Making a difference...together

INVITATION TO TENDER

SSI 2021-004

RAINBOW ROAD AQUATIC CENTRE
CHEMICAL TREATMENT ROOM UPGRADES

Capital Regional District – Salt Spring Island Electoral Area
108 - 121 McPhillips Avenue, Salt Spring Island, BC V8K 2T6
Tel: 250.537.4448 Fax: 250.537.4456

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1 INVITATION TO TENDER

Sealed Tenders, plainly marked on the envelope "SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades" will be received by the Dan Ovington, Manager Salt Spring Island Parks and Recreation at Salt Spring Island Electoral Area 108 - 121 McPhillips Avenue, Salt Spring Island, BC V8K 2T6 to 2:00 pm local time on March 18, 2021 at which time they will be opened.

The intent of the upgrades is to protect existing and future electrical equipment located in the basement level of the Rainbow Road Aquatic Centre on Salt Spring Island, BC. Work will include the following:

1. Corridor 001: upgrade ventilation to protect from corrosion to existing fire alarm panel and intrusion alarm
2. Electrical room 002: repair / upgrade envelope (fire stop all penetrations and openings) and add ventilation
3. Mechanical Room 003: build closet with double doors to protect existing electrical panels from corrosion and direct exposure to potential pipe bursts. Closet requires positive air pressure
4. Work includes new HVAC and lighting, along with modifications of existing HVAC and lighting in Corridor 001, Electrical room 002, Mechanical Room 003, in the interior staircase and to the main floor's exterior wall (2x new caps)
5. Site work: supply and install new top inlet catch basin / area drain and storm service connection

This work is intended to mitigate the following existing issues:

- Humidity- and chemical-driven corrosion of existing and future electrical equipment in Corridor 001, Electrical Room 002 and Mechanical Room 003

- Risk of damage to the existing electrical panels near the entry door in Mechanical Room 003

Digital copies of Specifications, Drawings, Contract Documents, and Tender Form will be available for no cost electronic download from the CRD website at https://www.crd.bc.ca/about/contracts-rfps/current after registering as a vendor. Registration is done on the website at no cost.

The lowest or any tender will not necessarily be accepted.

A non-mandatory pre-tender site meeting to walk through the facility utility room will be held at 10:15 am time on February 26, 2021 at the Rainbow Road Aquatic Centre located at 262 Rainbow Road, Salt Spring Island, BC.

The Rainbow Road Aquatic Centre is scheduled for annual shut down for maintenance and repairs from March 28, 2021 to April 18, 2021. Although works are not intended to cause pool shut down, preference may be given to contractors able to perform works during the scheduled maintenance period.

For information and/or enquiries on this project please contact Dan Ovington, Manager, Parks and Recreation 250.538.4302.

Dan Ovington, Manager Salt Spring Island Parks and Recreation Salt Spring Island Electoral Area 108 – 121 McPhillips Avenue Salt Spring Island, BC V8K 2T6	Tel: 250.537.4448 Direct Tel: 250.538.4302 Fax: 250.537.4456 Email: dovington@crd.bc.ca

2 INSTRUCTIONS TO TENDERERS

The "Instructions to Tenderers" include the following:

- Conditions of Tendering
- Bid Security, Bonding, Insurance and Letter of Credit
- Submitting the Tender
- Acceptance of Tender
- Qualifications and Evaluation Criteria
- No Claim for Compensation
- Pre-tender Site Meeting (Include this line or not)

3 CONDITIONS OF TENDERING

3.1 A Tenderer not complying with all the requirements of these "Instructions to Tenderers" RISKS having their Tender rejected.

3.2 For the purposes of tendering on this project, the following definitions shall apply.

i) Whenever the word "Owner" appears in these documents, it shall be taken to mean the Capital Regional District.

ii) Contract Documents mean:

- Instructions to Tenderers;
- Tender Form;
- Agreement Between the Owner and Contractor;
- General Conditions;
- Specifications;
- Drawings;
- Addenda which may be issued during Tendering period.

3.3 The Tenderer shall be subject to each and every condition, requirement and qualification contained in the Contract Documents and the submission of their tender shall be considered by both the Owner and the Tenderer as conclusive evidence that the Tenderer has carefully read all the Contract Documents, that they have ascertained the provisions and requirements of all the pertinent laws and regulations (local, provincial and federal) relating to labour; the purchase of materials; the payment of taxes and duties; the payment of freight and ferry charges; the carrying out of the work and the necessity for licenses and permits, and that they have thoroughly examined the site and has satisfied themselves as to the physical state of the site and all available public services including access to and from the site and the off-loading and storage of materials.

3.4 In their tendered price (lawful money of Canada), the Tenderer shall include payment of all applicable sales taxes, licences, building permits, and all or any municipal, provincial or federal charges in connection with the contract, including GST. A GST registration number and amount must be included in the tender form. The Owner will obtain the necessary permissions from the provincial government ministries and from the municipalities to construct the works. All other licences and permits shall be obtained and paid for by the Tenderer.

3.5 Tenders are to be subject to all relevant provincial and other legislation.

3.6 The Tenderer is deemed to have satisfied themselves before submitting their tender as to the correctness and sufficiency of their tender and the failure or neglect of a Tenderer to receive or examine any form, instrument, or other document or to acquaint themselves with existing conditions shall in no way relieve them of their obligation with respect to their tender and to the Contract.

3.7 A tender may only be withdrawn prior to the scheduled time for the opening of tenders.

3.8 Any alteration or interpretation of the Contract will be made in the form of a written Addendum which may be issued by the Owner at any time up to FIVE (5) CALENDAR DAYS prior to the tenders being opened.

3.9 Any Addendum issued by the Owner shall be maintained Integrated Water Services of the Capital Regional District and a copy shall be made available to any Tenderer upon request.

3.10 Tenderers are responsible for ascertaining the existence and contents of any Addendum issued by the Owner.

3.11 All Tenderers shall acknowledge receipt and acceptance of each Addendum issued by signing and dating in the spaces provided and submitting the signed Addendum with the Tender. Any Tender submitted without the signed Addenda may be rejected by the Owner as an incomplete Tender.

3.12 Tenderers who have obtained tender documents from sources other than the Capital Regional District Public website, shall register as a vendor on the CRD Public website in order to receive any Addendum issued by the Owner.

3.13 Every item in the Schedule of Prices and Estimated Quantities is to be included and if the Tenderer considers that items have been included in any other rates in the Schedule of Prices and Estimated Quantities, "NIL" is to be entered in the cost column.

3.14 Prior to the award of the Contract, the Owner may require the successful Tenderer to break down a lump sum price into separate items as specified by the Owner to facilitate the making of progress payments.

3.15 Within FOURTEEN (14) CALENDAR DAYS after the award of the Contract, the Tenderer shall provide a detailed work plan and schedule incorporating all material, equipment, and plans of the work. The work plan and schedule shall be continually updated and submitted to the Owner at the Progress Meetings. Progress Meetings will be held at regular intervals at the time and place stipulated by the Owner

3.16 The Capital Regional District will not assess the suitability of equipment to meet the Specifications prior to tender opening.

3.17 Local bylaws pertaining to noise, particularly from vehicles travelling to and from the job site will be strictly enforced.

3.18 This Contract, as well as any resultant studies and documents received, are under the control of the Capital Regional District, and as such are subject to the *Freedom of Information and Protection of Privacy Act*. This means that they are subject to requests for access, although items may qualify for non-disclosure under Section 21 of the Act - "...Release harmful to the business interests of a third party", or one or more of the other sections limiting access rights of requesters.

3.19 The terms used in these documents are non-gender specific and refer to both the feminine and the masculine.

3.20 Any discharge of waste into storm sewers or watercourses shall, as a minimum, adhere to Schedule “X” of the Capital Regional District Code of Practice for Construction and Development Activities, as it relates to the regulation of discharge of waste into storm sewers or watercourses, or where a local

bylaw exists, shall also conform to all additional requirements that relate to the discharge of waste into storm sewers and watercourses.

4 BID SECURITY, BONDING, INSURANCE AND LETTER OF CREDIT

4.1 BID SECURITY - [Intentionally deleted]

4.2 PERFORMANCE BOND - [Intentionally deleted].

4.3 LABOUR AND MATERIALS PAYMENT BOND - [Intentionally deleted].

4.4 INSURANCE - The Tenderer's attention is drawn to the provisions of General Conditions Article 55 in which the details of the insurance required to be carried by the Contractor are specified.

4.5 LETTER OF CREDIT FOR GUARANTEE PERIOD - [Intentionally deleted]

5 SUBMITTING THE TENDER

5.1 The signature of the Tenderer shall be under seal and in their handwriting or, if the Tenderer is a corporation, the tender shall be executed under its corporate seal. Any tender not so executed may be rejected.

5.2 Each Tenderer shall submit, as part of the tender, completed lists provided in the Tender Form Annexures regarding information relating to previous contracts, subcontractors, equipment and material suppliers and supervisory personnel.

Tenders shall be signed, sealed and enclosed in a sealed envelope addressed to:

Dan Ovington, Manager Salt Spring Island Parks and Recreation
Salt Spring Island Electoral Area
108 - 121 McPhillips Avenue
Salt Spring Island, BC V8K 2T6

And shall be marked: SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades and show the name of the Tenderer.

If forwarded by mail, the sealed envelope containing the tender must be enclosed within a mailing envelope.

5.3 Tenders shall be marked with the project name and the name of the Tenderer. If forwarded by mail, the sealed envelope containing the tender must be enclosed within a mailing envelope.

5.4 Tenders shall be delivered to the above address not later than the time and date stipulated in the "Invitation to Tender" and will be opened at that time in the Salt Spring Island Electoral Area 108 - 121 McPhillips Avenue, Salt Spring Island, BC V8K 2T6.

5.5 If the Capital Regional District offices are closed for any reason or access is blocked by a labour union picket line, the tender opening will be rescheduled. An Addendum will be issued by the Owner confirming the new time and location for the tenders to be opened in public.

5.6 Tenders submitted by facsimile communication equipment (FAX) will not be considered. Modifications by FAX of tenders already submitted will be considered if received prior to the time set for closing of tenders, at Salt Spring Island Electoral Area Fax #250-537-4456. Prior to faxing, the Tenderer is to contact Dan Ovington, Manager Salt Spring Island Parks and Recreation personally

by telephone at 250-537.4448. Tenderers should not show the total tendered amount in a FAX modification.

6 ACCEPTANCE OF TENDER

6.1 Tenders not in the office of the Capital Regional District by the time and date stipulated will be returned to the Tenderer unopened.

6.2 Any tender which is incomplete, conditional, obscure or contains erasures, alterations, escalator clauses or irregularities of any kind may be rejected by the Owner as an irregular tender.

6.3 Any tender which does not include a completed schedule of force account rates and lists of previous contracts, subcontractors, supervisory personnel, equipment, equipment suppliers and major materials suppliers, and WorkSafeBC Occupational Health and Safety Violations History form, as provided in the Tender Form Annexures, may be rejected by the Owner as an incomplete tender.

6.4 Any tender which lists more than one major subcontractor or supplier to provide the same service, equipment or material may be rejected by the Owner as an irregular tender.

6.5 Tenders, in consideration of the Owner considering this tender, shall be open for acceptance by the Owner for SIXTY (60) CALENDAR DAYS after the opening of tenders and may not be withdrawn by the Tenderer during that time. The successful Tenderer will be notified in writing by the Owner of the acceptance of their tender as expeditiously as possible and no other act shall constitute acceptance of a tender.

6.6 The successful Tenderer shall execute a Contract with the Owner within THIRTY (30) CALENDAR DAYS after the date of the written notification of the acceptance of their tender. The form of Contract Agreement shall be as contained herein, with such modifications as are necessary. The Contract Documents shall include any Addenda which may be issued.

6.7 Following the opening of tenders, the Owner may in its discretion require any Tenderer to provide evidence that the Tenderer is a business in good standing in the Province of British Columbia and is capable of performing the Contract.

7 QUALIFICATIONS AND EVALUATION CRITERIA

7.1 The Tenderer is required to submit details of their previous experience with the type of work proposed and demonstrate their proven ability to complete the intended works within the scheduled period of time as specified in the Tender Documents. No award will be made to any Contractor who cannot give satisfactory assurance as to their ability to carry out the works both from their financial rating, and by reason of their previous experience as a Contractor on work of a similar nature to that contemplated in the Contract.

7.2 The lowest or any tender will not necessarily be accepted. The Owner reserves the right in its absolute discretion to accept the tender which it deems most advantageous to itself and favourable in its interests and the right to waive informalities in and reject any or all tenders, in each case without giving any notice. In no event will the Owner be responsible for the costs of preparation or submission of a tender.

7.3 Tenders which contain qualifying conditions or otherwise fail to conform to these Instructions to Tenderers may be disqualified or rejected. The Owner, however, may at its sole discretion reject or retain for consideration tenders which are non-conforming because they do not contain the content

or form required by these Instructions to Tenderers or because they have not complied with the process for submission set out in these Instructions to Tenderers.

7.4 Tenderers will be evaluated based on the following criteria:

a) Qualifications and related experience of the Tenderer and senior personnel and subcontractors to be assigned to this project.
b) Performance of the Tenderer and subcontractors on similar projects including, without limitation, the Tenderer's history with respect to quality of work, scheduling, changes in the work and force account work.
c) The Tenderer's compliance with all statutes, regulations, and bylaws affecting the Tenderer's work. The Owner will give particular attention to non-compliance violations of WorkSafeBC Occupational Health and Safety Regulations issued to the Tenderer in the past five (5) years.
d) Lowest price to the Owner of having the work completed in accordance with the Contract Documents.
e) The conformity of the tender to the requirements set forth in these Instructions to Tenderers.
f) Conformance with the timing provided for in the Specifications.
g) Greatest value based on quality, service and price.

7.5 The evaluation process will be conducted at the sole discretion of the Owner and, in particular, the price to carry out the work is not the only or primary criterion which will be utilized by the Owner. The Owner reserves the right to make inquiries regarding any or all Tenderers.

7.6 The Owner reserves the right, at its discretion, to negotiate with any Tenderer that the Owner believes has the most advantageous tender. In no event will the Owner be required to offer any modified terms to any other Tenderer prior to entering into a contract with the successful Tenderer and the Owner shall incur no liability to any other Tenderer as a result of such negotiations or modifications.

7.7 Tenderers are advised that after receipt of tenders and prior to award of Contract, Tenderers may be required to provide the Owner with additional information concerning the Tenderer or their tender including, but not limited to, a further breakdown of relevant components of the Total Tendered Amount.

7.8 The Total Tendered Amount used in the evaluation of tenders will be corrected for any arithmetic errors. The unit rates quoted will govern and the extensions will be adjusted if there are any inconsistencies between the two amounts.

7.9 The Owner reserves the right to reject any tenders of a company that is, or whose principals are, at the time of tendering engaged in a lawsuit against the Owner in relation to work similar to that being tendered.

