

REQUEST FOR QUOTATION PWO0253 - Public Work's Women's Washroom & Changeroom - Flooring

DESCRIPTION OF WORK:

The City of Cranbrook is requesting quotes from qualified companies for the supply and installation of resilient flooring at the City of Cranbrook Public Works Yard, located at 201 Cobham Ave. W.

The work consists of the supply and installation of resilient flooring as per 09 65 10 – Resilient Flooring of the Architectural Specification from Berry Architecture + Associates projects drawings <u>23-045.CPSB Washroom Renovation.A.BP_stamped</u>.

QUOTES clearly marked "Attn. Jason Perrault: QUOTATION – PWO0253 – PW Women's Washroom & Changeroom - Flooring" will be accepted until 2 PM MDT on <u>January 17</u>, <u>2025</u> at:

Via EMAIL at: pwpurchasing@cranbrook.ca

Faxed submissions will not be accepted.

Quotes must be irrevocable and open for acceptance by the City for a period of Sixty (60) days after submission even if another Quote is accepted by the City.

Miscellaneous Information:

Flooring area

City of Cranbrook - Public Works Project #: PWO0253 Flooring RFQ - Flooring Measurements

Option 1 - New Flooring

Room	Approximate Measurements	Aproximate Square Feet.
NEW BARRIER FREE WASHROOM	9'X10'	90
CORRIDOR AND ENTRANCE	4'6"X38' AND 4'6"X7'	202.5
EXISTING WASHROOM	6'6"X5'6"	36
FEMALE WASHROOM	6'6"X5'6"	36
JANITOR ROOM	6'6"X5'9"	37
ELECTRICAL ROOM	6'6"X9'	58.5
	Option 1 Total sqft	460

Option 2 - Additional Flooring*

Room	Approximate Measurements	Aproximate Square Feet.
FIRST AID ROOM	9'X13'6"	121.5
OFFICE 1	9'X12'6"	112.5
OFFICE 2	9'X12'6"	112.5
ADMIN SPACE	18'X13' AND 9'X4'6"	274.5
	Option 2 Total sqft	621

*Depending on available funds

Desired Flooring



Figure 1-Vinyl Plank

Evaluation:

An evaluation committee will be formed by the City of Cranbrook and may include employees and contractors of the City of Cranbrook. All personnel will be bound by the same standards of confidentiality. The mandatory and desirable criteria against which proposals will be evaluated are identified below. Proponents should ensure that they fully respond to all criteria in order to be comprehensively evaluated.

The City of Cranbrook may request and receive clarification from any Proponent when evaluating a proposal. The evaluation committee may invite some or all of the Proponents to appear before the committee in order to clarify their proposals. In such event, the evaluation committee may consider such clarifications in evaluating proposals.

Mandatory Criteria:

Proponent responses must clearly demonstrate that they meet the following mandatory criteria, or they will be excluded from further consideration during the evaluation process:

- a) The Proponents proposal must be received at the closing location before the specified closing time.
- b) The Proponents proposal must be in English and MUST NOT be sent by regular Mail, or facsimile.
- c) Proponents must submit one (1) Request cover page, with the Proponent Section, fully completed and signed.

Evaluation Scoring:

Once mandatory requirements are met, the responses will be evaluated based on the evaluation criteria table below:

Evaluation Criteria	Description	Weight
Corporate Strength	Proponents must demonstrate that they are positioned so that	10%
	services and support can be provided to the City of Cranbrook over	
	the long term.	
Financial	Proponents are to provide the solution that provides the best value for the City of Cranbrook's investment, and provides the required services for the lowest total cost of ownership.	60%
Service Requirements	Proponents are to demonstrate, in detail, how the proposal will meet all of the City of Cranbrook's service requirements.	30%
Total		100%

<u>Appendix A – Cover Page</u>

QUOTES clearly marked "Attn. Jason Perrault: QUOTATION – PWO0253 – PW Women's Washroom & Changeroom - Flooring" will be accepted until 2 PM MDT on <u>January 17, 2025.</u>

SUBMITTED BY:	
DATE:	
LEGAL NAME:	
OPERATING NAME (if different)	
ADDRESS:	
PHONE:	
NAME (printed):	
SIGNATURE:	

(Authorized Company Representative)

SERVICE	PRICE:
Deliverables as per supply and installation of resilient flooring as per 09 65 10 – Resilient Flooring of the Architectural Specification from Berry Architecture + Associates projects	Option 1: \$
drawings <u>23-045.CPSB Washroom Renovation.A.BP_stamped</u> .	Option 2: \$

The City of Cranbrook reserves the right to reject any or all quotations or to accept the quotation deemed most favorable in the interest of the City. The lowest or any quotation will not necessarily be accepted. Should only one submission be received, the City reserves the right to negotiate pricing.

The selected vendor shall review and sign the City of Cranbrook Standard Terms and Conditions of Purchase as attached.

THE CORPORATION OF THE CITY OF CRANBROOK STANDARD TERMS AND CONDITIONS OF PURCHASE

Offer and Acceptance:

The Supplier, by the acceptance of a contract and/or purchase order enters into a binding agreement of purchase and sale with the City of Cranbrook (the "City") for the supply of the goods and services subject to these terms and conditions.

The City's placement of the contract and/or purchase order with the Supplier is expressly conditioned upon the Supplier's acceptance of all the terms and conditions.

1. Purchase Orders:

All purchases of goods and services over \$200 require a purchase order. City staff will provide the Supplier with a purchase order number at the time the order is placed or shortly thereafter. The purchase order authorizes the Supplier to provide only the specified goods and services at the price indicated. In some cases, where there are liability, labour or performance completion issues, the City may require the Supplier to sign a contract.

2. Required Documentation:

Failure to meet these requirements may result in the goods and/or invoices being returned at the Supplier's cost.

1. The purchase order number must be shown on all related invoices, shipping papers, transportation bills, packages, packing lists, and correspondence.

2. A packing list must be included with each shipment.

3. A separate invoice must be rendered for each order and for each shipment or delivery. Goods and Services Tax (GST) and Provincial Sales Tax (PST) must be shown separately on the invoice.

4. All applicable transportation charges must be prepaid unless instructions to the contrary appear on the face of the purchase order.

5. Where applicable, serial numbers are to be shown on the invoice including serial numbers of trade-in equipment.

6. The Supplier shall provide all the necessary training and instruction to its personnel, representatives and agents in the storage, handling and use of any product classified as a "Controlled Product" under WHMIS. The Supplier will provide the appropriate labels and material safety data sheets (MSDS) for WHMIS regulated products. No product containing asbestos shall be supplied at any time without written authorization. The Supplier will ensure and fully comply with the Transportation of Dangerous Goods Act and Regulations when shipping goods to the City.

3. Invoices and Payment:

Invoices shall be sent to: City of Cranbrook Accounts Payable 40 -10th Ave. S. Cranbrook, BC V1C 2M8 ap@cranbrook.ca Payment by the City shall be made after final acceptance by the City of the goods and services, notwithstanding any previous passing of title to the goods.

Payment terms are net thirty (30) days and begin the date the Accounts Payable department receives the invoices.

Unless otherwise stated, funds are payable in Canadian dollars.

Prices are to include all packing, handling, taxes, duties and are otherwise all-inclusive.

4. Customs:

For any shipments originating outside of Canada, the Supplier shall attach all required customs documents to the shipment. Payment of duties will be as per the terms of the purchase order/contract. The City's Custom Broker Contact Information: H.H. Smith Ltd., P.O. Box 30, Coutts, AB, T0K 0N0. Phone (403) 344-3822, Fax (403) 344-3027.

5. Delivery:

Time is of the essence. The Supplier must immediately advise the City of a shortage or delay of any kind. If delivery of goods and services is not completed by the date required, the City reserves the right to terminate this contract and/or purchase order in whole or in part and to purchase substitute goods and services elsewhere and charge the Supplier with any incidental or consequential damages that might be incurred.

The City shall not be liable for failure to take delivery of the goods and/or services ordered herein due to labour difficulties, acts of God, fortuitous events or other causes of a like or unlike nature reasonably beyond its control. Deliveries not taken during such period may be eliminated from this order at the City's option without liability on its part.

