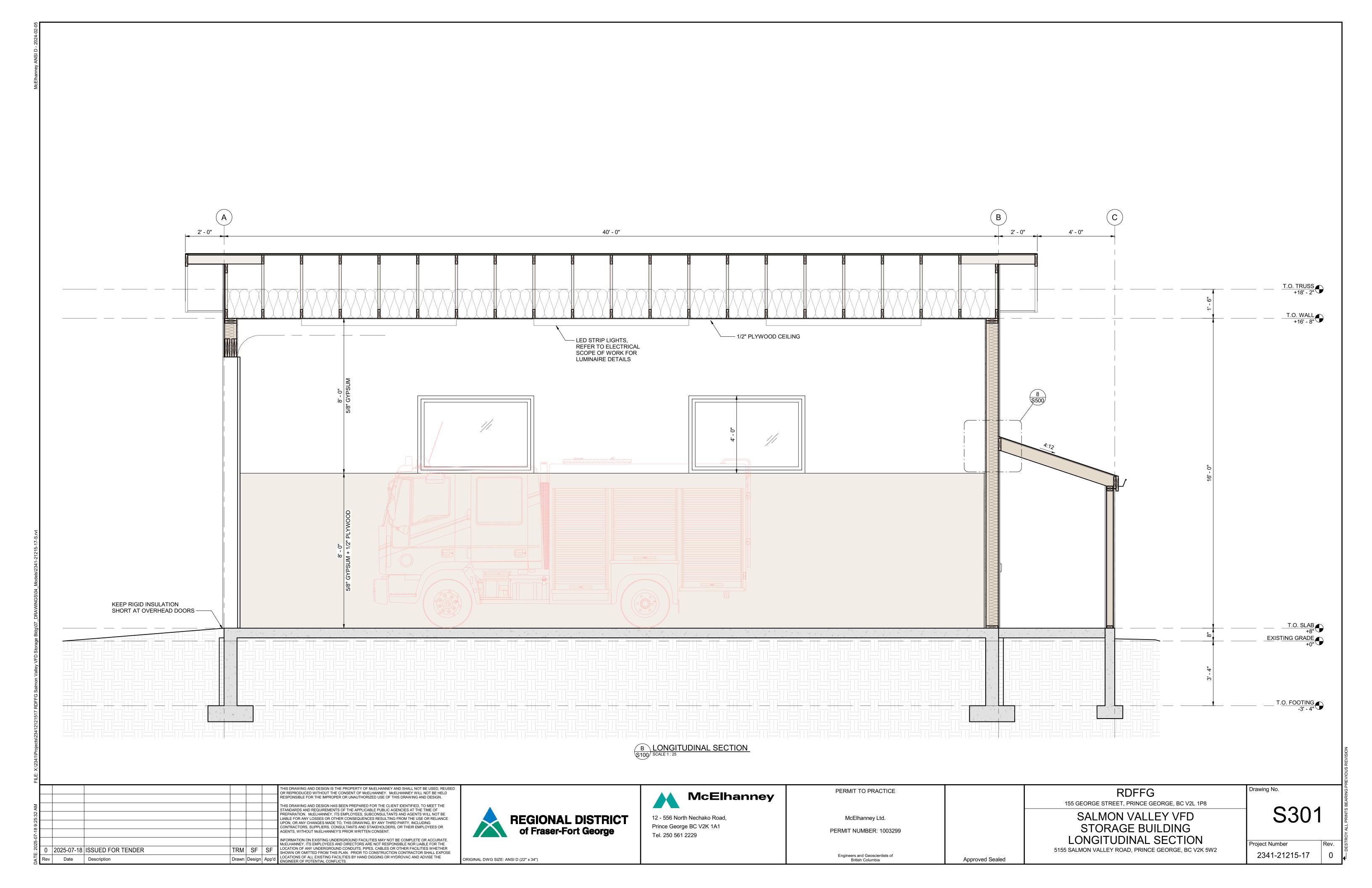


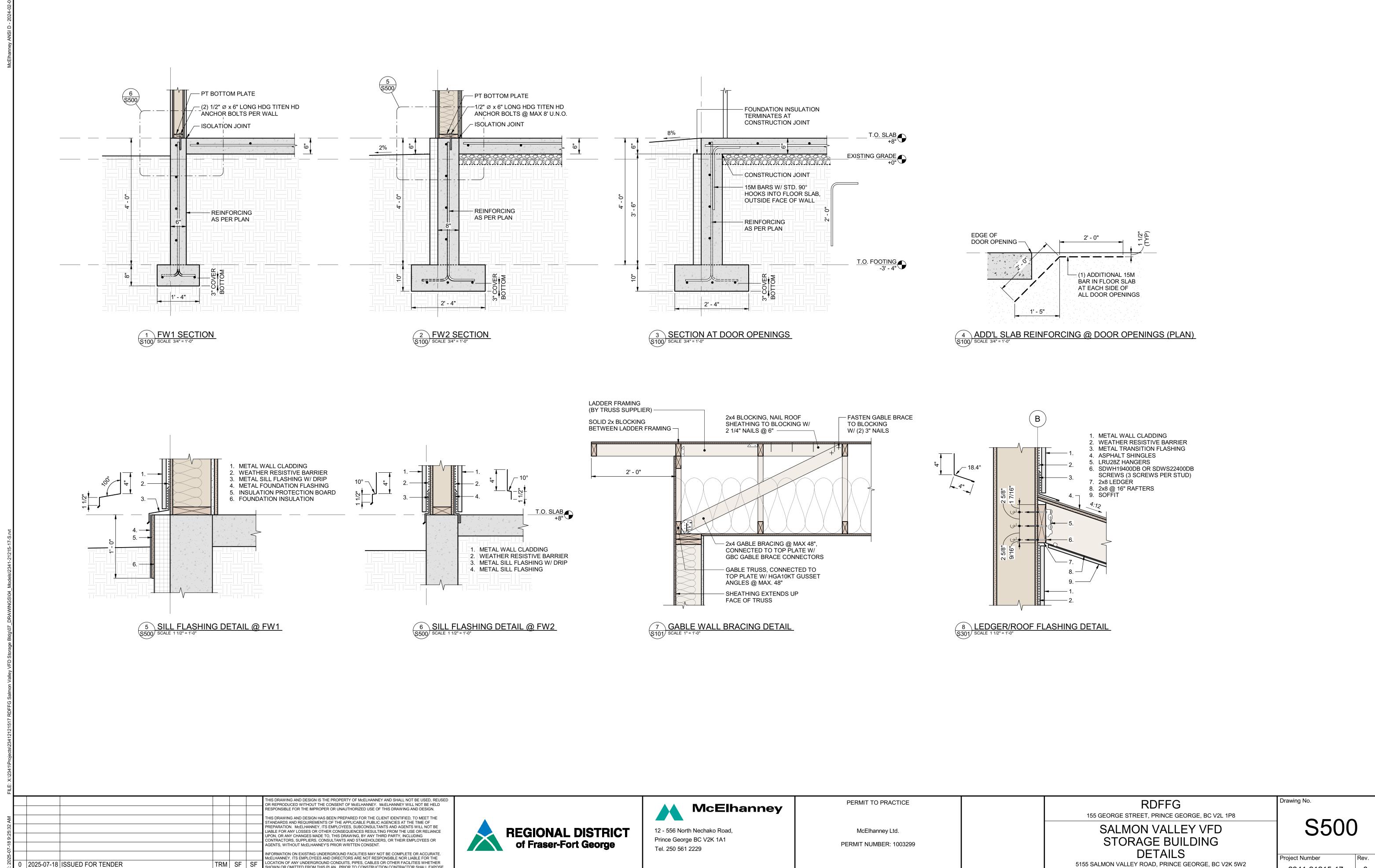












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Date Description

5155 SALMON VALLEY ROAD, PRINCE GEORGE, BC V2K 5W2

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	<u> APPENDIX L – PRIME CONTRACTOR AGREEMENT</u>					
DA	ATE					
PRIME CONTRACTOR AGREEMENT						
W	HEREAS:					
A.	Company Name ("Contractor") intends to perform certain work on the following lands or premises of which the Regional District of Fraser-Fort George (the "Regional District") is the owner for the purposes of the <i>Workers Compensation Act</i> R.S.B.C. 2019, c.1 (the "Act") and which are or may be a multiple-employer workplace for the purposes of the Act:					
	[insert description of road or park or legal description of property/ies] (the "Regional District Lands");					
В.	Pursuant to section 24 of the Act, the owner of a multiple-employer workplace may enter into a written agreement with a directing contractor, employer or other person to be the prime contractor for that workplace; and					
C.	The Contractor has agreed to be the prime contractor relating to that portion of the Regional District Lands and premises on which the work will be performed.					
NOW THEREFORE THIS AGREEMENT WITNESS that, in consideration of the sum of One Dollar (\$1.00) now paid to the Regional District to the Contractor (the receipt and sufficiency whereof is hereby acknowledged),						
1.	The Contractor hereby agrees, pursuant to Section 24 of the Act, to be the prime contractor for the Works on the Regional District Lands, and to carry out the obligations set out in Section 24 of the Act and all applicable regulations.					
2.	The Contractor hereby acknowledges that it is familiar with the provisions of Section 24 of the Act and all applicable regulations and understands the obligations it is assuming.					
3.	Any violation of the Act and applicable regulations by the prime contractor may be considered a breach of contract resulting in possible termination or suspension of the agreement and/or any other actions deemed appropriate at the discretion of the Regional District.					
4.	Any penalties, sanctions or additional costs levied against the Regional District, as a result of the actions of the prime contractor are the responsibility of the prime contractor.					
5.	The Regional District hereby revokes any past appointments of a prime contractor on the Regional District Lands.					
Ex	recuted this day of , 2025					
Regional District, by its authorized signatory. Contractor Name by its authorized signatory,						