7.10 The Owner reserves the right to reject any tenders of a company that owes, or whose principals owe, monies to the Owner at the time of tendering.

7.11 The Owner reserves the right, in its sole discretion, to reject any tenders of a company or individual in relation to which the CRD has received, from a municipal council represented on the CRD Board, correspondence indicating that the company or individual is not suitable to perform the work of the tender contract because of a poor performance or unprofessional conduct in relation to work similar to that being tendered.

8 NO CLAIM FOR COMPENSATION

Except as expressly and specifically permitted in these Instructions to Tenderers, no Tenderer shall have any claim for any compensation of any kind whatsoever, as a result of participating in the Tender, and by submitting a bid each Tenderer shall be deemed to have agreed that it has no claim.

9 PRE-TENDER SITE MEETING

9.1 A non-**mandatory** pre-tender site meeting for General Contractors will be held at 10:15 am time on February 26, 2021 at the Rainbow Road Aquatic Centre located at 262 Rainbow Road, Salt Spring Island, BC.

9.2 The purpose of the site meeting is for a general review of the existing site and proposed work and to respond to questions from Tenderers.

9.3 The site meeting is provided by the Owner for the general convenience of Tenderers and is not intended to be a thorough examination of all existing site and soil conditions. Attendance to the site meeting in no way limits the responsibility of the Tenderers to make their own independent determination of site conditions and any and all other pertinent factors in preparation of this Tender.

CAPITAL REGIONAL DISTRICT

SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

TENDER FORM

Sealed Tenders, plainly marked on the envelope:

Name of Firm: _____

Address of Firm _____

Tender For: _____

Will be received by: Dan Ovington, Manager Salt Spring Island Parks and Recreation
108 - 121 McPhillips Avenue
Salt Spring Island, BC V8K 2T6

at the time and date stated in the "Invitation to Tender" at which time they will be opened.

Complete the following information in PRINTED OR TYPEWRITTEN form. Any future correspondence from the Capital Regional District concerning this Contract will be directed to the address shown below.

Name of Firm Tendering _____

Contact Name _____

Mailing Address _____

_____

Postal Code _____

Telephone Number _____

Email Address _____

Fax Number _____

Date _____

The Chairman and Members of the Board
Capital Regional District
625 Fisgard Street, PO Box 1000
Victoria, British Columbia V8W 2S6

To the Directors of the Board:

The undersigned Tenderer, having carefully read and examined the Instructions to Tenderers, Tender Form and Annexures, Contract Agreement, General Conditions, Specifications, Drawings and Addenda hereby agrees to the same, and having carefully examined the locality and the site of the work and having full knowledge of the work required and of the materials to be furnished and used does hereby tender and offer to enter into a Contract to perform and complete the whole of the said works and provide all necessary labour, plant, tools and materials as set forth and in strict accordance with the Specifications, Drawings and other Contract Documents, and to do all therein called for on the terms and conditions and under the provisions therein at the prices which they have entered in the Schedule of Prices and Estimated Quantities at which prices the cost of the works set out therein would amount to a

TOTAL TENDERED AMOUNT of $ _____ (including GST) (lawful money of Canada).

The undersigned Tenderer agrees to complete the whole of the works within a time, measured in CALENDAR DAYS, after the Notice to Proceed of: 120 (Calendar Days).

The starting date for the commencement of work shall be FOURTEEN (14) CALENDAR DAYS after the date stated in the "Notice to Proceed" letter signed by the General Manager.

The undersigned Tenderer hereby agrees that the said Schedule of Prices and Estimated Quantities and Total Tendered Amount include and cover all applicable duties, taxes and handling charges incidental to and forming part of this Contract.

The undersigned Tenderer hereby agrees to submit to the Owner certified copies of all LIABILITY INSURANCE and PROPERTY INSURANCE policies and certificates required and specified in the General Conditions of the Contract forming part of the Contract, all within a period of FOURTEEN (14) CALENDAR DAYS after the date of the written notification of the acceptance of their tender and prior to the commencement of work or supply of materials.

The undersigned Tenderer acknowledges that the Owner shall have the right to reject any or all tenders for any reason or to accept any tender which the Owner in its sole unrestricted discretion deems most advantageous to itself. By submitting a tender, the Tenderer acknowledges the Owner's rights under this clause and absolutely waives any right of action against the Owner and its consultants for the Owner's failure to accept the Tenderer's tender.

The undersigned Tenderer hereby agrees that they have made this tender without any connection, knowledge, comparison of figures, or arrangement with any other person or persons submitting tenders for this Contract, and that this tender is without collusion or fraud.

CAPITAL REGIONAL DISTRICT

SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

The undersigned Tenderer hereby agrees that once the tenders for this Contract have been opened, this tender and offer constituted hereby shall not be revoked before EITHER acceptance thereof by the owner OR the expiration of SIXTY (60) CALENDAR DAYS after the opening of tenders for this Contract whichever shall first occur.

Dated this _____day of _____, 20___

In the case of an incorporated company:

SIGNED, SEALED AND DELIVERED:)
The Corporate Seal of (Name of Company))
)

_____
is hereunto affixed in the presence of its duly))
authorized signing officers:)
)
_____)
(specify position with Company))
) (seal)
)
_____)
(specify position with Company))

OR, in the case of an individual or individuals:

SIGNED, SEALED AND DELIVERED by:)
)
_____)
)
In the presence of:)
)
_____
Name of Witness)
) (seal)
_____)
Address)
)

_____
Occupation

SCHEDULE OF PRICES AND ESTIMATED QUANTITIES

For the purpose of comparison of tenders and for subsequent payment, the Tenderer shall break down the Total Tendered Amount into the following items of work. The cost of work not specifically mentioned in this Schedule but included in the Drawings and/or Specifications, either directly or by implication, are to be included in the item to which it is most applicable. The Tenderer shall refer to the Specifications and Drawings for a description of the work to be involved in each item.

Item	Description	Units	Qty[(1)]	Rate	Amount
1.	Bonding and Insurance *(not to exceed 1% of total tender amount)*	Lump Sum	n/a	n/a	$
2.	Mobilization and Demobilization *(not to exceed 5% of total tender amount)*	Lump Sum	n/a	n/a	$
3.	Architectural	Lump Sum	n/a	$	$
4.	Mechanical	Lump Sum	n/a	$	$
5.	Electrical	Lump Sum	n/a	$	$
6.	Civil Works	Lump Sum	n/a	$	$
Total for this page carried forward to Tender Summary				**$**	

CAPITAL REGIONAL DISTRICT

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TENDER SUMMARY

Total from Schedule of Prices and Estimated Quantities [1] (page 13)	$
Contingency Allowance[2]	$
Sub-Total	$
Goods and Services Tax (GST)	$
Registration No:	
Total Tendered Amount Carried to Tender Form (page14)	$

Signature of Tenderer

NOTE:

1. The quantities listed in the Schedule of Prices and Estimated Quantities are approximate only and shall be used for the purpose of obtaining comparable Total Tendered Amounts only.

2. No payment of the contingency allowance shall be made unless authorized in writing by the Engineer prior to the commencement of such work. The contingency allowance shall be used for such work that is not included in the Contract Documents or Drawings and is deemed as an extra to the Contract. The Contractor shall have no claim for loss of profit or loss of anticipated revenue from this item. The contingency allowance stated in these documents must be included in the Total Tendered Amount.

TENDER ANNEXURES

The Tender Form Annexures form part of the tender and comprise:

1. Bid Bond – **not applicable**
2. Letter of Credit for Bid Security – **not applicable**
3. Undertaking of Surety – Performance Bond – **not applicable**
4. Undertaking of Surety – Labour and Materials Payment Bond – **not applicable**
5. Schedule of Force Account Rates
6. List of Previous Contracts
7. WorkSafeBC Non-compliance Violations History
8. List of Proposed Subcontractors
9. List of Supervisory Personnel
10. List of Equipment
11. List of Proposed Equipment Suppliers
12. List of Proposed Major Materials Suppliers

The form of Bid Bond (if the Tenderer submits a Surety Bond in lieu of a Letter of Credit or Tender Deposit), Performance Bond, and Labour and Materials Payment Bond, shall be completed in accordance with the requirements specified in the Contract Documents on the forms provided herein, or on acceptable similar forms, and shall be attached to the tender.

CAPITAL REGIONAL DISTRICT

SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

BID BOND
KNOW ALL MEN BY THESE PRESENTS THAT

_____ As Contractor,

(hereinafter called the Contractor), and

_____ As Surety,

(hereinafter called the Surety),

are jointly and severally held and firmly bound unto **The Capital Regional District** as Owner, (hereinafter called the Owner), in the penal sum of TEN PER CENT (10%) of the TOTAL TENDERED AMOUNT of lawful money of Canada, for the payment whereof unto the Owner, the Contractor and Surety jointly and severally bind themselves forever firmly by these presents.

WHEREAS, the Contractor is herewith submitting its offer for the fulfilment of:

SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

NOW THEREFORE, the condition of this obligation is such that if, before the expiration of SIXTY (60) CALENDAR DAYS from the opening of tenders for the said Contract, the Contractor is awarded the said Contract and if the Contractor within the time specified in the tender for such Contract enters into, executes and delivers to the Owner an agreement in the relative form annexed and if the Contractor and Surety within the time specified in the said tender give a good and sufficient Performance Bond in the relative form annexed for FIFTY PERCENT (50%) of the TOTAL TENDERED AMOUNT to secure the performance of the terms and conditions of the said Contract, and a Labour and Materials Payment Bond in the relative form annexed for FIFTY PERCENT (50%) of the TOTAL TENDERED AMOUNT, then this obligation shall be void; otherwise the Contractor and Surety will pay unto the Owner the difference in money between the amount of tender of the Contractor and the amount for which the Owner legally contracts with another party to perform the work if the latter amount be in excess of the former, but in no event shall the Surety's liability exceed the penal sum hereof.

AND IT IS HEREBY DECLARED AND AGREED that the Surety shall be liable under this obligation as fully as if it were the Contractor, and that nothing of any kind or nature whatsoever that will not discharge the Contractor shall operate as a discharge or a release of liability to the Surety, any law, rule of equity or usage relating to the liability of sureties to the contrary notwithstanding.

AND IT IS HEREBY DECLARED AND AGREED that this obligation shall be binding upon and inure to the benefit of the Contractor, the Surety and the Owner and upon and to their respective heirs, executors, administrators, successors and assigns, and every of them as if the words "heirs, executors, administrators, successors and assigns" had been inscribed in all necessary places.

Dated this _____ Day of _____ 2021

In the case of incorporated company:

SIGNED, SEALED AND DELIVERED BY:
The Corporate Seal of Name of Company

_____

is hereunto affixed in the presence of its duly authorized signing officers:

_____

Name (seal)

_____

Signature

_____

Title

OR, in the case of an individual or individuals:
SIGNED, SEALED AND DELIVERED BY:

_____

In the presence of:

_____

Name of Witness

_____

Address

_____

Occupation

SURETY

_____

was hereunto affixed in the presence of

_____

Name and Title

_____

Name and Title

CAPITAL REGIONAL DISTRICT

SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

LETTER OF CREDIT
[for Bid Security]

Letter of Credit No: _____

Amount: _____

[minimum sum of ten percent (10%) of the Total Tendered Amount]

TO Capital Regional District
108 - 121 McPhillips Avenue
Salt Spring Island, BC V8K 2T6

WE HEREBY AUTHORIZE you to draw on the:

(Name and Address of Bank)

For the account of _____,

(Name of Contractor)

Up to an aggregate amount of _____ available on demand.

(Dollars in writing and in numbers)

PURSUANT TO THE REQUEST OF our customer:

(Name of Contractor)

we the _____,

(Name of Bank)

hereby establish our Irrevocable Commercial Letter of Credit in your favour in the above amount which may be drawn on by you at any time and from time to time, upon written demand for payment made upon us by you, which demand we shall honour without enquiring whether you have the right as between yourself and the said customer to make such demand, and without recognizing any claim of our said customer, or objection by it to payment by us.

THE LETTER OF CREDIT we understand relates to those services and financial obligations set out in an Agreement between the customer and the Capital Regional District and referred to as **SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades.**

THE AMOUNT of this Letter of Credit may be reduced from time to time as advised by notice in writing to the undersigned from time to time by the Capital Regional District.

THIS LETTER OF CREDIT will continue in force for a period of SIXTY (60) CALENDAR DAYS from the opening of tenders for the said Contract.

Dated at _____ British Columbia, this _____ Day of _____ 2021.

Countersigned by: _____
Name of Bank

Per: _____

_____

CAPITAL REGIONAL DISTRICT

SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

UNDERTAKING OF SURETY - PERFORMANCE BOND
[Undertaking to accompany Tender]

Capital Regional District – Salt Spring Island Electoral Area
108 - 121 McPhillips Avenue,
Salt Spring Island, BC V8K 2T6

We, the undersigned

_____

(Bonding Company's Name)

do hereby undertake and agree to become bound to the Capital Regional District for a PERFORMANCE BOND for

_____ Dollars ($ _____)

(Insert a Sum Equal to 50 Percent of the Total Tendered Amount)

for the fulfilment of the Contract to perform the works and services, all as specified in the attached Tender Form if the Contract is awarded to:

_____

(Tenderer's Name)

Dated at _____ British Columbia, this _____ Day of _____ 20___.

_____

Signature and Corporate Seal of Surety Company Licensed to Conduct Business in the Province of British Columbia

CAPITAL REGIONAL DISTRICT

SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

UNDERTAKING OF SURETY - LABOUR AND MATERIALS PAYMENT BOND
[Undertaking to accompany Tender]

Capital Regional District – Salt Spring Island Electoral Area
108 - 121 McPhillips Avenue,
Salt Spring Island, BC V8K 2T6

We, the undersigned

_____

(Insert Bonding Company's Name)

do hereby undertake and agree to become bound to the Capital Regional District for a LABOUR AND MATERIALS PAYMENT BOND for

_____ Dollars ($_____)

(Insert a Sum Equal to 50 Percent of the Total Tendered Amount)

for the fulfilment of the Contract to perform the works and services, all as specified in the attached Tender Form if the Contract is awarded to:

_____

(Insert Tenderer's Name)

Dated at _____ British Columbia, this _____ Day of _____ 2017.

_____

Signature and Corporate Seal of Surety Company Licensed to Conduct Business in the Province of British Columbia

SCHEDULE OF FORCE ACCOUNT RATES

The following personnel and equipment rates will form the basis of payment for force account work carried out in accordance with Article 43 of the General Conditions. The Tenderer should list all anticipated occupations and equipment, including those to be employed on subcontracted work.

Notwithstanding the rates entered by the Tenderer below, the maximum rates that will be considered for force account work shall not exceed the local labour and equipment rates as published by the Vancouver Island Construction Association or the latest edition of the Equipment Rental Guide authorized by the BC government, commonly known as the “Blue Book”.