6. Changes/Modifications/Termination:

The City reserves the right at any time, to cancel or terminate this order in whole or in part by written or verbal notice confirmed in writing, or to make changes in any one or more of the following: quantity, specifications, methods of shipment or packing, and place or timing of delivery. If any such change causes an increase or decrease in the cost of, or the time required for performance of this contract and/or purchase order, an equitable adjustment shall be made in the price or delivery schedule, or both. No agreement or understanding to modify this contract and/or purchase order shall be binding upon the City unless in writing and signed by the City's authorized agent.

7. Inspection

All goods and services purchased hereunder are subject to inspection and approval upon delivery at the City's place of business. The City reserves the right to reject and refuse acceptance of goods and services which are not in accordance with the City's specifications or not in compliance with the Supplier's warranty (expressed or implied). Goods not accepted will be returned to the Supplier at the Supplier's expense. Payment for any good or service hereunder shall not be deemed an acceptance thereof. In the event the City judges the quality of the article, material or service to be deficient, the City may cancel the order by returning the goods at the Supplier's expense and debiting the Supplier's account with the original purchase cost.

8. Title:

The City shall not be deemed to accept the merchandise until the City actually receives, inspects and accepts such merchandise at its place of business. Insofar as the order specifies FOB point, the City shall accept title for the goods at that point only. Materials not sold FOB destination must be prepaid and charged. Transportation charges, other than postage, must be supported by documentation. Materials shipped parcel post must be insured. COD charges will not be accepted.

9. Risk of Loss:

Risk of loss or damage of the goods and services provided under this contract and/or purchase order shall not pass to the City until delivery at its place of business.

10. Holdback:

For the supply of both materials and services, holdback of payment may be made in accordance with the requirements of the *Builder's Lien Act of BC*.

11. Shipping containers:

All packing cases, bales and cartons, etc. in which the articles or materials may be shipped shall become, without charge, the City's property on receipt, unless otherwise stipulated.

12. Warranty:

Without limitation to any additional warranties provided by the Supplier, whether indicated on the face of the purchase order or otherwise provided, the Supplier warrants that:

1. All goods shall be of merchantable quality and free from defects in workmanship and materials;

2. All goods shall strictly conform to applicable samples, specifications and drawings;

- 3. All goods and services shall be fit for the purpose intended by the City;
- 4. All goods shall be free and clear of all liens, charges and encumbrances;

5. The goods and services shall comply with the standards set forth by applicable federal, provincial, municipal and industry regulatory agencies;

6. The shipping and handling of any hazardous material will be made in accordance with all applicable laws and regulations; and

7. The goods and services shall comply with all applicable environmental protection laws and regulations.

Unless a longer warranty period is specified in the contract and/or on the purchase order or is otherwise provided, the foregoing warranty shall be valid for one year from the date of acceptance of the goods and services by the City. If at any time prior to the expiration of any applicable warranty period, any weakness, deficiency, failure, breakdown or deterioration in workmanship or material should appear or be discovered in the goods or services furnished by the Supplier, or is the goods and services do not conform to the terms and conditions of the contract and/or purchase order, the City may at its option:

1. Require the Supplier to promptly replace, redesign or correct the defective and non-

conforming goods and services at no expense to the City, or

2. The City may replace or correct the defective goods and services and charge the Supplier with all expenses incurred by the City. The Supplier agrees to indemnify and save harmless the City, its members, officers, employees, assigns, agents, clients and the public from any liability, loss, cost and expense arising either directly or indirectly, from breach of any warranty given by the Supplier hereunder.

13. Assignment:

No right of interest in this contract and/or purchase order shall be assigned by either party without the written consent of the other, and no delegation of any obligation owed, or of the performance of any obligation by either the City or Supplier shall be made without the written consent of the other party.

14. Imports:

If the Supplier manufactures or purchases any goods involved in this contract, outside of Canada, he must ensure that he, his agent, or representative is the "Importer of Record" for customs purposes.

15. Tax and Duties:

The Supplier agrees that all Canadian Goods and Services Tax (GST) Provincial Sales Tax (PST) and/or Customs Duty entitlement provided for by the Excise Tax and/or Customs Tariff Acts and all tax duty rate decreases and/or exemptions, resulting from amendments reclassifications, remissions or clarifications thereof on tax and/or duty - applicable priced goods/materials involved, whether recognized or not at the time the order is awarded, shall be passed onto the City. Otherwise said order is based on the specific GST/HST and/or Customs Duty status shown, which must be adhered to and all invoice billings must agree accordingly.

16. Insurance:

All Suppliers/Contractors providing services to the City are required at a minimum to carry \$2,000,000 Commercial General Liability Insurance with the City of Cranbrook named as an additional insured party. The City reserves the right to modify the type of insurance coverage and the coverage amount required to be carried by the Supplier/Contractor. Proof of insurance must be provided to the City prior to commencement of work.

17. Business License:

All Suppliers/Contractors conducting business within City limits will have a valid City of Cranbrook business license if required as per City of Cranbrook Business License Bylaw No. 3194 as amended from time to time or replaced. The Canadian Rockies International Airport is considered within City limits.

18. WCB:

The Supplier/Contractor shall maintain an account in good standing with WCB and shall, upon City request, provide a letter from WCB so stating, prior to commencement of work. The

Supplier/Contractor shall ensure compliance by both itself and its Sub-contractors with the *Worker's Compensation Act* and regulations.

19. Patents:

The Supplier undertakes and agrees to defend at Supplier's own expense, all suits, actions or proceedings in which the City or the users of any of the City's merchandise are made defendants for actual or alleged infringement of any US, Canadian or foreign letters patent resulting from the use or sale of the items purchased hereunder, and further agrees to pay and discharge any and all judgments or decrees which may be rendered in any such suit, action or proceeding against such defendants herein.

20. Gifts, Gratuities, and Staff Discounts:

The City of Cranbrook has strict standards against City employees accepting gifts, gratuities or staff discounts as a result of their employment with the City. Items of nominal value, such as pens and calendars, used in the course of employment are exempt.

21. Indemnification:

The Supplier, by acceptance of the contract and/or purchase order, shall indemnify and hold harmless the City of Cranbrook, its agents, and employees, from and against all loss or expense by reason of the liability imposed by law upon the City of Cranbrook its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom, sustained by any person or persons, or on account of damage to property, including loss of use thereof, arising out of or in consequence of the performance of this work.

22. Conflict of Interest:

It is the Supplier's sole responsibility to disclose to the City in writing, prior to supplying goods and/or services, any actual, perceived, or potential conflict of interest and any existing business relationships it may have with the City of Cranbrook, its elected or appointed officials or employees.

23. Compliance with Laws:

In accepting the contract and/or purchase order, the Supplier represents that it has complied and will continue during the performance of this contract and/or purchase order to comply with the provisions of applicable third party contracts, and all applicable federal, provincial and municipal laws and regulations. The laws of British Columbia govern this agreement.

24. Freedom of Information:

The City of Cranbrook is subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. All Suppliers are therefore advised that any invoices, quotes, price offers or estimates received by the City will be treated as a public document and the contents therein may be disclosed upon written request if required to do so pursuant to the Act.

DRAWING SYMBOLS LEGEND

DOOR TAG REFER TO SCHEDULE (101-1)

ROOM NAME ROOM TAG

Berry Architecture + Associates

131 - 7th Avenue South

Cranbrook, ∨1C 2J3

Phone: 403-357-7349

Sheet

Number

AO.O

A0.1

A0.2

Contact: George Berry

(P2)

? KEYNOTE INDICATOR

WALL TYPE SYMBOL

NORTH ARROW

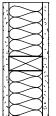
ARCHITECTURAL SHEET LIST

BCBC REVIEW & INTERIOR ELEVATION

LIFE SAFETY PLAN + DETAILS

Sheet Name

WALL ASSEMBLIES LEGEND **INTERIOR PARTITIONS**



INTERIOR PARTITION **P**1

> INTERIOR FINISH TO MATCH EXISTING 15.9mm TYPE "X" GYPSUM BOARD 38X89mm WOOD STUD @ 610mm C/W BATT INSULATION 15.9mm TYPE "X" GYPSUM BOARD INTERIOR FINISH TO MATCH EXISTING

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GENERAL NOTES

- DO NOT SCALE DRAWINGS. CONFIRM ALL DIMENISIONS ON SITE AND REPORT DISCREPANCIES TO OWNER AND ARCHITECT.
- CONTRACTOR TO COMPARE DRAWINGS TO SITE CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT. ALL WORK COMPLIES WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE - 2018 BRITISH COLUMBIA EDITION AND LOCAL ORDINANCES. COORDINATE ALL INFORMATION FROM ALL CONSULTANTS DOCUMENTS. COORDINATE DIMENSIONS REQUIRED FOR THE FITTING OF ALL COMPONENTS AS NECESSARY TO ENSURE THEIR SOUND OPERATION UPON COMPLETION.
- ALL WALL AND FLOOR ASSEMBLIES SHOWN ON THE CONSTRUCTION ASSEMBLY PAGE SHOW TRUE REPRESENTATION OF COMPLETED CONSTRUCTION ASSEMBLY. REFER TO SPECIFICATIONS FOR ADDITIONAL ASSEMBLY INFORMATION. THESE ASSEMBLIES SUPERSEDE ALL COMPLETED DETAILS AND NOTATION COMPLETED ON THE FOLLOWING CONSTRUCTION DRAWINGS.
- ALL GYPSUM BOARD IN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE.
- ALL G.I. FLASHING EXPOSED TO VIEW SHALL BE PRE-FINISHED.
- PROVIDE CONTINUOUS SEALANT AROUND BOTH SIDES OF ALL DOOR FRAMES. IN ALL LOCATIONS WHERE GYPSUM BOARD ABUTS DISSIMILAR MATERIAL, USE A MILCOR AND/OR J-TRIM AT EDGE SURFACES. ALLOW 3mm +/- GAP. EX. DOOR, WINDOW FRAME, CONCRETE WALL, CONCRETE, BRICK ETC.
- 10. PROVIDE CORNER BEAD FOR ALL EXPOSED GYPSUM WALL BOARD CORNERS.
- 1. FURR-IN ALL EXPOSED MECHANICAL AND/OR ELECTRICAL COMPONENTS IN FINISHED AREAS, AND AS INDICATED. 12. SEE MECHANICAL AND ELECTRICAL FOR EXACT TYPES AND QUANTITY OF DIFFUSERS, GRILLES, FIXTURES, AND EQUIPMENT. CO-ORDINATE SIZES AND EXACT LOCATIONS TO SUIT.

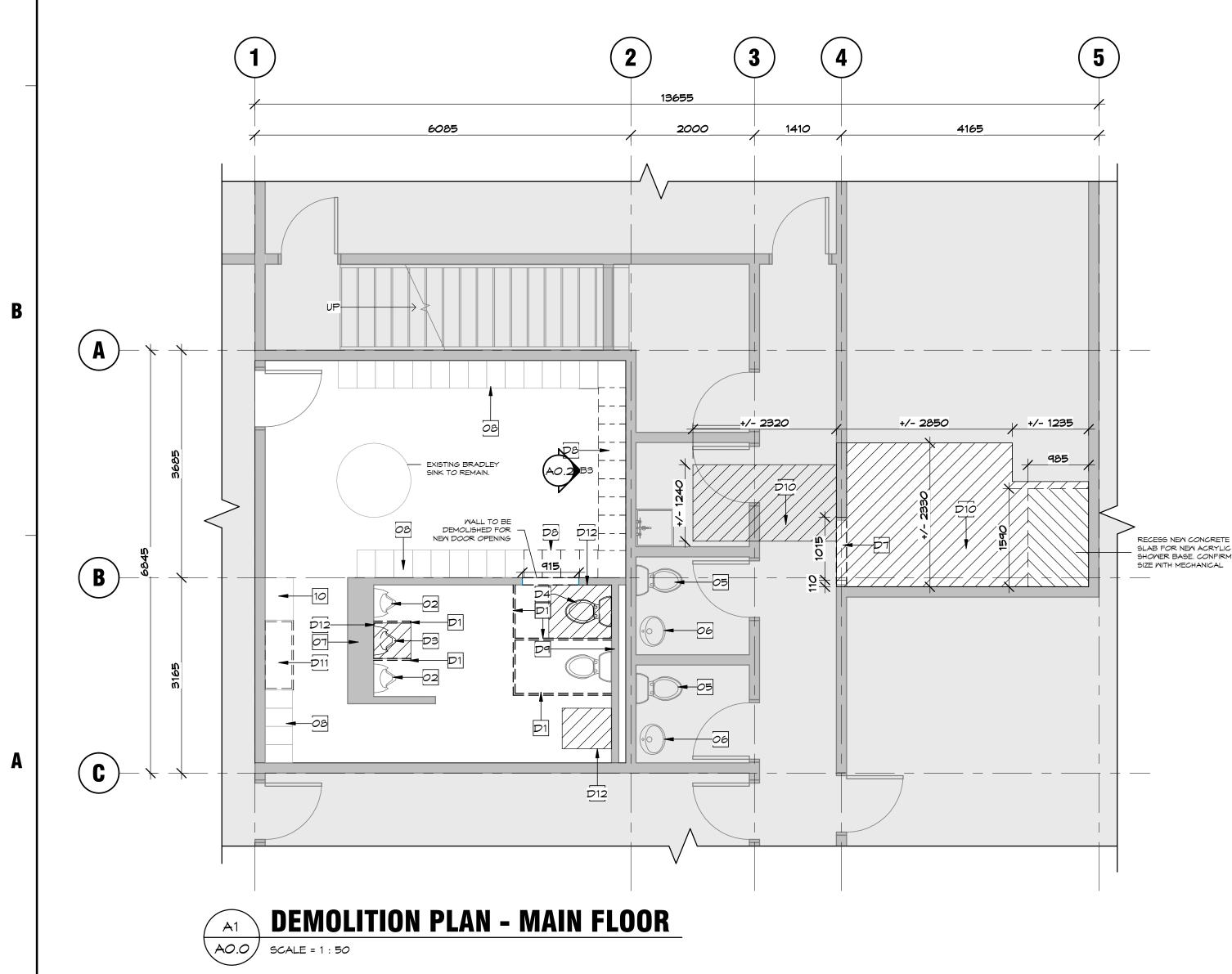
Mountain Ridge Engineering Cranbrook, BC

A9.0 SPECIFICATION

FLOOR PLANS

Phone: 403-860-3026 Contact: Serina Hall

MECHANICAL SHEET LIST		
Sheet Number	Sheet Name	
MO.01	SPECIFICATION	
M2.01	MECHANICAL PLANS AND SCHEDULES	



2

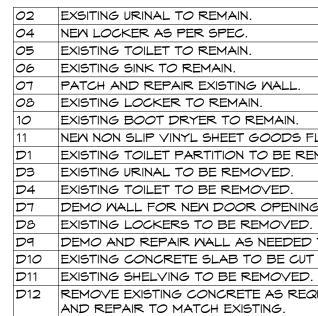
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D