PERSONNEL

List By Occupation	Hourly Rate	Overtime Hourly Rate

EQUIPMENT
(Complete with Operator)

List By Occupation	Hourly Rate	Overtime Hourly Rate

LIST OF PREVIOUS CONTRACTS

The Tenderer shall fill in details below of the most recent contracts they have undertaken with work of a nature similar to this proposed Contract.

It is the intention of the Capital Regional District to use the information given below to assess the experience of the Tenderer in the appropriate fields of work. The Owner may contact the references given below before awarding the Contract.

Location	
Engineer	
Contract value	
Description of work	
Client	
Phone number	
Fax number	

Location	
Engineer	
Contract value	
Description of work	
Client	
Phone number	
Fax number	

Location	
Engineer	
Contract value	
Description of work	
Client	
Phone number	
Fax number	

CAPITAL REGIONAL DISTRICT

SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

WORKSAFEBC NON-COMPLIANCE VIOLATIONS HISTORY

The Tenderer shall fill in the table below detailing all non-compliance notices received from the Workers' Compensation Board for violations under the WorkSafeBC Occupational Health and Safety Regulations and/or Workers' Compensation Act within the last five (5) years.

It is the intention of the Capital Regional District to use the information given below in the assessment of qualifications and evaluation of tenders.

If no notices for violations of the above regulations have been filed against the Tenderer please provide an (X) in the appropriate box and sign the document.

☐ No violations in the past 5 years. _____

Signature

Date of violation	WCB Act Section Number violated	Location	Brief description

LIST OF PROPOSED SUBCONTRACTORS

The Tenderer shall provide the names and addresses of those subcontractors that the Tenderer intends to employ on the work specified below.

Any changes or additions to this list must be submitted to the Engineer for approval before subcontracting the work.

Item of work to be subcontracted	Name, Address and Telephone of Proposed Subcontractor

LIST OF SUPERVISORY PERSONNEL

The Tenderer proposes to carry out the work covered by this Contract under the direction of the following supervisory personnel employed by the Tenderer. The Tenderer should indicate whether the supervisory personnel listed are to be employed full time or part time and specify what recent experience they have had supervising work of a nature similar to this proposed Contract.

Provide maximum 10 line summary of the relevant experience of each of the key personnel in separate pages.

Team Personnel Name	Project Role/Title	Years with the Firm	Years Relevant Experience	Relevant Experience A	Relevant Experience B

LIST OF EQUIPMENT

The Tenderer proposes to use the equipment listed below in carrying out the work covered by this Contract. If additional space is required use reverse side of this page. List only the major pieces of equipment to be used:

Number of units	Brief description of equipment (state its use, make, age and general condition)	Check whether	
		Owned by Tenderer	Rented or Leased

LIST OF PROPOSED EQUIPMENT SUPPLIERS
(not owned by Tenderer)

Item No.	Company Name	Description of Equipment

LIST OF PROPOSED MAJOR MATERIALS SUPPLIERS

The Contractor shall list below their proposed suppliers of major materials to be incorporated into the works of this Contract.

Description	Proposed Suppliers

PRO-FORMA AGREEMENT BETWEEN THE OWNER AND CONTRACTOR

CAPITAL REGIONAL DISTRICT

SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

AGREEMENT BETWEEN THE OWNER AND CONTRACTOR

THIS AGREEMENT made this _____ day of _____ in the year _____by and between the Capital Regional District, herein called the "Owner", and _____, herein called the "Contractor".

WITNESSETH: That the Contractor and the Owner undertake and agree as follows:

ARTICLE 1

The Contractor shall:

1. Be and assume the responsibilities of the Prime Contractor as defined in Part 3 of the Workers' Compensation Act of the Province of British Columbia, and note this fact on the Notice of Project submitted to WorkSafeBC, and comply with the provisions and amendments thereto of the Workers' Compensation Act of the Province of British Columbia, the WorkSafeBC Occupational Health and Safety Regulation and all other applicable federal, provincial, regional, and municipal laws, regulations, ordinances, codes, policies and procedures.

2. Provide all necessary materials, labour, supervision and equipment and perform all work, and fulfil everything as set forth and in strict accordance with the Contract Documents and Addenda for the project entitled “SSI 2021- 004 RAINBOW ROAD AQUATIC CENTRE CHEMICAL TREATMENT ROOM UPGRADES “.

3. Commence to proceed actively with the work of the Contract within a period of FOURTEEN (14) CALENDAR DAYS of receipt of the Notice to Proceed and complete all work under this Contract within a period of **120 calendar days** from the date of the Notice to Proceed subject to the provisions herein for the extension of Contract time, and shall guarantee all materials furnished and work performed, for a period of 1 **year** from the date of substantial completion contained in the Certificate of Completion.

ARTICLE 2

The Owner 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.

ARTICLE 3

The Invitation to Tender, Instructions to Tenderers, executed Tender Form, General Conditions, Specifications, Appendices, Drawings and all Addenda incorporated herein, are annexed hereto and form a part of this Agreement as fully to all intents and purposes as though recited in full herein, and the whole shall constitute the Contract between the parties, and it shall inure to the benefit of and be binding upon them and their successors, executors, administrators, and assigns.

ARTICLE 4

No implied contract of any kind whatsoever, by or on behalf of the Owner, shall 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 contained herein and

made by the parties hereto are and shall be the only contracts, covenants and agreements on which any rights against the Owner may be founded.

ARTICLE 5

Subject to Article 3, this Agreement shall supersede all communications, negotiations and agreements, either written or verbal, made between the parties hereto in respect of matters pertaining to this Agreement prior to the execution and delivery hereof.

ARTICLE 6

All communication in writing between the parties or between them and the Engineer shall be deemed to have been received by the addressee, or to a member of the firm, or any officer of the corporation for whom they are intended as per the following delivery schedule conditions:

i) By hand – on the date of delivery of the communication

ii) By facsimile – ONE (1) CALENDAR DAY following date of the communication

iii) By registered mail – THREE (3) CALENDAR DAYS following date of the communication

iv) By regular mail – SEVEN (7) CALENDAR DAYS following date of the communication

If, between the time of mailing and the actual receipt of the communication, there occurs a mail strike, slowdown of postal service, or other labour dispute which affects the delivery of such communication, then such communication shall be deemed to be received when actually delivered.

- The Contractor at:

- The Owner at:
  Capital Regional District – Salt Spring Island Electoral Area
  108 - 121 McPhillips Avenue, Salt Spring Island, BC V8K 2T6

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year above first written.

FOR INDIVIDUAL OR PARTNERSHIP

SIGNED, SEALED AND DELIVERED BY

In the presence of: _____ _____

(Contractor - please print) (Signature of Contractor)

_____ _____

Name (Position)

_____

Address

_____

Occupation

FOR LIMITED COMPANY

The Corporate Seal of:

_____

(Contractor - Print full name of Company)

(SEAL)

Was hereunto affixed in the presence of:

_____

Authorized Signing Officer and Position

_____

Authorized Signing Officer and Position

NOTE: If the Tender is by a joint venture, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

FOR OWNER (THE CAPITAL REGIONAL DISTRICT)

_____

Karla Campbell, Senior Manager
Capital Regional District- Salt Spring Electoral Area

_____

Authorized Signing Officer

_____

Position

PERFORMANCE BOND

CAPITAL REGIONAL DISTRICT

SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

PERFORMANCE BOND
KNOW ALL MEN BY THESE PRESENTS THAT

_____ As Contractor,

(hereinafter called the Contractor), and

_____ As Surety,

(hereinafter called the Surety), are held and firmly bound unto

THE CAPITAL REGIONAL DISTRICT, as Owner, hereinafter called the Owner, in the amount of FIFTY PERCENT (50%) of the TOTAL TENDERED AMOUNT, namely ENTER AMOUNT DOLLARS ($*****.00). lawful money of Canada, for the payment of which sum, well and truly to be made, the Contractor and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Contractor has entered into a written Contract with the Owner, dated the ____ day of____ , 2021 for **SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades.**

in accordance with the Drawings and Specifications submitted therefor which Contract, Drawings, Specifications, and all other Contract Documents, and amendments thereto, to the extent herein provided for, are by reference made part hereof and are hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if the Contractor shall promptly and faithfully perform said Contract then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Whenever the Contractor shall be, and declared by the Owner to be, in default under the Contract, the Owner having performed the Owner's obligations thereunder, the Surety may promptly remedy the default, or shall promptly:

(1) Complete the Contract in accordance with its terms and conditions, or,

(2) Obtain a bid or bids for submission to the Owner for completing the Contract in accordance with its terms and conditions, and upon determination by the Owner and Surety of the lowest responsible bidder, arrange for a Contract between such bidder and the Owner and make available as work progresses (even though there should be a default or a succession of defaults under the Contract or Contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price, but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "Balance of the Contract Price" as used in this paragraph, shall mean the total amount payable by the Owner to the Contractor under the Contract less the amount paid by the Owner to the Contractor.

Any suit under this Bond must be instituted before the expiration of TWO (2) YEARS from the date on which the Notice of Acceptance is issued.

The Surety shall not be liable for a greater sum than the specified penalty of this Bond.

No right of action shall accrue on this Bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators or successors of the Owner.

IN TESTIMONY WHEREOF, the Contractor has hereto set its hand and affixed its seal, and the Surety has caused these presents to be sealed with its corporate seal duly attested by the signature of its Attorney-in-fact, this day of 20 .

In the case of incorporated company:

SIGNED, SEALED AND DELIVERED BY:
The Corporate Seal of **Name of Company**

is hereunto affixed in the presence of its duly authorized signing officers:

Name (seal)

Signature

Title

OR, in the case of an individual or individuals:
SIGNED, SEALED AND DELIVERED BY:

In the presence of:

Name of Witness

Address

Occupation

SURETY _____

_____

was hereunto affixed in the presence of

_____

Name and Title

_____

Name and Title

LABOUR AND MATERIALS PAYMENT BOND

LABOUR AND MATERIALS PAYMENT BOND

_____ As Contractor,
(hereinafter called the Contractor), and

_____ As Surety,
(hereinafter called the Surety), are held and firmly bound unto

THE CAPITAL REGIONAL DISTRICT, as Owner, its successors or assigns, as obligee, hereinafter called the Owner, for the use and benefit of claimants as herein below defined, in the amount of FIFTY PERCENT (50%) of the TOTAL TENDERED AMOUNT, namely
lawful money of Canada for payment of which sum, well and truly to be made, the Contractor and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Contractor has entered into a written Contract with the Owner, dated the ____day of ____ , 20 ___.

_____ DOLLARS, ($ _____)
Dollars in letters and numbers

WHEREAS, the Contractor has entered into a written Contract with the Owner, dated the ____ day of ____ , 2021 for **SSI 2021- 004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades.**

in accordance with the Drawings and Specifications submitted therefor which Contract, Drawings, Specifications and all other Contract Documents, and amendments thereto, to the extent herein provided for, are by reference made part hereof and are hereinafter referred to as the Contract.

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if the Contractor shall promptly make payment to all claimants as hereinafter defined, for all labour and material used or reasonably required for use in the performance of the Contract then this obligation shall be void, otherwise it will remain in full force and effect, subject, however, to the following conditions:

1. A claimant is defined as one having a direct Contract with the Contractor for labour, material, or both, used or reasonably required for use in the performance of the Contract, labour and material being construed to include that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental of equipment (but excluding rent of equipment where the rent pursuant to an agreement is to be applied towards the purchase price thereof) directly applicable to the Contract

2. The above-named Contractor and Surety hereby jointly and severally agree with the Owner that every claimant as herein defined, who has not been paid in full before the expiration of a period of NINETY (90) CALENDAR DAYS after the date on which the last of such claimant's work or labour was done or performed, or materials were furnished by such claimant, may sue on this bond,

prosecute the suit to final judgement for such sum or sums as may be justly due the claimant, and have execution thereon.

3. No suit or action shall be commenced hereunder by any claimant,

a) Unless the claimant shall have given written notice to the Contractor at:_____ _____and the Surety at _____ _____within ONE HUNDRED AND TWENTY (120) CALENDAR DAYS after such claimant did or performed the last of the work or labour, or furnished the last of the materials for which said claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished or for whom the materials were furnished, or for whom the work or labour was done or performed. Such notice shall be served by mailing the same by REGISTERED MAIL to the Contractor and to the Surety at their address as given herein;

b) After the expiration of ONE (1) YEAR following the date of which the Contractor ceased work on said Contract including work performed under the guarantees provided in the Contract;

c) Other than in a court of competent jurisdiction in the Province or District in which the project, or any part thereof, is situated and not elsewhere;

(3) The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Sureties of builders liens which may be filed on record against said improvement, whether or not claim for the amount of such lien be presented under and against this bond;
(4) The Surety shall not be liable for a greater sum than the specified penalty of this bond.

PROVIDED, HOWEVER, that no variation or alteration of the terms of the said Contract made by agreement between the Owner and Contractor, or in the extent, nature or method of performance of the work to be constructed, maintained, and completed thereunder, and no allowances of time by the Owner or Engineer under the said Contract nor in any waiver, forbearance, or forgiveness in or in respect of any matter or thing concerning the said Contract or the conduct or performance thereof by the Contractor on the part of the Owner or the said Engineer, shall in any way release the Surety from any liability under the above-written bond. Notice to the Surety of any such variation, alteration, allowance of time, waiver, forbearance or forgiveness is hereby waived by the Surety.

IN TESTIMONY WHEREOF, the Contractor has hereto set its hand and affixed its seal, and the Surety has caused these presents to be sealed with its corporate seal duly attested by the signature of its Attorney-in-fact, this _____day of _____, 20 ___.

In the case of an Incorporated Company
SIGNED, SEALED AND DELIVERED BY:

The Corporate Seal of Name of Company

_____
is hereunto affixed in the presence of its duly authorized signing officers:

_____)
Name)

_____)
Signature)

_____)
Title

OR, in the case of an individual or individuals:

SIGNED, SEALED AND DELIVERED BY:

)

_____)
Name)

_____)
Signature)

_____)
Title) (seal)

In the presence of:)

_____)
Name of Witness)

_____)
Address)

_____)
Occupation)

SURETY

_____
was hereunto affixed in the presence of

_____
Name and Title

_____
Name and Title

GENERAL CONDITIONS

GENERAL CONDITIONS

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1 DEFINITIONS

1.1 "Calendar Day" shall be defined as 24 hours/day, 365 days of the year, inclusive of all statutory holidays.

1.2 "Certificate of Completion" shall have the meaning assigned to it by the *Builders' Lien Act*.

1.3 "Contract Documents" or "Contract" shall mean the entire agreement between the Owner and Contractor and shall include all of those documents set out in the Table of Contents including the agreement between the Owner and Contractor, the general conditions, specifications and drawings, and tender documents as well as any addenda incorporated therein.

1.4 "Contract Price" shall mean the negotiated value of the work which the Owner requires done as stipulated in the Contract.

1.5 "Contractor" shall mean the successful Tenderer and the person who enters into the Contract with the Owner.

1.6 "Engineer" shall mean the General Manager of Integrated Water Services division of the Capital Regional District or their authorized representative as designated to the Contractor at the pre-construction meeting.

1.7 "Equipment" or "Plant" shall mean anything and everything used by the Contractor in performance of the work, except people, and except material as defined herein.

1.8 "Herein" and "Hereof" and similar expressions wherever used in the Contract Document, shall relate to the whole of the Contract Documents, and not to any one paragraph alone, unless the context specifically requires it.

1.9 "Material" or "Materials" shall, unless otherwise specified, mean anything and everything other than persons or the Contractor's equipment which is manufactured, processed or transported to the site, or existing on the site, and incorporated into the completed works.

1.10 "Mechanics" or "Builders' Lien Act" shall mean 1998 Builders' Lien Act.

1.11 "Multi-Employer Site" shall mean location of work which meets the criteria for a multi-employer site as defined by the *Worker's Compensation Act* of the Province of British Columbia.

1.12 "Overhead" means the percentage which the Contractor may add to the cost of personnel, equipment and materials supplied on a force account basis and shall include head office overhead, project management, bonding, insurance, site office accommodations, site supervision, clerical and all other expenses incurred by the Contractor in relation to the Work.

1.13 "Owner" shall mean the Capital Regional District.

1.14 "Payment Certifier" shall mean the person responsible for a payment certification as provided for under the *Builders' Lien Act* and for the purposes of this Contract shall mean the Engineer.

1.15 "Place of Work" shall mean the location of work as defined by the Contract and can include any or all of the following: Capital Regional District property, non-Capital Regional District property, private property, public property, public or private road.

1.16 "Subcontractor" shall mean any person engaged by the Contractor or another subcontractor to perform or provide part or parts of the work or to supply material intended to be incorporated into the completed works, but does not include a worker or a person engaged by an architect, engineer or a material supplier.

1.17 "Supply" or "Provide" shall mean supply and pay for or provide and pay for.

1.18 "Tenderer" shall mean the person or persons who submit a tender for the work to be done and materials to be supplied.

1.19 "Total Tendered Amount" shall mean the Contractor's offer to do all the work called for under the Contract at the total tendered amount (including GST) shown in the Tender Form.

1.20 "Work" or "Works" shall, unless the context otherwise requires, mean the whole of the work, equipment, materials, labour, matters and things required to be done, furnished, and performed by the Contractor under this Contract.

1.21 "Working Days" shall be defined as the normal working hours of the Capital Regional District which is five (5) days/week (7:00 a.m. to 6:00 p.m.) and excludes all legal holidays.

2 INTENT OF CONTRACT

The intent of the Contract is that the Contractor shall provide all materials, supervision, labour, equipment, and all else necessary for the complete performance of the Work. It is not intended, however, that the Contractor shall supply materials, equipment or labour not consistent with, covered by or properly inferable from the Contract Documents.

3 DRAWINGS AND SPECIFICATIONS FURNISHED

Except as provided for otherwise, a maximum of 3 copies of drawings and specifications for the execution of the work shall be furnished to the Contractor without charge. Additional instructions may be issued by the Engineer during the progress of the work by means of drawings or otherwise for clarification of the drawings and specifications, or as may be necessary to explain or illustrate changes in the work to be done. One (1) complete set of all drawings and specifications shall be maintained at the jobsite by the Contractor and shall be available to the Engineer at all times. Additional copies of drawings and specifications may be obtained by the Contractor, on payment of the charge per document set out in the Invitation to Tender.

4 DOCUMENT CONFLICTS AND OMISSIONS

4.1 In case of any inconsistency or conflict between the provisions of the Contract Documents, the provisions of such documents and addenda thereto will take precedence and govern in the following order:

a) Agreement Between the Owner and Contractor
b) Addenda
c) Supplementary General Conditions
d) General Conditions
e) Specifications and Drawings
f) Tender Form
g) Instructions to Tenderers

h) Invitation to Tender
i) All other documents

4.2 Figured dimensions on a drawing take precedence over measurements scaled from the drawing, and large scale drawings take precedence over those of smaller scale. Supplementary drawings and specifications supersede their antecedents. In case of conflict between figured dimensions on a drawing and the dimensions of a specified product, the dimensions of the specified product will govern. The drawings and specifications complement each other and anything called for by one will be as binding as if called for by both.

4.3 Neither party to the Contract shall take advantage of any apparent error or omission in the drawings or specifications, but the Engineer shall be permitted to make such corrections and interpretations as may be necessary for fulfilment of the intent of the drawings and specifications.

5 DISCREPANCIES

Any discrepancies found between the drawings and specifications or any errors or omissions in the drawings or specifications shall immediately be reported to the Engineer, who shall promptly correct such error or omission in writing. Any work done after discovery of such discrepancies, errors or omissions shall be done at the Contractor's risk.

6 CONTRACT INTERPRETATION AND DECISIONS

6.1 The Engineer will be, in the first instance, the interpreter of the Contract Documents and the judge of the performance of both parties to the Contract. Interpretations and decisions of the Engineer shall be consistent with the Contract Documents and made in consultation with both parties. In making a decision the Engineer will not show partiality to either the Owner or the Contractor.

6.2 Either the Owner or the Contractor may at any time, by written request in sufficient detail and accompanied by sufficient supporting documentation to reasonably describe the matter, refer any question, including claims relating to the performance of the work or the interpretation of the Contract Documents, to the Engineer for an initial decision and the Engineer shall render a written decision within a reasonable time, with copies to both the Owner and the Contractor.

6.3 If a party does not agree with an interpretation or decision of the Engineer then resolution of the matter shall be dealt with in accordance with the provisions of Article 58.

7 SHOP DRAWINGS

7.1 The Contractor shall furnish to the Engineer, at proper times, all shop drawings including diagrams, illustrations, schedules, performance charts, brochures and other data necessary to clarify the work intended or to show its relation to adjacent work of other trades. The Contractor shall provide such additional drawings and shall make any changes or additions to such drawings or diagrams which the Engineer may require consistent with the Contract and will submit sufficient copies of the revised prints for review, all but three (3) of which shall be returned to the Contractor following review.

7.2 Prior to submission to the Engineer the Contractor shall review all shop drawings. By this submission, the Contractor represents that they have determined and verified all field measurements, field construction criteria, materials, catalogue numbers and similar data and that they have checked and coordinated each shop drawing with the requirements of the work and of the Contract Documents.

7.3 The Contractor shall submit shop drawings to the Engineer for their review with reasonable promptness and in orderly sequence so as to cause no delay in the work of other contractors. If either the Contractor

or the Engineer so requests, they shall jointly prepare a schedule fixing the dates for submission and return of shop drawings. Shop drawings shall be submitted in the form of a reproducible transparency or prints as the Engineer may direct. At the time of submission, the Contractor shall notify the Engineer in writing of any deviations in the shop drawings from the requirements of the Contract Documents.

7.4 The Engineer will review and return shop drawings in accordance with any schedule agreed upon, or otherwise with reasonable promptness so as to cause no delay. The Engineer's review shall be for conformity to the design concept and for general arrangement only and such review shall not relieve the Contractor of responsibility for errors or omissions in the shop drawings or of responsibility for meeting all requirements of the Contract Documents unless a deviation on the shop drawings has been specifically approved in writing by the Engineer.

7.5 The Contractor shall make any changes in shop drawings which the Engineer may require consistent with the Contract Documents and resubmit unless otherwise directed by the Engineer. When resubmitting, the Contractor shall notify the Engineer in writing of any revisions other than those requested by the Engineer.

8 LOCATION OF THE WORKS

8.1 Where location dimensions for the works are not shown on the drawings, the locations are intended as being approximate.

8.2 Unless otherwise specified, the Engineer will show the locations of legal survey markers and survey monuments on the drawings and will provide an elevation bench mark. The Contractor shall perform all detailed layout and shall be responsible for all necessary detailed layout dimensions and elevations.

8.3 The Contractor shall carefully preserve bench marks, reference points, and stakes. In case of wilful or careless destruction or disturbance of such markers, they shall be charged with the expense of replacing them and shall be responsible for any mistakes that may be caused by their destruction, loss, or disturbance.

8.4 Legal survey markers, disturbed or removed by the construction operation, that existed at a horizontal distance of 1.5 metres or more from the work being installed shall be replaced at the Contractor's expense. If it is necessary to remove or disturb existing legal survey markers that are within 1.5 metres of the work, the Engineer shall be so notified before such removal or disturbance, and replacement will be at the Owner's expense.

9 INVESTIGATION BY CONTRACTOR OF CONDITIONS AFFECTING WORK

The Contract between Owner and Contractor is made and entered into by the Contractor and the Owner on the distinct understanding that the Contractor has, before execution, investigated and satisfied themselves of everything and of every condition affecting the work to be executed and the labour and material to be provided, that the execution of this Contract by the Contractor is founded and based upon their examination, knowledge, information and judgement, and not upon any statement, representation or information made or given or upon any information derived from any representative of the Owner; and furthermore, the Contractor shall make no claim against the Owner for any loss or damage sustained in consequence of or by reason of any such statement, representation or information being incorrect or inaccurate.

10 ENGINEER'S STATUS

10.1 The Engineer will be the Owner's representative during the construction period and will observe work in progress on behalf of the Owner. The Engineer will have the authority to stop the work whenever such stoppage may be necessary, in their opinion, to ensure the proper execution of the work in accordance

with the provisions of the Contract. The Contractor shall obey such order immediately. Neither the giving nor carrying out of such orders shall thereby entitle the Contractor to any extra payment.

10.2 The Contractor shall obey, perform and comply with the Engineer's orders or instructions with respect to the work or concerning the conduct thereof promptly, efficiently and to the satisfaction of the Engineer. However, if the Contractor is of the opinion that such orders or instructions are not authorized under the provisions of the Contract or involve a change for which a change order should be issued as described in Article 42, they shall so notify the Engineer in writing before proceeding to carry them out and, in any event, within TEN (10) CALENDAR DAYS of the receipt of such orders or instructions. If the Contractor does not so notify the Engineer within the time so limited, they shall not claim at any time thereafter that the orders or instructions were not authorized or should have been subject to a change order. Nevertheless, the giving of such notice to the Engineer shall not relieve the Contractor of their obligations to carry out and obey such orders and instructions.

10.3 The Engineer may delegate to other persons such of the powers of the Engineer as the Engineer deems appropriate.

10.4 The Engineer or the Owner may appoint any person or company or the employee of any such person or company or of the Engineer to be an Inspector. Such Inspector shall have the authority of the Engineer to reject materials, procedures or workmanship as not complying with provisions of the Contract and to order the Contractor to stop work until the materials, procedures or workmanship comply with such provisions.

11 INSPECTION OF WORK

11.1 The Contractor shall allow the Engineer and/or Owner or their duly appointed Inspector access and provide adequate facilities for access to any part of the works at all times. If the specifications, Engineer's instructions, laws, ordinances or any public authority requires any work to be specially tested or approved, the Contractor shall give the Engineer 24 hours minimum notice of their preparedness for such inspection, and if the inspection is by an authority other than the Engineer, of the date fixed for such inspection. The Engineer will inspect the work promptly and without causing unreasonable delay to the Contractor. Extra payment will not be made to the Contractor for delay occasioned by an inspection, and extension of completion time will not be allowed for delay resulting therefrom.

11.2 On request by the Engineer, the Contractor shall open for inspection any part of the work that has been covered up. If the Contractor refuses to comply with such request, the Owner may employ other persons to uncover the work. If the work is found to be in accordance with the Contract requirements then the cost of uncovering and recovering the work shall be borne by the Owner. If any of the work was covered by the Contractor in contravention of the Engineer's instructions, or if the uncovered work is found not to be in accordance with the Contract requirements, then the cost of uncovering and recovering the work shall be charged to the Contractor.

11.3 The lack of comment on the part of the Engineer on methods of construction employed by the Contractor shall not relieve the Contractor of their responsibility for any errors therein, and shall not be regarded as an acceptance for work done by the Contractor.

12 SUPERVISION AND LABOUR

The Contractor shall keep on the work at all times during its progress a competent superintendent who is approved by the Engineer, which approval may be withdrawn at any time. The superintendent shall represent

the Contractor in their absence and directions given to them shall be held as being given to the Contractor. The superintendent shall give efficient and effective supervision to the work until its completion.

13 LANDS BY OWNER

The Owner will provide the lands upon which the work is to be performed. Where work is to be performed on lands owned by others, the Owner will obtain the necessary easements or rights-of-way. The Owner will endeavour to obtain the necessary easements or rights-of-entry in time to permit construction to proceed as scheduled by the Contractor. When this is not possible, the Contractor shall withhold work on property owned by others until such time as easements or rights-of-entry have been obtained. Delay in providing these lands, or in obtaining easements or rights-of-way which, in the opinion of the Engineer, delays the work or results in extra cost to the Contractor, will be deemed proper cause for adjustment in the time of completion and adjustment of the Contract amount to cover the extra cost to the Contractor.

14 LANDS REQUIRED BY CONTRACTOR

Any lands other than those which are to be provided by the Owner and which may be required by the Contractor for temporary facilities, storage purposes, or access to the work site, shall be obtained by the Contractor at no cost to the Owner.

15 PRIVATE LAND

15.1 It shall be the Contractor's responsibility to ascertain the boundaries within which the work must be confined. The Contractor shall not enter lands other than those provided by the Owner for any purpose without obtaining prior written permission of the land owners and occupiers. The Contractor shall not enter upon lands owned by others on which the Owner has easements or rights-of-entry without having received the written authorization of the Owner for such entry. It shall be the Contractor's responsibility to ascertain from the Owner the conditions on which easements or rights-of-entry have been granted on private lands and to abide by these conditions throughout the course of construction. Any supplementary construction agreements made between the Contractor and the owner of private property in lieu of or in addition to the condition sheets provided by the Owner and forming part of this document shall be signed by the Owner and an authorized representative of the Contractor and a copy forwarded to the Engineer.

15.2 The Owner will not be responsible for any supplementary construction agreements other than those to which the Owner is a signed party.

16 ASSIGNMENT OF CONTRACT

Neither party shall sublet, sell, transfer, assign, or otherwise dispose of the Contract or any portions thereof, or their right, title, or interest herein, or their obligations thereunder without written consent of the other party, except for an assignment to a bank of the payments to be received hereunder.

17 SUSPENSION OF WORK BY OWNER

The Owner may at any time suspend the work, or any portion thereof, provided they give the Contractor FIVE (5) CALENDAR DAYS written notice of suspension. The Contractor shall resume work upon written notice of the Owner within TEN (10) CALENDAR DAYS after the date set forth in such notice, or in a subsequent notice to resume work. The Owner will reimburse the Contractor for costs and expenses incurred by the Contractor necessitated by such suspension of work or portion thereof, but the Contractor shall not recover from the Owner payment for any loss of anticipated profits or damages.