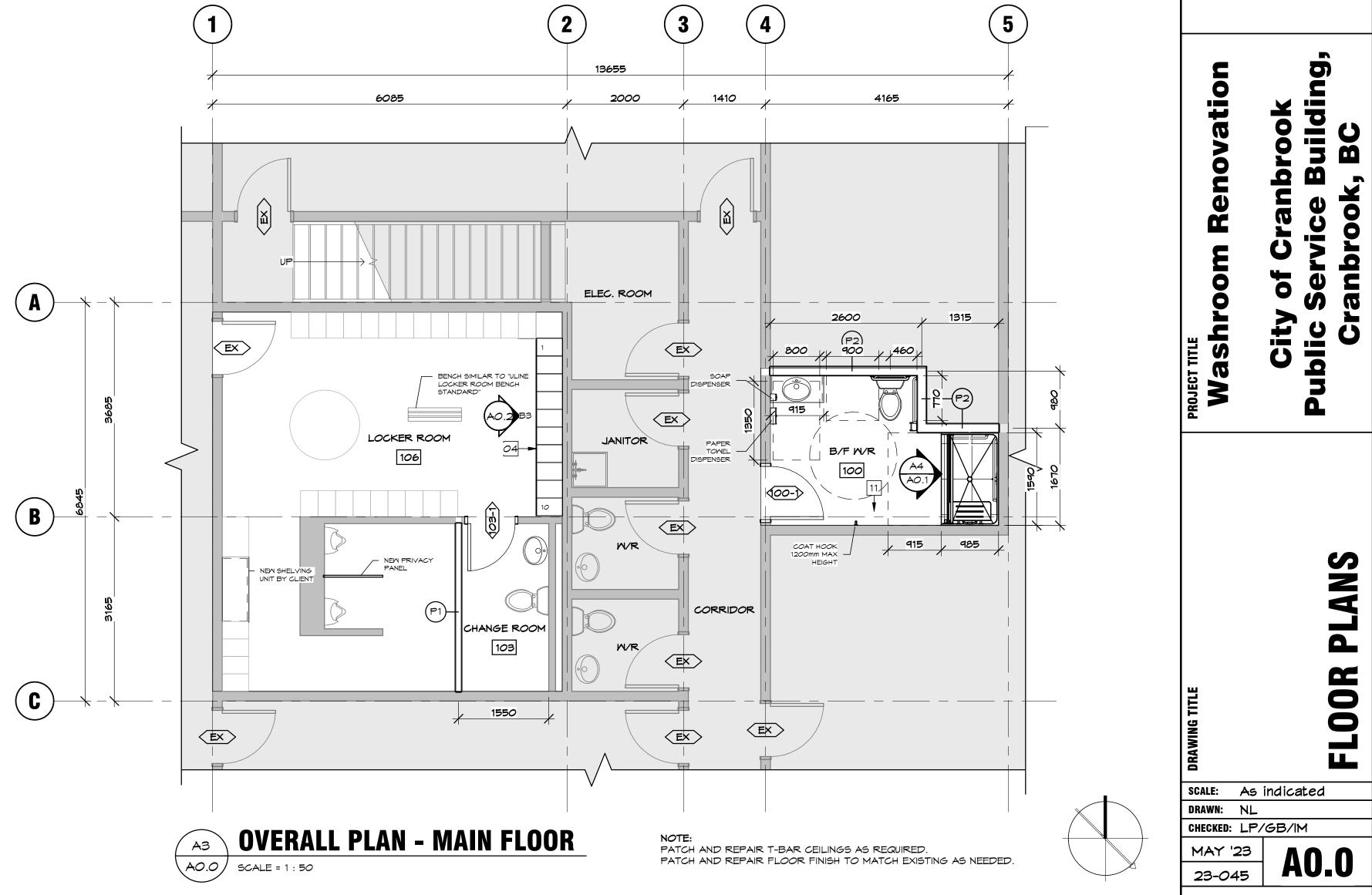
P2 PLUMBING WALL

INTERIOR FINISH TO MATCH EXISTING

15.9mm TYPE "X" GYPSUM BOARD 38X140mm WOOD STUD @ 610mm C/W BATT INSULATION 15.9mm TYPE "X" GYPSUM BOARD INTERIOR FINISH TO MATCH EXISTING







SITE PLAN

KEYNOTE LEGEND

PATCH AND REPAIR EXISTING WALL

EXISTING BOOT DRYER TO REMAIN.

NEW NON SLIP VINYL SHEET GOODS FLOORING, BY OWNER. EXISTING TOILET PARTITION TO BE REMOVED.

DEMO WALL FOR NEW DOOR OPENING.

D9 DEMO AND REPAIR WALL AS NEEDED TO RELOCATE PLUMBING.

D10 EXISTING CONCRETE SLAB TO BE CUT FOR NEW PLUMBING. REFER TO MECHANICAL DRAWINGS FOR EXTENTS.

D12 REMOVE EXISTING CONCRETE AS REQUIRED TO CAP SANITARY AND DOMESTIC WATER. REFER TO MECHANICAL. PATCH AND REPAIR TO MATCH EXISTING.

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SEALS

berry architecture

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ASSOCIATES LTD.