18 OWNER'S TERMINATION OF THE CONTRACTOR'S RIGHTS

18.1 The Owner will have the right to terminate the Contractor's right to continue with the work if the Contractor at any time becomes bankrupt, makes an assignment of their property for the benefit of the creditors, or if a receiver or liquidator should be appointed. Such termination shall be effective upon the Owner giving notice thereof.

18.2 If at any time the Engineer is of the opinion and so states in writing to the Owner that the Contractor:

a) Has failed to commence work or to recommence work after a suspension within the time specified in the Contract Documents;
b) Has failed or is failing to furnish or to maintain a detailed work schedule and plan of operation as required by Article 41 herein;
c) Has failed or is failing to use diligence or has failed to comply with the instructions of the Engineer to expedite their work or is otherwise failing to make such progress with the work as is necessary to ensure the completion of the work or any part thereof in the time specified in the Contract Documents;
d) Has failed or is failing to supply enough competent workmen, management, materials or suitable equipment; or
e) Has become in any way unable to carry on the work or any part thereof;

the Owner may give notice in writing to the Contractor of such opinion and requiring that such default or defaults be remedied forthwith. If, within FIVE (5) CALENDAR DAYS of such notice, such default or defaults are not remedied to the satisfaction of the Engineer, the Owner may terminate the Contractor's right to perform further the work under the Contract. Such termination shall be effective immediately.

18.3 Upon such termination, the Owner may employ such means as they see fit to complete the works. In such cases:

a) The Contractor shall have no claim for any further payment in respect of work performed, but shall be liable for all damages and expenses which may be suffered by the Owner by reason of such default or delay, or the non-completion by the Contractor of the works;
b) No objection or claim shall be raised or made by the Contractor by reason of or on account of the ultimate cost of the works so taken over for any reason proving greater than, in the opinion of the Contractor, it should have been;
c) All materials and all rights, proprietary or otherwise, licences, powers, and privileges, whether relating to or affecting real or personal property, acquired, possessed, or provided by the Contractor for the purposes of the work under the provisions of this Contract will become or remain and be the property of the Owner for all purposes incidental to the completion of the work and may be used, exercised, and enjoyed by the Owner as fully to all intents and purposes connected with the works as they might therefore have been used, exercised and enjoyed by the Contractor; and
d) Owner may forthwith enter into possession of all the Contractor's equipment on the site of the work and may use the same in any way it sees fit in order to complete the works without the Owner being in any way liable for damage or any other cost in connection with such use by the Owner. Upon completion of the work, such equipment may be returned to the Contractor or may be sold by the Owner and the net proceeds of such sale credited to the Contractor's account.

18.4 If the Contractor's right to perform the work is terminated in accordance with the provisions of this clause, the Contractor shall not be entitled to receive any further payment until the work is completed.

18.5 Upon completion of the work the Engineer shall determine:

(a) The amount which would have been due to the Contractor under the Contract if all of the work had been performed by him; and
(b) The costs and expense borne by the Owner in completing the work and damages for delay in completion, if any.

18.6 The Contractor shall be entitled to receive the balance of the Contract Price less such costs and expense, or if such costs and expense exceed such price, the Contractor shall pay the amount of such excess to the Owner on demand.

18.7 The Owner shall have the option, under the provisions of this Article, to be exercised in its absolute discretion, to terminate the right of the Contractor to perform any part or parts of the work and to permit the Contractor to continue to perform the rest of the work. All the provisions of this Article shall apply to such part or parts with such modifications as the circumstances may require.

19 CONTRACTOR'S TERMINATION OF THE CONTRACT

19.1 The Contractor shall have the right to terminate the Contract for any of the following reasons:

a) In the event of any order of any court or other public authority, other than the Owner, causing the work to be stopped or suspended, and when the period of such stoppage or suspension exceeds NINETY (90) CALENDAR DAYS, and when such stoppage or suspension occurs through no act or fault of the Contractor, their agent, or servants; or

b) In the event that the Owner fails to pay, except as provided in the Contract Documents, any sum certified by the Engineer within TWENTY (20) CALENDAR DAYS from the due date of payment, and fails to remedy such default within TEN (10) CALENDAR DAYS of the Contractor's written notice to do so.

19.2 In either event, the Contractor will receive from the Owner payment for all work performed and losses sustained in respect of any materials. For termination under (a) above, the Owner will not be liable for any such loss of anticipated profits, damages, or expenses incurred by the Contractor as a result of such stoppage or suspension, but under (b) above, the Contractor will be paid for loss of profits, damages and expenses. Such termination shall be effective upon the Contractor giving notice thereof.

19.3 The amount due to the Contractor for work performed and losses sustained shall be determined by the Engineer and certified by them to the Contractor and to the Owner.

20 SEPARATE CONTRACTS

20.1 The Owner reserves the right to let other contracts in connection with the work. The Contractor shall afford other contractors reasonable opportunity for the introduction and storage of their materials and the execution of their work and shall properly connect and coordinate the Contractor’s work with theirs.

20.2 If any of the Contractor's work, as specified herein and shown on the drawings, depends upon the work of any other contractor, the Contractor shall inspect and measure the work in place and determine whether anything in such work renders it unsuitable for proper execution of their work. They shall promptly report the results of such inspection and measurement to the Engineer if anything in such work renders it unsuitable for proper execution of their work. Their failure to inspect and report promptly shall constitute an acceptance of the other contractor's work and they shall have no claim against the Owner by reason of anything in such work rendering the same unsuitable for proper execution of their work.

21 SUBCONTRACTS

21.1 The subcontractors named in the Tender Form, and others as may be approved by the Engineer following execution of the Contract, shall not be changed nor shall additional subcontractors be employed except with the written approval of the Engineer. The Contractor is responsible to the Owner for the acts and omissions of their subcontractors and of their employees, to the same extent that they are responsible for the acts or omissions of persons employed by himself. Nothing in the Contract

Documents shall create any contractual relation between any subcontractor and the Owner. The Contractor shall bind every subcontractor to the terms of the Contract Documents.

21.2 The subcontracts shall contain a provision that the Certificate of Completion of the work by the subcontractor shall be binding on the Contractor and the subcontractor.

22 ORAL AGREEMENTS

No oral instruction, objection, claim, or notice by any party to the other shall affect or modify any of the terms or obligations contained in any of the Contract Documents, and none of the provisions of the Contract Documents shall be held to be waived or modified by reason of any act whatsoever, other than by a waiver or modification thereof in writing and agreed to by the parties to the Contract.

23 NON-WAIVER

23.1 Any failure by the Owner or the Engineer at any time, or from time to time, to enforce or require the strict keeping and performance of any of the terms or conditions of the Contract will not constitute a waiver of such terms or conditions and will not affect or impair such terms or conditions in any way or the right of the Owner or the Engineer at any time to avail itself or themselves of such remedies as it or they may have for any breach of such terms or conditions.

23.2 No provision in the Contract which imposes or may be deemed to impose extra or specific responsibilities or liabilities on the Contractor shall restrict the general or other responsibilities or liabilities of the Contractor in any way.

24 MATERIALS BY CONTRACTOR

24.1 The Contractor shall supply all materials unless it is expressly specified to the contrary. Materials used in the work shall meet the requirements of the specifications, or where not detailed in the specifications, shall be to the Engineer's satisfaction. Unless otherwise specified, all materials shall be new.

24.2 Unless otherwise specified, the Contractor shall provide all water, light, power, heating and equipment necessary for the execution of the work.

24.3 All materials provided by the Contractor in order to complete the work shall vest in and become the property of the Owner as soon as the same are delivered to the site of the works, but shall remain in the custody and at the risk of the Contractor.

25 MATERIALS BY OWNER

25.1 The Owner will provide only such materials as are specifically listed as being supplied by the Owner.

25.2 The Contractor shall be responsible for materials from the point of delivery to the jobsite. The Contractor shall verify the delivery dates of materials provided by the Owner and shall arrange work schedules to comply thereto.

25.3 The Owner shall not be liable in any way for a delay in such delivery arising out of any cause beyond the Owner's reasonable control.

25.4 There are no materials begin supplied by Owner.

26 MATERIALS STORAGE

The Contractor, at their own cost, shall store all materials provided for the work by either themselves or the Owner until they have been incorporated into the completed works. Materials shall be stored so as to ensure the preservation of their quality and fitness for the work, and shall be protected from vandalism and theft.

Stored materials shall be located so as to facilitate prompt inspection. Faulty materials shall not be stored on the site, and any material in storage found to be faulty shall promptly be removed from the site by the Contractor.

27 TESTING, REJECTED WORK AND MATERIALS

27.1 If, in the opinion of the Engineer, testing is required, the Engineer will arrange for a testing firm to carry out tests to determine whether the applicable standards and specifications have been met. Where initial testing indicates inadequacies additional testing may be required by the Engineer.

27.2 The Contractor as directed by the Engineer shall supply specimens or samples for testing.

27.3 All materials which do not conform to the requirements of the Contract Documents, are not approved by the Engineer, or are in any way unsatisfactory or unsuited to the purpose for which they are intended, will be rejected. Any defective work, whatever the cause thereof, and without limiting the generality of the foregoing, whether the result of poor workmanship or use of defective materials, shall be removed within FIVE (5) CALENDAR DAYS after written notice is given by the Engineer, and the work shall be re-executed by the Contractor. The fact that the Engineer may have previously overlooked such defective work shall not constitute an acceptance. The removal of work and the re-execution thereof shall be at the expense of the Contractor, and they shall pay the cost of replacing the work which shall include materials of other contractors destroyed or damaged by the removal of the rejected work or materials and the subsequent replacement with acceptable work. The Contractor shall also reimburse the Owner for initial testing and any additional engineering, inspection, testing or other contractor's costs incurred in respect of rejected work or materials, whether such work or materials are replaced or not or are accepted at a lower price.

27.4 If, in the opinion of the Engineer, it is not expedient to re-execute defective work the Owner may deduct from the Contract Price, the difference in value between the work as done and that called for by the Contract, the amount of which shall be determined by the Engineer.

28 OWNER'S RIGHT TO CORRECT DEFICIENCIES

Upon failure of the Contractor to perform the work in accordance with the Contract, the Owner may, without notice and without prejudice to any other remedy they may have, correct such deficiencies. The cost of work performed by the Owner in correcting deficiencies shall be paid by the Contractor or may be deducted from monies payable to the Contractor.

29 PERSONNEL

All workers must have sufficient knowledge, skill, and experience to perform properly the work assigned to them. Any foreman or worker employed by the Contractor or subcontractor who, in the opinion of the Engineer, does not perform their work in a skilful manner, or appears to be incompetent or to act in a disorderly or intemperate manner shall, at the written request of the Engineer, be removed from the site of the work immediately and shall not be employed again in any portion of the work without the approval of the Engineer.

30 GUARANTEE PERIOD

30.1 Neither the Notice of Acceptance nor a Notice of Partial Acceptance, as described in Articles 50 and 51, nor any payment by the Owner shall relieve the Contractor of responsibility for faulty materials or defective workmanship. The Contractor guarantees to maintain the work against any defects arising from faulty installation, faulty materials supplied under the Contract or faulty workmanship which may appear within one (1) year of the date of substantial completion contained in the Certificate of Completion. If a Notice of Partial Acceptance has been issued, the guarantee period shall begin from the date of such certificate except for the work still to be performed and the defects and deficiencies still to be corrected which are listed on such certificate. Faulty materials shall be replaced and defects

discovered and failures which occur during the guarantee period shall be rectified to the satisfaction of the Engineer and in accordance with the Contract Documents, including, if deemed necessary by the Engineer, replacement of all or a portion of the work. The same guarantee as is herein provided and for the same period shall attach to such replacement materials or rectified work and the period shall begin on the date the Engineer accepts such replacement material or rectified work.

30.2 If the Owner observes through use of the works, or if it is discovered by tests or inspection of the works prior to the end of the guarantee period, that a deficiency or defect exists in the materials or workmanship in respect to the works, the Owner shall immediately notify the Contractor, by whatever means are available, of the defect or deficiency and instruct them to rectify the fault. Such notification shall be confirmed by the Owner in writing to the Contractor. In the event that this work, in the opinion of the Owner, must be done immediately to prevent serious damage, injury, or loss of life, the Owner may perform, or cause to be performed, the necessary work, and shall notify the Contractor accordingly. Work required under guarantee shall, except as otherwise provided herein for emergencies, be carried out by the Contractor or their representative within TEN (10) CALENDAR DAYS of the Owner's written instruction to perform the work. In the event that this work is not done by the Contractor within the TEN (10) CALENDAR DAY period, or such further period as may be approved by the Engineer, the Owner may take whatever action is necessary to have the work done.

30.3 All costs relating from the necessity to do work under the guarantee requirement, whether it be done by the Contractor, their representative, or the Owner, as provided herein, shall be borne by the Contractor. The Contractor shall, in addition, be liable to the Owner for all expenses, losses, or damages incurred by the Owner as a result of faulty materials and defective workmanship as are referred to in the first paragraph of Article 30, or as a result of the Contractor's failure to meet the guarantee requirements as specified herein, including, but without limiting the generality hereof, all costs of engineering, inspection and testing. All costs may be deducted by the Owner from the guarantee amount as described herein.

31 WORKERS' COMPENSATION INSURANCE

31.1 Prior to commencing the work and prior to receiving payment on completion of the work, the Contractor shall provide evidence of compliance with the requirements of the *Workers' Compensation Act*, including payments due thereunder.

31.2 At any time during the term of the Contract, when requested by the Owner, the Contractor shall provide such evidence of compliance by themselves and their subcontractors.

32 DAMAGE TO WORK

The Contractor shall be responsible for all loss and damage whatsoever which may occur on or to the works, completed or otherwise, until such time as the entire works have been completed and the Notice of Acceptance has been issued by the Owner. In the event of any loss or damage occurring, the Contractor shall, on notice from the Engineer, immediately put the works into the condition it was immediately prior to such loss or damage all at the Contractor's expense, except where such loss or damage was caused solely by an act of the Owner.

33 INDEMNITY

The Contractor shall release, save harmless and indemnify the Owner and its directors, officers and employees, servants, agents, and the Engineer from and against all claims, actions, costs, expenses, judgements, damages, fines and fees of whatever kind, including solicitors' fees on a solicitor and own client basis, which the Owner or any other person, partnership or corporation may have or incur and which arises out of or in connection with any act or omission or alleged act or omission of the Contractor, their agents, employees or subcontractors in the execution of the Work and otherwise in the performance of or failure to perform the Contract.

34 BONDS

34.1 [Intentionally deleted].

35 PATENTS AND ROYALTIES

The Contractor shall pay all royalties and licence fees with respect to and shall assume the defence of and indemnify the Owner and the Engineer, their employees, officers and agents from all claims relating to inventions, copyrights, trademarks, or patents used in doing the work and in the subsequent use and operation of the work or any part thereof upon completion. The Contractor shall not be liable hereunder with respect to any claims arising from a construction method, process or equipment specified by the Owner in the documents submitted to the Contractor before they submitted their tender.

36 PERMITS AND REGULATIONS

The Contractor shall, at their own expense, procure all permits, certificates and licences required for the construction of the work and shall comply with all federal, provincial, and local laws, regulations and by-laws affecting the execution of the work, save insofar as the Contract Documents specifically provide otherwise.

The Owner will obtain all necessary governmental approvals for the design of the completed work, and all permits and licences required by law for the completed works.

37 SAFETY REQUIREMENTS

By agreeing to be the designated Prime Contractor, the Contractor agrees to the following:

37.1 The Contractor is the Prime Contractor as defined in Part 3 of the *Workers' Compensation Act* of the Province of British Columbia and shall note this fact on the Notice of Project submitted to WorkSafeBC. A copy of the Notice of Project will be posted on site and another delivered to the Engineer.

37.2 Notwithstanding the above, the Owner may from time to time assign the responsibilities of Prime Contractor to another contractor in writing. When a contractor has been assigned the obligations of Prime Contractor, the contractor will become the Prime Contractor and will be required to comply with all of the regulatory requirements for Prime Contractor. Compensation for performing the requirements of Prime Contractor will only be considered when the Owner did not previously disclose these obligations.

37.3 The Contractor shall comply with the provisions and amendments thereto of the *Workers' Compensation Act* of the Province of British Columbia, the WorkSafeBC Occupational Health and Safety Regulation and all other applicable federal, provincial, regional and municipal laws, Owner's policies and procedures, ordinances, codes and regulations. Where any of these are in conflict the more stringent shall be followed.

37.4 The Contractor is responsible to assess the scope of work, project site and surrounding environment and determine if hazards exist.

37.5 Refer to Appendix A for Owner's declaration of known hazards associated with the property.

37.6 The Contractor is responsible for all functions related to the coordination of the health and safety activities at the job site in accordance with the *Workers' Compensation Act* and WorkSafeBC Occupational Health and Safety Regulation and the amendments thereto. This requirement shall apply during the Contract period and not be limited to normal working hours.

37.7 Throughout the duration of the project the Contractor will ensure that all workers on site are complying with *Workers' Compensation Act* and WorkSafeBC Occupational Health and Safety Regulation. This

will include periodic inspections of the workplace and follow through with documentation of actions taken.

37.8 The Contractor will post at the site the name of the qualified Workplace Safety Coordinator, a site drawing showing the boundaries of the Prime Contractor's area of responsibility, with project layout, first aid location, emergency transportation provisions and the evacuation marshalling points.

37.9 The Contractor will ensure a copy of the site-specific safety program, written procedures designed to protect the health and safety of workers at the site and the *Workers' Compensation Act* and WorkSafeBC Occupational Health and Safety Regulation are available on site.

37.10 The Contractor will ensure that the person who is appointed as the Workplace Safety Coordinator is qualified, by reason of a combination of training, education and experience to perform the required duties effectively.

37.11 When conditions or activities on the site affect the workers of more than one employer, or where there are overlapping or adjoining work activities by two or more employers, the Contractor will ensure that the Workplace Safety Coordinator coordinates the occupational health and safety activities at the site.

37.12 The Contractor will alert all workers to all reasonably foreseeable hazards to which they are likely to be exposed.

37.13 The Contractor will hold meetings as often as necessary with the other contractors on the site to discuss hazards, overlapping work, scheduling, work sequencing and the controls that are in place to reduce the risk to workers.

37.14 The Contractor will also hold weekly "tailgate" meetings with all workers to alert them to the sequence of work and the hazards being created by the work. Accidents and near misses will be discussed as well as the procedures in place to reduce the risk to workers.

37.15 The Workplace Safety Coordinator will conduct weekly safety inspections to ensure all contractors are meeting their contractual obligations and not allowing unsafe conditions to develop.

37.16 In an emergency affecting the safety of life, or of the works, or of adjoining property, the Contractor, without the necessity of authorization from the Engineer, shall act in a responsible manner to prevent loss or injury.

37.17 The Contractor shall satisfy the Engineer that a jobsite specific construction safety program has been developed in accordance with the WorkSafeBC Occupational Health and Safety Regulation, and safe work practices and procedures of WorkSafeBC, and shall incorporate all of the Owner’s site requirements and restrictions.

37.18 The Contractor shall provide the Engineer, prior to commencement of the work, the Material Safety Data Sheets and site specific precautions for the application of all controlled chemical products including any products that require local or general ventilation control.

37.19 The Contractor shall, without further order, provide and maintain at all times during the progress or suspension of the work, suitable barricades, fences, signs, signal lights and traffic control persons as are necessary to ensure the safety of the public and those engaged in the work. All work shall be carried

out in a manner that will cause the least interruption to vehicular and pedestrian traffic and access to commercial and other private property and the Contractor shall, without further order, provide and maintain at all times during the progress or suspension of work, signs as are necessary to advise the public of access to commercial property.

37.20 Where work requiring the use of cranes or large equipment is to be carried out and the limits of approach to power lines could be violated, the Contractor shall prepare and submit to the Engineer, prior to starting the work, a detailed written work procedure prepared in consultation with the site foreman and superintendent.

37.21 Work in confined spaces will be performed in accordance with the WorkSafeBC Occupational Health and Safety Regulation. Prior to commencement of work, the Contractor shall submit a copy of their confined space entry program including written confirmation of training and instruction of confined space personnel.

37.22 Any notice of violation issued to the Contractor, Sub-contractor, other worksite employer or worker by the Workers' Compensation Board for non-compliance of WorkSafeBC Occupational Health and Safety Regulations shall be considered a breach of Contract and may result in termination or suspension of the Contract and/or any other actions deemed appropriate, all at the discretion of the Owner.

38 EMERGENCIES

The Engineer has authority in an emergency to stop the progress of the work whenever in their opinion such stoppage may be necessary to ensure the safety of life, or the work, or neighbouring property. This includes authority to make changes in the work, and to order, assess and award the cost of such work, extra to the Contract or otherwise, as may in their opinion be necessary. The Engineer shall within TWO (2) WORKING DAYS confirm in writing any such instructions. In such a case if work has been performed under direct order of the Engineer, the Contractor shall keep their right to claim the value of such work.

39 NOTICE TO PROCEED

39.1 Following the execution of the Contract by the Contractor and the provisions of the required bonds and insurance policies, a written Notice to Proceed with the work will be given to the Contractor by the Owner. The Contractor shall begin work within FOURTEEN (14) CALENDAR DAYS following receipt of the Notice to Proceed and shall prosecute the work regularly and without interruption thereafter, unless otherwise directed in writing by the Engineer or Owner, in such a manner as to secure completion of the work within the time stated in the Contract. Time shall be of the essence of the Contract.

39.2 If, however, when the Notice to Proceed is given, a strike or lockout affecting workers of a classification required to organize or begin performance of the work reasonably prevents the Contractor from beginning work promptly, the completion date stated in the Contract will be extended by the same number of WORKING DAYS as the strike or lockout. If the strike or lockout affects workers of several classifications and such strike or lockout ends on different dates, the end of the strike or lockout will be deemed to occur when all workers of a classification required to organize or begin performance of the work are permitted to work for the Contractor. No extension of time herein provided, shall be grounds for any claim whatsoever by the Contractor for extra payment.

40 FAILURE TO COMPLETE ON TIME

40.1 If the Contractor fails to complete the work within the time required by the Contract Documents, the Owner, in addition to any other rights and remedies they may have, shall be entitled to deduct from any payments due to the Contractor the daily amount stipulated in the Tender Form as liquidated damages.

40.2 No bonus will be allowed by the Owner for completion of the works in less time than specified in the Contract.

41 SCHEDULE OF COMPLETION

41.1 The Contractor shall prepare a detailed work schedule and plan of operation for approval by the Engineer. The work schedule and plan of operation, unless otherwise approved by the Engineer, shall be submitted to the Engineer not later than FOURTEEN (14) CALENDAR DAYS after the date of the Notice of Award and shall be approved by the Engineer prior to the issuance of the Notice to Proceed. Upon receipt and approval of such work schedule and plan of operation by the Engineer, the schedule shall become the approved construction schedule. Neither the plan of operation nor the approved construction schedule shall be changed without the prior written approval of the Engineer.

41.2 The work schedule and plan of operation shall describe the proposed labour force and equipment, sequence and methods of operation, restraints, delivery windows, shop drawing submittal and review times, activities on the critical path, project float time, milestones and projected weekly progress to show completion of all work within the Contract time beginning with the date of Notice to Proceed and concluding with the date of Substantial Completion. The schedule shall be based on a standard 5-day, 40-hour work week and shall be provided in bar-chart form, on maximum 11 inch by 17 inch size paper, and in digital form on a floppy disk or CD using an approved project planner software package. The float time shown is a project resource available to both parties to meet milestones and the Contract time for completion. Pursuant to the float-sharing requirement, no time extensions will be granted nor delay damages paid until a delay occurs that (i) impacts the project's critical path, (ii) consumes available float or contingency time, and (iii) extends the work beyond the Contract completion date. The schedule requirement herein is the minimum required. The Contractor may prepare a more sophisticated schedule if such will aid them in the execution and timely completion of the Work.

41.3 If the Engineer should be of the opinion, and so state in writing to the Contractor, that the rate of progress of the work is insufficient to enable the whole of the work or any part or parts thereof to be completed within the time specified for such completion in the approved construction schedule, the Contractor shall take whatever steps the Engineer may in their absolute discretion specify in writing to the Contractor to expedite the progress of the work. Such steps may include, but shall not be limited to adoption of shift work and/or the provision of additional men or equipment. The Contractor shall not be entitled to any extra payment by reason of such order of the Engineer.

42 CHANGES IN THE WORK

42.1 The Owner, without invalidating the Contract, may make changes by altering, adding to, or deducting from the work. The Contractor shall proceed with the work as changed and the work shall be executed under the provisions of the Contract. No change shall be undertaken by the Contractor, without written order of the Engineer, except in an emergency endangering life or property, as described in Article 38, and no claims for additional compensation shall be valid unless the change was so ordered. No payment for extra work or changes in any contract will be entertained by the Owner unless a "Change Order" form is completed and signed by the Engineer and Contractor.

42.2 If, in the opinion of the Engineer, such changes affect the time of Contract completion or 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, and the method of determining such value, shall be decided by the Engineer. The Engineer will use one (1) or more of the following methods in deciding such value:

a) By unit prices or combinations of unit prices in the Tender Form;
b) By unit prices submitted by the Contractor and accepted by the Owner;
c) By lump sum submitted by the Contractor and accepted by the Owner; or
d) On a force account basis as specified in Article 43.

42.3 If the Contractor and the Owner cannot agree on the method of determining such value, the Engineer shall decide and certify the unit prices or lump sum to be used which are or is in their opinion fair and reasonable to both parties and their decision shall be final, subject only to Article 58.

43 FORCE ACCOUNT WORK

Compensation for work done on a force account basis shall be made as follows:

43.1 Force account rates for personnel and equipment as specified in the Tender Form will form the basis of payment to the Contractor. All tendered force account rates shall include a maximum of ten percent (10%) mark-up for all overhead costs incurred in relation to the work and a maximum of ten percent (10%) mark-up for profit.

43.2 Materials incorporated into the Work by the Contractor shall be at the Contractor's actual cost, as evidenced by invoice, including all transportation, freight and haulage costs plus a markup of ten percent (10%) on such actual cost to cover all overhead, handling and profit.

43.3 Force account work performed by a sub-contractor shall be paid at the force account rates specified in the Tender Form. All material incorporated into the work by the sub-contractor shall be at the sub-contractor's actual cost, as evidenced by invoice, including all transportation, freight and hauling costs plus a ten percent (10%) markup on such actual cost to cover all overhead, handling and profit. The Contractor, upon submission of the sub-contractor's costs, shall be permitted to add five percent (5%) to materials costs submitted by the sub-contractor to cover all overhead, handling and profit.

43.4 The cost of the work done each day shall be submitted to the Engineer by the Contractor in a satisfactory form on each succeeding day after force account work is carried out and shall be approved or adjusted by the Engineer. No claim for compensation for extra work or materials shall be considered or allowed unless such report shall have been made or the Engineer shall have extended the time for such reports or released the Contractor therefrom. The submission to, or acceptance or approval by, the Engineer of daily force account cost records shall not at any time be deemed to be an admission that the work is properly chargeable to force account.

44 EXTENSION OF CONTRACT TIME

44.1 The time for completion of the work under the Contract may be extended by the Owner in the event of one (1) or more of the following:

a) Where extra work as herein provided is added to the work under this Contract;
b) Where the work is suspended as provided for in Article 17;
c) Where the work is delayed on account of conditions which could not have been foreseen or which were beyond the control of the Contractor and which were not the result of the fault or negligence of the Contractor, their agents, or employees, provided, however, rain, wind, flood, or other natural phenomena of normal intensity for the area shall not be construed as cause for an extension of time for completion of the work;
d) Where delay occurs in the progress of the work as a result of the act or neglect of the Owner or their employees, or by other contractors employed by the Owner;
e) Where delay occurs as a result of an act of a public authority;

f) Where the Engineer causes delay in furnishing of drawings or necessary information;
g) Where strikes, lockouts, or labour disputes prevent or substantially interfere with the progress of the work; or
h) Where, in the opinion of the Engineer, the Contractor is entitled to an extension of time.

44.2 A claim for extension of Contract time shall only be considered when submitted by the Contractor to the Engineer in writing within SEVEN (7) CALENDAR DAYS of the occurrence of the delay on which the claim is based, provided, however, that in the case of a continuing cause of delay only one (1) claim shall be necessary. Within a reasonable period after the Contractor submits a request for an extension of time, the Engineer will present their written recommendation to the Owner stating their opinion on whether or not the delay justifies an extension of time; and, if so, the number of WORKING DAYS extension due to the Contractor. The Owner will make the final decision on all requests for extension of time.

44.3 Granting of additional time to complete the work pursuant to this Article shall not constitute grounds for any claims whatsoever for additional payment, save on the grounds set out in (b) and (d) above.

45 USE OF COMPLETED PORTIONS

The Owner will have the right to take possession of and use any completed or partially completed portions of the work, whether the time for completing the entire work or such portions has or has not expired, but such taking possession and use will not be deemed an acceptance of any work so taken possession of or used. If such prior use increases the cost of, or delays the completion of uncompleted work or causes refinishing of completed work, the Contractor shall be entitled to such extra compensation or extension of time, or both, as the Engineer may determine.

46 PROGRESS PAYMENTS

46.1 At the end of each calendar month the Engineer will calculate all progress payments for that month and will prepare certificates for payment by the Owner. Where unit prices apply, payment will be calculated on the basis of the tendered prices and the units of work completed as determined by the Engineer. Where a lump sum price applies, payment will be calculated on the basis of the Engineer's estimate of the percentage of work completed.