REVISIONS + ISSUES

2023 06 09 CLIENT REVIEW 2023 06 13 CLIENT REVIEW #2

2023 06 27 FINAL REVIEW

2024 05 14 Review and Coordination

ISSUED FOR

YYYY MM DD

2023 07 04 100% 2023 10 25 BP

2024 06 13 Revision 2024 11 05 BP Revision

KEY PLAN

2024-11-05

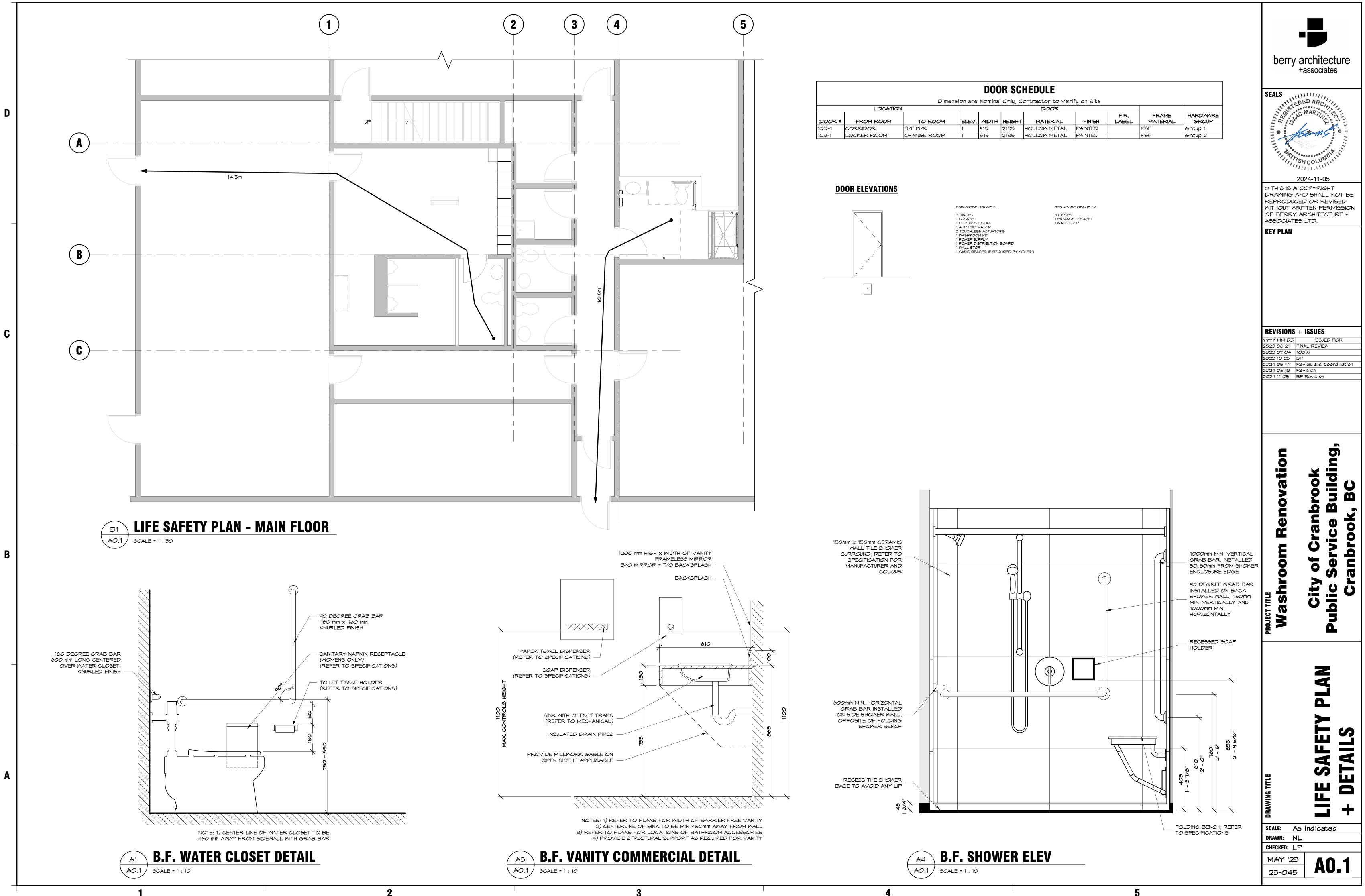
DRAWING AND SHALL NOT BE

WITHOUT WRITTEN PERMISSION

REPRODUCED OR REVISED

OF BERRY ARCHITECTURE +

+associates



BRITISH COLUMBIA BUILDING CODE - 2018 EDITION REVIEW

WASHROOM RENOVATION

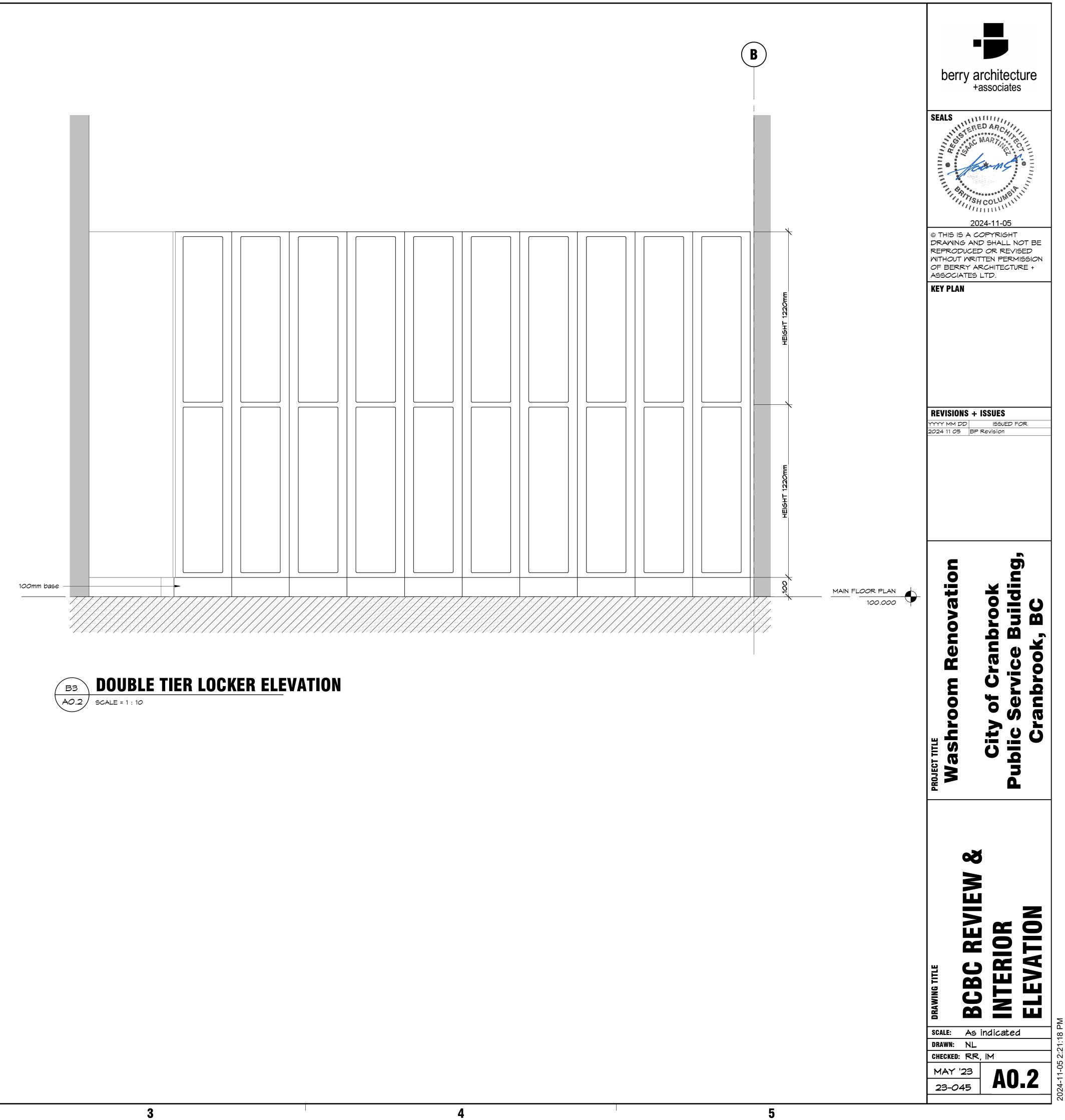
Regulation:	Requirement:	Proposed:
Building Classification	3.2.2.83 Group F - Division 3	
Building Height	Up to 4 Stories	2 Stories
Building Area	Not more than 2,400 sq.m. (Facing 1 Streets)	1,760 sq.m. ; Facing 1 Streets
Regulation:	Requirement:	Proposed:
Construction 3.2.2.83.(2)	Combustible Construction or Non-Combustible Construction	Combustible Construction
Sprinklers 3.2.2.83.	Sprinklered or Non-Sprinklered	Non-Sprinklered
Floor Rating 3.2.2.83.(2)(a)	Floor assemblies shall be fire separations with a fire-resistance rating not less than 45min.	Existing conditions
Mezzanine Rating 3.2.2.83.(2)(a)	Mezzanines shall have a fire-resistance rating not less than 45min	. Existing conditions
Roof Rating 3.2.2.83.(2)(a)	Roof assemblies shall have a fire-resistance rating not less than 45min.	Existing conditions
Loadbearing Rating 3.2.2.83.(2)(a)	Loadbearing walls, columns, and arches shall have a fire- resistance rating not less than 45min and be of noncombustible construction.	Existing conditions
Regulation:	Requirement:	Proposed:
Occupant Load 3.1.17.1.(2)	If a floor area or part thereof has been designed for an occupant load other than that determined from table 3.1.17.1., a permanent sign indicating that occupant load shall be posted in a conspicuous location.	
Limiting Distance 3.2.3.1.(1)	The area of unprotected openings in an exposed building face for the applicable limiting distance shall be not more than the value determined in accordance with the tables.	Refer to Life Safety Plan
Number of Required Exits 3.4.2.1.(1)	Every floor area intended for occupancy shall be served by at least 2 exits.	Refer to Life Safety Plan
Location of Exits 3.4.2.5.(1)(f)	If more than one exit is required from a floor area, the exits shall be located so that the travel distance to at least one exit shall be not more than (f) 30 m in a any floor area.	Refer to Life Safety Plan
Water Closets 3.7.2.2.	 (14) For an occupant load of 100 people, the minim number of water closets is 3 for each sex. (5) Urinals are permitted to be substituted for two thirds of the number of water closets required by this article for males () for one of the water closets. 	2 Male water closets + 4 urinals, and 3 Female water closets provided
Barrier-Free Mater Closet 3.8.2.8.(3)	In a building in which water closets are required at least one universal washroom shall be provided in the entrance storey	Barrier Free Water Closet Provided

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ARCHITECTURAL SPECIFICATION

00 00 00 - GENERAL NOTES

Refer to Mechanical, and Electrical drawings for specifications. 2. Owner to select all interior finish products (millwork, flooring, painting, etc). Contractor to install as per manufacturers written instructions. З. Follow current version of Building Codes, National Energy Code, Fire

Code, and local bylaws and regulations a. BC Energy Step Code - Step 3 to be met on all BC projects.

DIVISION 01 - GENERAL REQUIREMENTS

Refer to Contractors Contracts for the General Requirements for the project.

General Requirements

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Obtain and review legal survey of proposed site for Owner. a. Coordinate with municipality and Owner for receipt of

- Development Permit, Building Permit and Occupancy Permit. Coordinate local surveyor to do all layout all necessary lines, pins, and offsets to accurately locate work as per drawings This includes a topographical survey.
- Maintain electronic photo journal of site. 2. Coordinate with Owner for installation of all temporary permanent signage, including jobsite and safety signage in prominent locations
- on site. З. Provide coordination and rent all equipment required not supplied by sub-trades to complete work.
- 4. Provide garbage disposal and site cleanup to keep clean and orderly site. Provide janitorial clean in all finished areas upon completion.
- All design and construction to meet or exceed local, provincial and national building codes, as well as all municipal requirements. Contractor will notify Owner immediately if municipal authorities request additional design and construction standards outside our interpretation of the building code.
- Do not scale drawings. Provide a construction schedule.

Document Hierarchy

- In the event of conflict within and between the Contract Documents, the order of priority within specifications and drawings are from highest to lowest.
- 2. In the event of conflict between documents, the decision of the Consultant shall be final.
- З. The requirements stated in Division O1 specification sections apply to all other specification sections within Division 02 to 49. Refer to precedence statements above

General Installation Provisions

- The installer of each major component shall inspect both the substrate and conditions under which work is to be performed. Do not proceed until unsatisfactory conditions have been corrected in an acceptable manner. The installer shall confirm all measurements. Dimensions and quantities on site with field measurements and take offs prior to ordering or fabricating components.
- Comply with manufacturer's installation instructions and recommendations, to the extent that those instructions and recommendations are more explicit or stringent than requirements contained in contract documents.
- З. Inspect materials immediately upon delivery and again prior to installation. Reject damaged and defective items.
- Provide attachment and connection devices and methods necessary for securing work. Secure work true to line and level. Allow for expansion and building movement.
- Provide uniform joint widths in exposed work. Arrange joints in exposed work to obtain the best visual effect. Refer questionable choices to architect for final decision.
- Install each component during weather conditions and project status 6. that will ensure the best possible results. Isolate each part of the completed construction from incompatible material as necessary to prevent deterioration.
- Coordinate temporary enclosures with required inspections and tests, to minimize the necessity of uncovering completed construction for that purpose.
- 8. Where mounting heights are not indicated. Install individual components at standard mounting heights recognized within the industry for the particular application indicated. Refer questionable mounting height decisions to the architect for final decision.
- Supervise construction activities to ensure that no part of the work, completed or in progress, is subject to harmful, dangerous. Damaging, or otherwise deleterious exposure during the construction period.

Cutting and Remedial Work

- Do the cutting and remedial work required to make the several parts of the work come together properly
- Coordinate the work to ensure that this requirement is kept to a 2. minimum.
- Cutting and remedial work shall be performed by specialists familiar with materials affected and shall be performed in a manner to neither damage nor endanger the work.

Shop Drawings

- Shop drawings mean technical data specially prepared for work of this contract, including drawings, diagrams, and product data sheets. Photographs, catalog cuts, schedules, templates, patterns. Reports, calculations, instructions, measurements and similar information. 2. Present shop drawings in a clear and thorough manner to
- appropriately illustrate the work.
- З. Identify shop drawings by appropriate references to sheet. Detail, schedule or room numbers on architectural drawings.
- 4 Architect's review of submittals does not relieve Contractor from responsibility for errors and omissions, for site measurement and quantities, nor deviations from requirements of the contract documents.

Operation and Maintenance Manual

- The Contractor shall obtain all operation and maintenance data from all trades. Using this data, contractor shall prepare and submit digital (searchable PDF Format) operation and maintenance manuals. The operations and maintenance manuals shall contain:
- 2. Operating instructions: Manufacturers complete printed instructions describing proper operation.
- З. Maintenance instructions: manufacturer's printed instructions
- describing manufacturer's recommended maintenance. Shop drawings: one copy of all final reviewed shop drawings.
- 5. Product data: manufacturer's product data for equipment, systems, materials and finishes.
- Warranties and bonds: Owner's copy of manufacturer's 6.

warranties, maintenance bonds and service contracts.

Final Cleaning

- The Contractor shall perform final. Cleaning operations prior request for final. Inspection by the architect
- 2. Use experienced workers or professional cleaners for final a 3 Remove grease, paint spots, dirt, dust, stains, labels, fingerp and other foreign matter from interior and exterior surfaces vacuum and dust behind grilles, louvres and screens, wash flow surfaces not otherwise finished: clean metal doors and frame metal work: clean equipment: clean hardware: clean and polish on both sides: clean and polish mirrors.
- 4. Repair, patch and touch-up marred surfaces to match adjace finishes.
- Leave all surfaces in perfectly clean and unsoiled condition. 5.

DIVISION 02 - EXISTING CONDITIONS

- 02 41 19 Selective Demolition Provide, erect, and maintain temporary barriers at locations 1. indicated.
- 2. Erect and maintain weatherproof closures for exterior openi Erect and maintain temporary partitions to prevent spread of З. odours, and noise to permit continued Owner occupancy.
- Protect existing materials which are not to be demolished Prevent movement of structure; provide bracing and shoring. 5.
- Notify affected utility companies before starting work and co with their requirements.
- Mark location and termination of utilities.
- Provide appropriate temporary signage including signage for building egress.
- 9. Conform to applicable code for demolition work

DIVISION 03 - CONCRETE

- 03 20 00 CONCRETE REINFORCEMENT
- Reinforcement steel to conform to CSA-G30, Grade 400. Do not weld reinforcement unless approved in writing.
- Notify Owner prior to placement of concrete, for reinforcem review.
- 03 30 00 CAST IN PLACE CONCRETE
- Design, fabrication, erection, and other construction practice confirm to CAN/S269.3-M92.
- 2. Provide void form below all structural slabs at grade, walls, o beams, pile caps, and where shown on drawings prior to insta of reinforcement.
- Structural slab on grade plywood or 6 mm hardboard biodegradeable wax mat cardboard, complete with mois resistant treated paper faces with sufficient strength support the weight of wet concrete until set. Provide thick pressure treated plywood around perimeter of sl protect void space.
- Supply concrete in accordance with CSA-A23.1/A23.2. З.
- 4. Concrete materials, quality, mixing, placing, formwork, and oth construction practices to conform to CSA-A23.1.
- Do not use admixtures containing calcium chloride.
- For slabs, design the concrete mix with aggregate grading an to cement materials ratio to minimize shrinkage.

DIVISION 06 - WOOD, PLASTICS AND COMPOSITES

06 10 00 - ROUGH CARPENTRY

- Dimension Lumber: CSA-0141, softwood lumber unless indicat otherwise, S4S, maximum moisture content 19%; graded to NL Standard Grading Rules for Lumber.
- Plywood: CSA-0121, CSA-0151 or CSA-0153as indicated in sc below, CANPLY certified and graded, meeting the requirement CSA-0325.
- Install blocking at all bathroom accessory locations, size boar larger than accessory.
- Place horizontal members, crown side up. 4
- Construct double joist headers at floor and ceiling openings under wall stud partitions that are parallel to floor joists. Fr rigidly into joists.

06 41 11 - ARCHITECTURAL CABINETWORK Custom grade laminate cabinets with plastic laminate and solic

- surface tops. 2. Follow AWMAC standards for millwork and millwork hardware
- accessories. З.
- Sheet Materials a. AWS Lumber: Maximum moisture content of Hardwood Softwood, lumber grades as required for 6% grade spe Particleboard: NPA A208.1; composed of wood chips,
- density, moisture resistant; of grade to suit application sanded faces. High Pressure Decorative Laminate (HPDL): NEMA LD С.
- 1 flame spread rated, minimum 0.7 mm (0.028 inch) thic Thermofused Decorative Overlay (Melamine or LPDL):
- LD 3, low pressure, melamine impregnated.
- Set and secure casework in place; rigid, plumb, and level. Carefully scribe casework abutting other components, with ma
- gaps of 0.76 mm. Do not use additional overlay trim for this purpose. Fill and retouch nicks, chips and scratches; replace unrepairs
- damaged items Set and secure casework in place; rigid, plumb, and level.
- Carefully scribe casework abutting other components, with ma gaps of 0.76 mm. Do not use additional overlay trim for this purpose.
- 9 Use concealed joint fasteners to align and secure adjoining c units.
- 10. Secure casework to floor using appropriate angles and anche 11. Clean casework, counters, hardware, fittings, and fixtures of pencil and ink marks and broom clean the area of operation.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 21 16 - BLANKET INSULATION

- Fibrous Glass Batts: GREENGUARD Certified preformed insu without a membrane, sized for friction fit between framing, the resistance (RSI) as indicated in insulation schedule
- 2. Mineral Wool Insulation: preformed mineral slag insulation with membrane, sized for friction fit between framing, thermal resi (RSI), and fire resistance rating as indicated in insulation sche
- Fit insulation tightly around openings and protrusions in plane insulation.
- Cut and trim batts neatly to fit spaces. Use batts free from ripped or damaged back and edges. 5. Do not compress insulation to fit into spaces.