46.2 The payment certificate shall show as of the end of the last day of each calendar month the value of all labour and materials incorporated into the works, including extras, and all adjustments previously made whether additions or deductions. The certificate shall also show the aggregate of previous payments, the amounts withheld to comply with the builder's lien legislation, and the amount, if any, of the holdback released in respect of completed subcontracts. Except in respect of the final progress payment, the gross amount shown on such certificate, less the aggregate of all previous payments, previous sums withheld, and the amount then required to be withheld to comply with the applicable builder's lien legislation as set out below, shall become due and be payable by the Owner to the Contractor on or before the last day of the next month. In those cases where the work is such that the builder's lien legislation does not apply or does not require the retention of a holdback, the Owner will nevertheless retain holdbacks to the same extent as if such legislation applied to the work.

46.3 Ten percent (10%) of each progress payment shall be retained by the Owner to comply with the *Builders' Lien Act* until payment is due in accordance with the provision of Article 54.

46.4 The monthly estimates shall not bind the Owner or Engineer in any manner in the preparation of the final estimate of the work done, but shall be construed and held to be approximate only, and shall in no

case be taken as an acceptance of the work or as a release of the Contractor from their responsibility therefor.

47 STATUTORY DECLARATION

The Contractor shall, prior to receiving payment on each progress certificate except the first one, provide to the Owner a Statutory Declaration, stating that "all employees, sub-contractors and suppliers used in connection with the work have been fully paid and satisfied by the Contractor, and that all fees and assessments have been paid or are in good standing, and that there is no claim outstanding or pending in respect of the work carried out and that no lien has been filed against the Owner's lands or against any materials or equipment for work done or materials supplied under the Contract."

48 PAYMENT WITHHELD

48.1 Upon receipt of a certificate in writing from the Engineer stating that, in their opinion, justification exists and stating the basis and the amount of such deduction, the Owner may withhold or nullify, on written notice to the Contractor specifying the ground or grounds relied on, the whole or part of any progress payment to the extent necessary to protect themselves from loss on account of one (1) or more of the following:

a) That the Contractor is not making satisfactory progress in the opinion of the Engineer;
b) That defective work is not being remedied at all or in a manner satisfactory to the Engineer;
c) That a claim or claims of lien has been filed against the lands and premises on which the work is done or is being done, or reasonable evidence of the probable filing of such claims or claims of lien;
d) That the Contractor is failing to make prompt payments as they become due to subcontractors or for material or labour; or
e) That there exist unsatisfied claims for damages caused by the Contractor to anyone employed on the site or in connection with the work.
f) That the Contractor owes a debt to the Owner under a separate contract, agreement or offer between the Owner and the Contractor which remains unpaid for more than THIRTY (30) CALENDAR DAYS from the last day of the month in which the invoice was issued.

48.2 Where subcontractors or suppliers of materials are not receiving prompt payment, the Owner may make payment to such subcontractors or suppliers directly and deduct the amount of such payments from amounts otherwise due to the Contractor.

49 BUILDERS' LIENS

49.1 The Contractor shall remove or cause to be removed all claim of lien or liens filed or registered against the lands and premises on which the work is being performed which claim of lien or liens arise out of anything done or to be done under the Contract. Such removal shall be effected by the Contractor forthwith upon demand by the Owner or the Engineer.

49.2 The Owner shall release a holdback in respect of a completed subcontract if a Certificate of Completion has been issued in respect of that subcontract and the holdback period established under the *Builders' Lien Act* has expired without any claims of a lien being filed that arose under that subcontract.

49.3 Notwithstanding anything elsewhere contained in the Contract Documents, the Contractor shall indemnify and hold harmless the Owner from all demands, damages, costs, losses and actions arising in any way out of claims of lien or liens which arise out of anything done or to be done under the Contract whether the lien period binding on the Contractor has expired or not.

49.4 The obligations imposed on the Contractor by the provisions of this Article 49 shall not extend to claims of lien or liens properly and lawfully filed by the Contractor himself.

50 COMPLETION AND NOTICE OF ACCEPTANCE

50.1 When the Contractor is of the opinion that they have substantially performed the work, they shall inspect the work to ensure that all work has in fact been substantially performed, that it is in a clean and tidy condition and that it is ready for use by the Owner. They should then submit a written request to the Engineer to determine whether the Contract has been substantially performed. The Engineer will make an inspection and if they determine that the Contract has been substantially performed, they shall so advise the Owner and the Contractor, and a Certificate of Completion will be issued in accordance with the *Builders' Lien Act*.

50.2 The Engineer will notify the Contractor in writing of any defects or deficiencies which require correction. When the defects or deficiencies have been corrected and the work is ready in all respects for acceptance by the Owner and the Contractor has submitted to the Engineer a written statement that all claims and demands of the Contractor for extra work or otherwise in connection with the Contract have been presented in writing to the Engineer, and after the Letter of Credit has been deposited in accordance with Article 30 and after the statutory declaration required under Article 47 has been provided, the Engineer will recommend to the Owner that a Notice of Acceptance be issued to the Contractor. The Owner, subject to their acceptance of the Engineer's recommendation, will issue the Notice of Acceptance.

51 PARTIAL COMPLETION AND NOTICE OF PARTIAL ACCEPTANCE

51.1 If the Contractor considers that, by reason of climatic or similar problems beyond their reasonable control, not all the work can be performed or defects or deficiencies corrected promptly, they may in writing request of the Engineer a Notice of Partial Acceptance and a determination of whether the Contract has been substantially performed to the extent possible. Such request shall be accompanied by a written statement that all claims and demands of the Contractor for extra work or otherwise in connection with the work to be accepted have been presented in writing. If the Engineer considers such request to be reasonable, they will carry out an inspection and will notify the Contractor in writing of any defects or deficiencies which require correction before they will recommend partial acceptance. They will prepare an additional list of defects and deficiencies which in their opinion do not impair the usefulness to the Owner of the whole work and the correction of which may reasonably be deferred. This list shall show the amount which the Engineer considers to be the cost of completing such work and correcting such defects and deficiencies.

51.2 When all work has been performed and defects and deficiencies corrected other than those on this list and after the Engineer determines the Contract to be substantially performed to the extent possible, they shall so advise the Owner and the Contractor, and after the Letter of Credit has been deposited in accordance with Article 30, the Engineer will recommend to the Owner that a Notice of Partial Acceptance be issued to the Contractor. The Owner, subject to their acceptance of the Engineer’s recommendation, will issue the Notice of Partial Acceptance. The Notice of Partial Acceptance shall list the work to be performed and the defects and deficiencies to be corrected and the estimated cost thereof and shall fix a date within which all such works shall be performed and the defects and deficiencies corrected.

51.3 In considering the Engineer's recommendation, the Owner will consider the effect of the deferred performance of work on the provisions of the applicable builder's lien legislation and may make their

acceptance conditional on the Contractor providing written consents of sureties under any Performance or Labour and Materials Payment Bonds or other evidence that no guarantor or surety will be relieved of their obligations.

51.4 When all such work has been performed and the defects and deficiencies corrected, the Contractor shall call for final inspection in accordance with Article 50 - Completion and Notice of Acceptance.

51.5 If all work is not performed and all defects and deficiencies are not corrected by the date set out in the Notice of Partial Acceptance, the Owner shall be entitled to deduct from any payments due to the Contractor the daily amount stipulated in the Tender Form as liquidated damages. In addition, the Owner may have the work performed and the defects and deficiencies corrected by any means they think suitable, and may recover the costs thereof from any money withheld from the Contractor or from the Contractor if such money is insufficient.

52 FINAL PROGRESS PAYMENT

52.1 The final progress payment certificate will be prepared following the issuance of the Notice of Acceptance. The Engineer will review with the Contractor all work quantities and all claims and demands of the Contractor for extra work in connection with the Contract. The final progress payment certificate will show the total amount of the payment due to the Contractor less the amount required to be retained under the applicable lien legislation.

52.2 The final progress payment shall be made by the Owner within THIRTY (30) CALENDAR DAYS of the date of the final progress payment certificate.

53 PROGRESS PAYMENT AFTER PARTIAL COMPLETION

If the Owner issues a Notice of Partial Acceptance, the Engineer will prepare a progress payment certificate in the same detail as required for a final progress payment certificate. From the amount shown on such certificate to be due to the Contractor shall be deducted the amount required to be retained under the applicable lien legislation and twice the amount shown on the Notice of Partial Acceptance to be the estimated cost of performing the remaining work and correcting the defects and deficiencies. Payment of the net amount due to the Contractor shall be made by the Owner within THIRTY (30) CALENDAR DAYS of the date of this progress payment certificate.

54 RELEASE OF HOLDBACK

54.1 A Certificate of Completion, shall be conclusively deemed between the Owner and the Contractor to start the period within which liens must be filed by the Contractor under the applicable lien legislation, and holdback must be released by the Owner.

54.2 The Owner shall pay the holdback to the Contractor within FOURTEEN (14) CALENDAR DAYS of the expiry of the statutory time for release of holdback, provided that:

a) The Contractor has provided to the Owner a certificate from the proper office to register liens to prove that, as of a date TWO (2) CALENDAR DAYS after the expiry of the statutory period, no notice of lien or liens has been filed or other matters recorded to make effective any lien;
b) The Contractor has complied with any conditions imposed by the Owner in their acceptance of the recommendation of the Engineer to issue a Notice of Partial Acceptance;
c) The Workers' Compensation Board has, at the request of the Contractor, filed with the Owner a certificate that all assessments due to the Board by the Contractor have been paid, such certificate being dated after the expiry of the statutory period for filing liens;

d) If, under the applicable lien legislation, there is no person who can provide the certificate referred to in (a) above, in which case the Contractor shall furnish to the Owner a Statutory Declaration, dated not earlier than SEVEN (7) CALENDAR DAYS after the expiry of the statutory lien period, stating why no certificate as is referred to in (a) above is possible, and stating that all employees, subcontractors and suppliers used in connection with the work have been paid and satisfied by the Contractor and that there is no claim outstanding or pending in respect of the work carried out and no lien has been filed against the Owner's lands against any materials or equipment used in connection with the work;

e) The Contractor has certified to the Owner that there are no funds owing by the Owner to the Contractor other than those funds held back; and

f) The Contractor has provided a Standby Irrevocable Letter of Credit as stipulated in Article 30.

54.3 The statutory period within which liens must be filed is FORTY-FIVE (45) CALENDAR DAYS after the Certificate of Completion was issued, and the statutory period for the release of holdback is FIFTY-FIVE (55) CALENDAR DAYS after the Certificate of Completion was issued.

55 INSURANCE

55.1 Without restricting the generality of Article 33, Indemnity, the Contractor shall, at their own expense, provide and maintain the following insurance coverages listed herein unless otherwise stipulated.

55.2 Each policy shall contain a clause stating that: "This policy will not be cancelled or materially changed without the Insurer giving at least THIRTY (30) CALENDAR DAYS' notice by registered mail to the Owner."

55.3 Unless specified otherwise the duration of each insurance policy shall be from the date of Notice to Proceed until the date of the Owner’s Notice of Acceptance.

55.4 Certified copies of these policies shall be filed by the Contractor with the Owner within FOURTEEN (14) CALENDAR DAYS after the date of written notification of the acceptance of their tender, and prior to commencement of the work or the supply of materials. Wherever the word "Owner" or "Engineer" is to appear in these policies, the legal name shall be inserted.

55.5 The Contractor shall be responsible for any deductible amounts under the policies. The cost of all insurance required by this Contract shall be included in the Total Tendered Amount.

55.6 If the Contractor fails to provide or maintain insurance as required by this Article 55, then the Owner shall have the right to provide and maintain such insurance and give evidence thereof to the Contractor. The cost thereof shall be payable by the Contractor to the Owner on demand or the Owner may deduct the costs thereof from monies which are due or may become due to the Contractor.

55.7 Wrap Up Liability Insurance

55.8 Wrap Up Liability Insurance acceptable to the Owner with limits of liability of not less than THREE MILLION DOLLARS ($3,000,000.00) inclusive, for bodily injury and property damage for any one occurrence or series of occurrences arising out of one cause and not less than THREE MILLION DOLLARS ($3,000,000.00) for personal injury.

55.9 The insurance shall be in the joint names of the Contractor and the Owner.

55.10 The Wrap Up Liability Insurance shall include but not necessarily be limited to the following coverage:

a) Premises and operations liability;
b) Products and completed operations liability;
c) Blanket contractual liability;
d) Bodily injury and property damage on an "occurrence" basis;
e) "Broad Form" property damage including the loss of use of property;
f) Owner's and Contractor's protective liability;
g) Elevator and hoist liability;
h) Contingent employer's liability;
i) Personal injury liability arising out of false arrest, detention or imprisonment or malicious prosecution; libel, slander or defamation of character; invasion of privacy, wrongful eviction or wrongful entry;
j) Shoring, blasting, excavating, underpinning, demolition, pile driving and caisson work, work below ground surface, tunnelling and grading, as applicable; and
k) Cross liability or severability of interest clause.

55.11 The insurance shall continue for a period of at least ONE (1) YEAR beyond the date of the Owner's Notice of Acceptance for the completed operations hazard.

55.12 Automobile Liability Insurance

Automobile Liability insurance in respect of licensed vehicles shall have limits of not less than THREE MILLION DOLLARS ($3,000,000.00) inclusive per occurrence for bodily injury, death, and damage to property, in the following forms:

a) Standard non-owned automobile policy including standard contractual liability endorsement; and
b) Standard owner's form automobile policy providing third party liability and accident benefits insurance and covering licensed vehicles owned or operated by or on behalf of the Contractor.

55.13 Aircraft and Watercraft Liability Insurance

Aircraft and Watercraft Liability insurance with respect to owned or non-owned aircraft and watercraft if used directly or indirectly in the performance of the work, including use of additional premises, shall be subject to limits of not less than THREE MILLION DOLLARS ($3,000,000.00) inclusive per occurrence for bodily injury, death, and damage to property including loss of use thereof and limits of not less than ONE MILLION DOLLARS ($1,000,000.00) for aircraft passenger hazard. Such insurance shall be in a form acceptable to the Owner.

55.14 Builder's Risk Course of Construction Insurance

55.15 Builder's Risk insurance acceptable to the Owner, insuring the full value of the work in the amount of the Total Tendered Amount, and full value as stated of products, if any, that are specified to be provided by the Owner for incorporation into the work.

55.16 The insurance shall be in the joint names of the Contractor, the Owner and Great Pacific Consultant, and shall include the interests of the Contractor, the Owner, the subcontractors and all others having an insurable interest in the work.

55.17 The policy shall preclude subrogation claims by the insurer against anyone insured thereunder and shall contain the following clause:

55.18 "It is agreed that the right to subrogation against the Owner and the Engineer or any of their parent, subsidiary, or affiliated companies or corporations or any employee thereof is hereby waived."