	07 8 1.	4 00 - FIRESTOPPING Firestopping systems: as listed under ULC-FS-09 Firestop Systems
to		and Components 2009 Edition, or as listed in WH Listings under "Through-Penetration Firestopping System.
cleaning. prints	2.	Provided that all other specified requirements can be met, use any of the following products, either singly or in combination.
or	З.	Provide tested firestopping systems meeting specified performance requirements wherever the continuity of a fire separation is
s: clean		interrupted by mechanical, electrical or other service penetrations,
glass	4.	or by any other openings, gaps or discontinuities. Firestopping material shall be labelled with applicable ULC, and
nt	5.	compatible substrates and openings. Apply primer and firestopping materials to manufacturer's written
	6.	instructions. Apply firestopping material, and thickness sufficient to achieve
	U.	rating, to uniform density and texture.
	07 9: 1.	2 00 - JOINT SEALANT Sealant: Silicone base, one (1) component to CAN/CGSB-19.13-M87
igs.	2.	colour, Shore A hardness 15-25. Sealant: Polyurethane base, one (1) component, to CAN/CGSB-
dust,	З.	19.13-M87, Shore A hardness 20-35. Acoustic Sealant: Single component, non skinning, non hardening
	4.	synthetic rubber sealant. Apply sealant in accordance with manufacturer's directions, using
nply	4 .	a gun with proper size nozzle, to leave an air tight installation. Use sufficient pressure to fill voids and joints solid. Superficial pointing with skin bead is not acceptable.
exit or	5.	Form surface of sealant smooth, free from ridges, wrinkles, sags, air pockets, embedded impurities. Neatly tool surface to a slight
	6.	concave joint. Unless indicated otherwise on drawings, apply 15 mm diameter bead of acoustic sealant continuously around periphery of each face of partitioning to acoustically seal gypsum board and panel junction with
		abutting fixed building components. Seal full perimeter of cutouts around electrical boxes, ducts, piping, etc.
ent	٦.	Provide foam sill gasket under studs on concrete.
116		BION 08 - OPENINGS
		1 13 - STANDARD METAL DOORS AND FRAMES
s to	1.	Sheet Steel: Galvanized steel to ASTM A653/A653M, commercial grade (CS), Type B.
rade ation	2.	Reinforcement Channel: To CSA-G40.20/G40.21, Type 44W, A25 coating designation to ASTM A653/A653M.
	З.	Longitudinal Edges: Continuously welded, filled and sanded with no
over ture	4.	visible edge seams. Exterior Doors: Both face sheets 16 gauge steel, with polystyrene
0 2 mm	5.	core, laminated under pressure to face sheets. Interior Doors: Both face sheets 18 gauge steel with honeycomb
ab to	6.	core, laminated under pressure to face sheets. Frames: Welded type construction, to wrap walls.
er		 a. Exterior: 16 gauge. b. Interior: 18 gauge.
	7.	Factory Finish: colour as selected.
water	8.	Maximum Diagonal Distortion: 1.5 mm measured with straight edges, crossed corner to corner.
	9. 10.	Install doors and frames to CSDMA. Install fire-rated doors and frames in accordance with NFPA 80, and local authority having jurisdiction.
	11. 12.	Coordinate installation of glass and glazing. Set frames plumb, square, level and at correct elevation.
ed GA	13. 14.	Secure anchorages and connections to adjacent construction. Adjust operable parts for correct clearances and function.
	14. 15.	Glazing: Refer to Section 08 80 50.
nedule s <i>o</i> f	08 7	100 - DOOR HARDWARE
d to be	1.	Refer to drawings for the hardware schedule. a. If no hardware schedule is provided all exterior doors to be complete with weatherstripping, threshold, 3 hinges, closer,
and		and lockset set. b. Interior doors are to be complete with 3 hinges, and a lockset
ame	2.	as a minimum. Hardware to meet ANSI standard grade 1.
	З.	Install all hardware items to manufacturer's instructions and recommendations.
	4.	Re-adjust hardware to function freely and properly just prior to completion of work.
and		BION 09 - FINISHES
nd	092	1 16 - GYPSUM BOARD ASSEMBLIES
ecified. nedium ;	1. 2.	Regular gypsum board: to CSA A82.27-M1977, Board edges tapered. Fire rated: Fire Rated board and other board specified with Fire Rated core shall be labeled in accordance with a certification
, Class	~	program accredited by the Standards Council of Canada.
K. EMA	З.	Acoustic Sealant: Single component, non skinning, non hardening synthetic rubber sealant. Install between existing and new walls.
	4. 5.	Erect gypsum board and tape joints to CSA A82.31-1977. Install wall expansion joints along existing building expansion joints in
ximum	6.	the renovation area. Accessories shall meet or exceed requirements of ASTM C1047
ole	7.	unless otherwise required for conformance to fire-rated assemblies. Install acoustic insulation between studs in acoustically rated partitions.
ximum	8.	Meet or exceed the requirements of ASTM C840 for gypsum board and ASTM C1280 for gypsum sheathing.
	9.	Materials and installation of fire-rated assemblies shall conform to assemblies that have achieved the specified rating when tested to
binet	10.	CAN/ULC-S101. Do not apply gypsum board and panels until framing, blocking,
rages. dust,	A 4	mechanical and electrical work have been inspected and approved by Consultant.
	11.	Erect gypsum board and panels and cementitious panels vertically for walls unless horizontal application results in fewer end joints. Locate end joints over framing members.
	12.	Cut holes for penetrating items to minimize gaps between items and board and panels. Cut holes for penetrating items to minimize gaps
ation ermal	13.	between items and board and panels. Taping and finishing:
out		a. Level 1: plenum areas above ceilings and other concealed areas.
atance dule.		 b. Level 2: surfaces that are to receive ceramic tile. c. Level 3: surfaces that are to receive heavy spray or trowel
of		applied finishes. d. Level 4: surfaces to receive wallcoverings, flat paints or light

Level 4: surfaces to receive wallcoverings, flat paints or light textures. 14. Finish corner beads, control joints and trim as required with

two coats of joint compound and one coat of topping compound

- 3

feathered out 300 mm onto board and panel faces. 15. Finish face panel joints and internal angles with joint

- consisting of joint compound, joint tape and topping Fill each screw and nail head depression individually u topping compounds to bring flush with adjacent surfa
- board and panels so as to be invisible after painting 17. Do all cutting, patching and making good as required satisfactory finish.
- 18. When prime coat has become sufficiently dry, examine any final patching that may be required. Use colour tin compound for later visual examination and approval but before final prime and paint coats.
- 19. Finished gypsum wallboard to be smooth, level, and fr ridges, and square to adjoining work.
- 20. All joints will be reinforced with paper joint tape, fille coats of plaster, sanded for a smooth finish, ready for

09 30 00 - TILING

- TTMAC Specification Guide 09 30 00, Tile Inst. 2. Store materials to prevent damage or contamina
- materials by water, freezing, foreign matter, and store cementitious materials in a dry area, and r and ground surfaces.
- Tile: Refer to Interior Finish Schedule for the sel selected by Owner.
- 4. Complete exposed edges with a metal trim, prefe Schluter, Models: Jolly, Schiene, and Reno-U
- Epoxy Grout: Water cleanable, chemical resistan 5. blended modified portland cement compound with additives and hardeners.
- Examine surfaces and verify that surfaces are re 6. tile installation.
- Waterproof Membrane: ANSI A118.10, pre-manufa 7. adhering membrane system.
- Cementitious Backing Board: ANSI A118.9, reinfo 8. cementitious boards, 13 mm thick, maximum length
- Metal Lath: ASTM C847, galvanized expanded fla mesh, of weight to suit application.
- 10. Examine surfaces and verify that surfaces are re tile installation. Install tile to TTMAC Manual and manufacturer's w 11.
- instructions. 12. Request tile pattern. Do not interrupt tile patter
- openings. 13. Extend tile work into recesses and under or beh
- and fixtures to form a complete covering without
- 14. Cut and fit tile tight to penetrations through tile. corners neatly. Align joints.
- 09 51 13 ACOUSTIC PANEL CEILINGS
- Acoustic T-Bar Ceiling: a. Acoustic Units: glass fibre base panels conform E1264.
- Flame spread classification of: Class A (ASTM b. Size: refer to Architectural Drawings.
- Suspension System Components: commercial qu steel zinc coated die cut interlocking compone cross tee of double web with rectangular bulb by span all components 25 mm exposed face.
- Electrical fixtures shall be supported by the main run 2. runners, but in addition to this the acoustical Subcon supply and install to each and every fixture a 2.6 mm soft annealed mild steel wire hangers within 150 mm c Fixtures exceeding 610 mm x 1220 mm shall be suppo Subcontractors responsible to the General Contractor
- Verify that layout of hangers will not interfere with ot Install suspension system to ASTM C636/C636M and
- written instructions, and as supplemented in this sect Lay out system to a balanced grid design with edge up
- 50% of acoustic unit size. Lay acoustic insulation for a distance of 1200 mm eit
- acoustic partitions.
- Install units after above ceiling work is complete. Install acoustic units level, in uniform plane, and free warp, and dents.

09 65 10 - RESILIENT FLOORING

- ASTM F1066-04(2014)e1 Standard Specification for
- Composition Floor Tile. ASTM F1861-08(2012)e1 - Standard Specification for
- Flooring: Refer to Interior Finish Schedule for details
- Base

4.

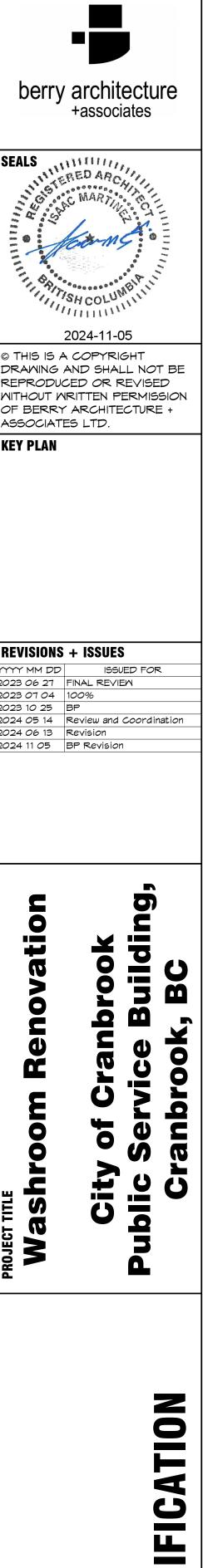
- Mitre internal corners. At external corners, use a. units, 'V' cut back of base strip to 2/3 of its the
- fold. At exposed ends, use pre-moulded units. b. Install base on solid backing. Bond tight to wal surfaces.
- To have a butt toe profile. C.
- Install flooring, and base to manufacturer's written ins Subfloor Filler: premix latex; type recommended by a material manufacturer.
- Spread only enough adhesive to permit installation of
- before initial set. Primers and Adhesives: Waterproof; types recommend
- manufacturer. Verify concrete floors are dry to a maximum moisture
- 7%, and exhibit negative alkalinity, carbonization, or d 10. Remove access adhesive from floor, base, and wall su damage.

09 91 10 - PAINTING

- Comply with MPI standards for products and applicat otherwise specified, use approved products manufact manufacturers listed on the MPI website.
- MPI Inspection and Bonding: Not required.
- Interior Finishes: a.
 - Wood Doors, frames, and casing:
 - 1st coat latex primer sealer 2nd coat latex
- 3rd coat semi-gloss latex
- b. New Gypsum Board:
- 1st coat latex primer sealer 2nd coat latex

3rd coat eggshell latex

t system	DIVISION 10 - SPECIALTIES	
g compound with joint and	10 14 19 - SIGNAGE	
faces of gypsum 1 is completed. d to provide a	 Provide interior signage on barrier free washrooms. Signage material, size, and style as per Contractor standard. 	berry archi
ne surfaces for inted patching	 10 26 13 - WALL AND DOOR PROTECTION Install 1200 mm high stainless steel metal corner guards on outside corners on the main and second floor. 	+assoc
by Consultant	 Install components to manufacturer's written instructions. Install components level and plumb, secured rigidly in position to wall 	SEALS
free from waves,	framing members only. 4. Fabricate components with tight joints, corners and seams.	S G MART
lled with three for painting.	10 28 14 - BATHROOM ACCESSORIES	
	 Toilet Tissue Dispenser: Satin finish stainless steel, dual roll, recessed, similar to Bradley 5412. 	foorm
tallation Manual.	 Soap Dispenser: Lather push-in valve, self-contained 40 oz tank, satin stainless steel valve and assembly, tamper proof filler lock, surface mounted, satin stainless steel construction; similar to 	ANTISH COLU
ation to d other causes;	Bradley, 6542. 3. Paper Towel Dispenser: Single fold paper towels, surface mounted,	2024-11-
raised off floor election, or	satin stainless steel, hinged front panel, similar to Bradley, 251-15. 4. Contractor may choose to use a combination paper towel and waste receptacle unit, satin stainless steel finish, similar to Bradley, Model	© THIS IS A COPYR DRAWING AND SHA
ference is	229. 5. Napkin Disposal: Satin stainless steel, surface mounted, similar to	REPRODUCED OR 1 WITHOUT WRITTEN F OF BERRY ARCHITI
ant, factory	Bradley 4781-11. 6. Mirrors: size as per the drawings, to have polished finished edges.	ASSOCIATES LTD.
th epoxy	 Grab Bars: Comply to ADA standards and provincial building codes: a. To be slip resistant. 	KEY PLAN
ready to receive	 b. Diameter: 30-40 mm. c. Space: 35-45 mm between the wall and the grab bar. 	
factured self-	 d. Do not rotate the grab bar within their fitting. e. Mounting heights to meet Code. f. Size: to be 500 - 900 mm long. 	
forced gths available.	 g. Configuration: horizontal, 60 or 90 degree angled, and vertical mounting. 	
lat diamond	8. Verify that field measurements are as instructed by the manufacturer.	
ready to receive	9. Verify that site conditions are ready to receive work and dimensions are as instructed by the manufacturer.	
written	10. Verify exact location of accessories for installation. 11. Install accessories to manufacturer's written instructions.	REVISIONS + ISSUE
ern through	 Install accessories to CAN/CSA-B651. Install plumb and level, securely and rigidly anchored to substrate. 	YYYY MM DD 55 2023 06 27 FINAL REV 2023 07 04 100%
hind equipment ut interruptions:	10 21 13 - Metal Toilet Compartments	2023 10 25 BP 2024 05 14 Review and
e. Form	 Sheet steel: two sheets of panel flatness zinc-coated steel, Galvaneal ASTM A653 GR33 	2024 06 13 Revision 2024 11 05 BP Revisio
	 Honeycomb core: maximum 25 mm (1") cell size Headrails: 25 mm (1") mm x 41 mm (1.625") mm extruded 	
rming to ASTM	anodzied aluminum with doubleridge anti-grip design. All joints in headrails shall be made a pilaster. tubular steel, preformed	
M 84)	socket brackets. 4. Urinal Screen Floor Attachment: 19 mm (0.75") diameter	
quality cold rolled nents main and	expansion sheilds with spacers and nuts for leveling, concealed and protected by a 102 mm (4") high, die-formed stainless	
o depth governed	steel pilaster shoe.Doors, panels and screens: 25 mm thick, two steel sheets	C
nners and cross ontractor shall	faces pressure bonded to honeycomb core, to sizes indicated.6. High performance polyurethane anti-grafitti powder coating,	
n galvanized of each corner. oorted by other	electrostatically applied and oven cured to provide a uniform smooth protective finish	
other work.	7. Compliance: comply with manufacturer's written data, including product technical bulletins, product catalogue installation	Di O
d manufacturer's ction.	instructions, product carton installation instructions, and data sheets.	Renov
units no less than	 Adjust doors and locks for optimum, smooth operating condition. 	a c
ither side of		E U
e from twist,	10 51 13 - METAL LOCKERS 1. Double tier, 300 mm wide by 450 mm deep lockers.	0 5
	 Accessories to include: metal base, 2 shelves, coat hooks, locking hasps, number plates, hinges, metal top. Lockers to be formed and flanged; with steel stiffener ribs; electric 	ity
or ∨inyl	 4. Install lockers to manufacturer's written instructions. 	Cit Sh
or Resilient Wall	 Install lockers plumb and square. Place and secure on prepared base. 	PROJECT TITLE Wasi
ils.	 Bolt adjoining locker units together to provide rigid installation. Install tops, bases, filler panels, end panels. 	
ise pre-moulded thickness and	 Install accessories. 10. Replace components that do not operate smoothly. 	
all and floor		
nstructions.		
adhesive		
of materials		
ended by flooring are content of		
dusting. surfaces without		
ations, unless		2
actured by		UL DN
		DRAWING TITLE
		SCALE:
		DRAWN: AF
		CHECKED: IM MAY '23



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