55.19 The policy shall be written to insure the work on an "All Risks" basis granting coverage at least equivalent in scope to that provided by the form known and referred to in the Insurance Industry as IAO Form 507, All Risks Builders Risk - Comprehensive Form, including flood and earthquake, subject to a deductible not exceeding FIVE THOUSAND DOLLARS ($5,000.00) for all losses except TWENTY-FIVE THOUSAND DOLLARS ($25,000.00) flood and TEN PERCENT (10%) earthquake.

55.20 The policy shall provide that, in the event of a loss or damage, payment shall be made to the Owner and the Contractor as their respective interests may appear. The Contractor shall act on behalf of the Owner and themselves for the purpose of adjusting the amount of such loss or damage payment with the insurers. When the extent of the loss or damage is determined the Contractor shall proceed to restore the work. Loss or damage shall not affect the rights and obligations of either party under the Contract except that the Contractor shall be entitled to such reasonable extension of Contract time relative to the extent of the loss or damage as the Engineer may decide in consultation with the Contractor.

55.21 Boiler insurance insuring the interests of the Contractor and the Owner for not less than the replacement value of boilers and pressure vessels forming part of the work. The form of this insurance shall be equivalent in scope to the latest edition of CCDC Form 301 and shall be maintained continuously from commencement of use or operation of the property insured until the date of the Owner’s Notice of Acceptance.

55.22 Contractor's Equipment Insurance

55.23 Notwithstanding anything contained elsewhere herein, it is understood and agreed that the Owner and/or Engineer will not be liable for any loss or damage to the Contractor's equipment including loss of use thereof. Each and every policy insuring the Contractor's equipment to be used on this project shall contain the following clause:

55.24 "It is agreed that the right to subrogation against the Owner and the Engineer or any of their parent, subsidiary or affiliated companies or corporations or any employee thereof is hereby waived."

56 GOODS AND SERVICES TAX (GST)

Federal law states that a five percent (5%) tax be paid on all goods and services. The Contractor is required to identify this tax on all invoices and the Owner is liable to pay this amount to the Contractor.

57 NORMAL HOURS OF WORK

The normal hours of work shall be a maximum of eight (8) hours per day, between the hours of 7:00 am and 6:00 pm, Monday through Friday. No work shall be done at other times or on legal holidays except to carry out such work as is necessary for the proper care and protection of the work already performed, or in case of emergency, or in special cases that the Contractor has requested in writing and the Engineer has approved in writing. Inspection personnel will be provided by the Owner between the hours of 8:00 am and 4:30 pm, Monday through Friday. If the Contractor elects to work outside these hours they must first make arrangements to do so with the Engineer. The additional cost (if any) of inspection by the Owner outside the hours of 8:00 am to 4:30 pm, Monday through Friday shall be refunded by the Contractor to the Owner.

58 DISPUTE RESOLUTION

If any dispute arises between the Capital Regional District and the Contractor as to their rights and obligations under this Contract, after requesting/obtaining the initial decision from the Engineer under Article

6, either of them may give to the other written notice of such dispute and may request arbitration thereof. The parties may agree to submit the matter in dispute to arbitration and such arbitration shall be carried out in accordance with the provisions of the Arbitration Act R.S.B.C. 1979, C18.

59 LETTER AGREEMENT WITH REFEREE

[Not applicable – intentionally deleted]

60 DISPUTE RESOLUTION PROCESS

[Intentionally deleted – Not applicable]

THE SPECIFICATIONS

See Drawings for specifications

APPENDIX A

OWNER'S NOTIFICATION OF HAZARD

Making a difference...together

OWNER'S NOTIFICATION OF HAZARD

Contract #: SSI 2021 004	Location: 262 Rainbow Rd	Date:
Contractor:		Phone: ( )
Contractor Representative:		Phone: ( )
Prime Contractor:		
CRD Representative: Dan Ovington		Phone: 250.537.4448

Listed below are pre-existing known hazards identified by the Capital Regional District which are relevant to the project. The list may not be all-inclusive. The Contractor must assess the work area to determine if other hazards exist. If the Contractor identifies additional hazards, the Contractor must notify the CRD project manager or designate.

The Contractor is responsible for addressing these hazards and other hazards identified during the course of the project.

Hazard:	Details:
See Attached	Pre-renovation Hazardous Building Materials Assessment Report

Date:	Signature:

Distribution: Project Manager, Contractor, Safety Officer, File

Stantec

PRE-RENOVATION HAZARDOUS BUILDING MATERIALS ASSESSMENT
SITE REVIEW REPORT

Client:	Capital Regional District (CRD) Salt Spring Island Parks and Recreation	Client Project #:	N/A
Stantec Site Assessor:	Sean Brigden	Stantec Project #: Date of Site Visit:	115602148 December 2, 2020
Location:	Rainbow Road Aquatic Centre— 262 Rainbow Road, Salt Spring Island, BC	Date:	December 16, 2020

Project Name: Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

Stantec Consulting Ltd. (Stantec) was retained by the Capital Regional District (CRD) to provide a pre-renovation hazardous building materials assessment within areas and pertaining to building materials that are anticipated to be impacted by planned renovation activities associated with the chemical treatment room upgrade project (the Project) at the Rainbow Road Aquatic Centre located at 262 Rainbow Road, Salt Spring Island, British Columbia (BC) (subject facility). The Project will generally involve the following within subject facility, which was reportedly originally constructed in approximately 2007/2008:

- Corridor 001: upgrades to the ventilation system to prevent corrosion of the existing fire alarm panel and intrusion alarm
- Electrical Room 002: repair/upgrade of the envelope (fire caulk penetrations and add ventilation) in preparation for future electrical replacement work
- Mechanical Room 003: build a closet with double doors to protect the existing electrical panels from corrosion and direct exposure to potential pipe bursts

Stantec understands that information pertaining to the identity, location, and approximate extent of hazardous building materials within the subject facility is not on file. As such, the purpose of the assessment was to check for potential hazardous building materials that may require special management practices in accordance with the requirements of the current version of British Columbia's Occupational Health & Safety Regulation (BC Reg. 296/97) for renovation planning purposes.

STANDARDS, SCOPE AND METHODOLOGY

Site work was conducted in general compliance with the requirements of BC Reg. 296/97 and Stantec's Safe Work Practices (SWPs).

Although the potential for asbestos and other hazardous building materials to be present is significantly reduced based on the building construction date, mechanical systems, structures and finishes were visually examined to determine the suspected presence of the following potential hazardous building materials, specific to those building materials anticipated to be impacted by the Project:

- asbestos-containing materials (ACMs), in limited applications (e.g., cement pipes, sealants, etc.)
- lead, including lead-containing paints (LCPs)
- mould and/or moisture-impacted building materials
- components containing mercury
- ozone-depleting substances (ODSs) and ODS-containing equipment
- materials containing silica

Applicable standards for each hazardous building material considered during this assessment are summarized below, along with the scope and methodology completed pertaining to those materials, during this assessment.

- Asbestos
  - Asbestos is a naturally occurring form of fibrous silicate that is durable and flexible; has high thermal and tensile strength; is resistant to heat, chemical corrosion, and friction; does not conduct electricity; and insulates well against condensation, heat, and noise. Due to these properties, asbestos was used in over 3,000 commercial products, and it is estimated that approximately 70% of the asbestos that was used in North America was used in building materials.
  - The common use of asbestos in various building materials started to decline due to changes in industry practices and/or legislation beginning in the mid-1970s. Although many types of ACMs were no longer in use by the 1990s, some ACMs, primarily non-friable materials such as asbestos cement products (e.g., pipes, shingles, wall panels) and sealants (e.g., roofing products, firestopping products, penetration sealants, pipe thread sealants) saw continued use through the end of 2018 in Canada, when an official ban on the import, manufacture, sale, trade or use of asbestos-containing products was implemented.
  - Undisturbed asbestos within building materials poses no health risks. Asbestos poses a risk when building materials containing asbestos are impacted, or disturbed, thereby releasing the asbestos fibres into the air.
  - Asbestos-related diseases are caused when suspended airborne asbestos fibres are inhaled and the fibres settle into various regions of the lungs and remain for extended periods. Once embedded in the lungs the asbestos fibres cause scarring within the lung tissue, ultimately leading to impaired lung function (asbestosis) and/or various cancers (lung cancer; mesothelioma).
  - According to the current version of BC Reg. 296/97, ACM means any material containing at least 0.5% asbestos, or vermiculite insulation with any asbestos.
  - Where observed, samples were collected from each “homogenous application” of suspected ACMs (materials suspected to contain asbestos that are uniform in material type, colour, texture application and estimated installation date) that were anticipated to be impacted by the Project, and submitted to EMSL Canada Inc. (EMSL) in Mississauga, Ontario for analysis of asbestos content using polarized light microscopy (PLM) with dispersion staining, in accordance with the United States Environmental Protection Agency (EPA) 600/R-93/116 analytical method “Asbestos (bulk) by PLM.” EMSL’s analytical laboratory is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP).
  - The number of samples collected for each homogenous application of a suspected ACM was based on the recommendations provided in the 2017 WorkSafeBC publication “Safe Work Practices for Handling Asbestos”, (BC Asbestos Guide) along with the assessor’s experience and understanding of the consistency of the observed building material applications.
- Lead
  - Lead is commonly found in buildings in items such as the solder used on copper domestic pipes; the caulking on bell fittings of cast iron drainage pipes; electrical equipment/wiring; batteries (e.g., emergency exit signage batteries); lead sheeting (e.g., x-ray rooms); vent and pipe flashings; and paints and ceramic tile glazes.
  - Elemental lead and inorganic lead compounds are absorbed through ingestion or inhalation and can incorporate into the bone marrow, nerve tissue, brain, and kidneys, causing a variety of health effects.
  - Excessive airborne lead and surface contamination can be transferred to employees’ hands and may results in lead inhalation or ingestion. Typically, regimented work practices are developed and implemented to minimize airborne and surface lead concentrations during work that may impact lead and lead-containing coatings.
  - Under BC Reg. 296/97, a regulatory limit has been established for occupational exposure to airborne lead that may be present in a workplace. The occupational exposure limit (OEL) for airborne lead dust or fumes per BC Reg. 296/97 should not exceed the time-weighted average value of 0.05 milligram per cubic metre of air (mg/m^3). The OEL represents the time-weighted average concentration for a conventional 8-hour workday and a 40-hour workweek, to which it is believed that nearly all workers may be repeatedly exposed, day after day, without adverse health effects.

- In Canada, the *Surface Coating Materials Regulations* (SOR/2005-109) under the federal *Hazardous Products Act* provides a concentration of lead that must not be exceeded in surface coatings that are presently sold in this country (90 parts per million, or "ppm"). However, it is important to note that this regulation does not comment on the potential occupational exposure if the material is disturbed.
- Work involving lead-containing paints (LCPs) and lead-containing coatings in British Columbia is to be conducted in accordance with applicable regulations, guidelines and standards including, but not limited to the current versions of the following, at a minimum:
  - WorkSafeBC 2017 publication entitled Safe Work Practices for Handling Lead (BC Lead Guide)
  - BC Reg. 296/97
- With respect to potential lead exposures associated with disturbance to surfaces coated with lead-containing products, the 2011 WorkSafeBC manual titled Lead-Containing Paint and Coatings: Preventing Exposure in the Construction Industry, indicates the following:
  - Improper removal of lead paint containing 600 mg/kg (equivalent to "parts per million" or "ppm") lead results in airborne lead concentrations that exceed half of the exposure limit.
    - Potential for exposure exceeding half of the occupational exposure limit would be the trigger for implementation of an exposure control plan.
  - Lead concentrations as low as 90 mg/kg may present a risk to pregnant women and children.
    - Any risk assessment should include for the presence of high risk individuals within the workplace.
- In addition to the above, the BC Lead Guide indicates the following:
  - Unlike for asbestos-containing material, WorkSafeBC does not numerically define what would be considered a lead-containing paint or coating. All suspected paints or coatings should be tested for lead because, depending on the nature of the work, even a small amount could pose a risk to workers. In order to determine which controls and personal protective equipment would be required for a particular job, a qualified person must consider this information as part of the risk assessment.
    - When reviewing the above, "high risk" individuals are not expected to be present in the workplace associated with this building/structure/site during building material alteration activities (i.e., renovation) that would create significant disturbance to paint with such individuals present. As such, paints containing 600 ppm lead or more will be considered "lead-containing" for the purpose of this report, such that appropriate risk assessments can be completed for demolition planning. However, information regarding the lead content of all paints tested is provided herein, for reference and risk assessment should the consideration of high risk individuals be necessary, based on the requirements of a particular situation.
- Using an arc welder or oxyacetylene torch on steel that is coated with lead-containing paint can create hazardous lead fumes and is prohibited by section 12.115 of BC Reg. 296/97. In addition, the following information is provided in the BC Lead Guide:
  - Welding or torch cutting of paints or coatings on metal can create very high concentrations of airborne lead fumes. Torch cutting structural steel, coated with paint containing as little as 130 mg/kg (equivalent to ppm) lead, can release airborne levels of lead as high as 0.8 mg/m^3 (16 times the exposure limit).
  - Given this information and that the analytical detection limit for lead paint analysis is 90 ppm (not significantly different than 130 ppm, which, per above, may release airborne lead levels 16 times the exposure limit), any paint coating on a metal surface to be welded, burned or torch-cut represents a potential lead exposure hazard.
- Samples of potential LCPs were collected from major paint applications on building materials expected to be disturbed during the Project. The sampling of paint applications involved the collection of paint chip samples of paint layers to the substrate, where possible. Samples collected were submitted to EMSL in Mississauga, Ontario for analysis of total lead content using EPA Method SW 846 3050B*/7000B. EMSL's analytical laboratory is also accredited by the AIHA Environmental Lead Laboratory Approval Program (ELLAP).

- Other hazardous building materials:
  - Various other hazardous building materials may be present that would have special management requirements, and/or requirements for appropriate handling and/or disposal if they were to be impacted by the Project.
  - Assessment for the presence of other hazardous building materials, specific to those building materials anticipated to be impacted by the Project, was completed through visual means, as follows:
    - Presence of suspect visible mould and/or animal waste was assessed through visual observations. Material observed with dark-coloured staining and/or a textured and discoloured appearance is described as "suspected mould". Mould identified visually is defined as "suspected mould" unless it is confirmed as mould by laboratory analysis.
    - Assessment for equipment likely to contain ODSs was completed. Information on the type of equipment, manufacturer and type and quantity of refrigerants was recorded, where available.
    - Assessment for equipment that is likely to contain mercury was completed visually. Information on the type of equipment (i.e., gauges, switches, batteries, thermometers, etc.), model and serial numbers and quantities was recorded, where such information was available.
    - Assessment for the presence of silica was conducted. The presence of silica in building materials such as concrete, masonry, stone, terrazzo, refractory brick, ceramic tile, ceiling tile etc. was noted.

RESULTS

Table 1 below summarizes the findings of the assessment and sampling activities undertaken pertaining specifically to those materials that may be impacted by the Project.

Table 1 Assessment Summary

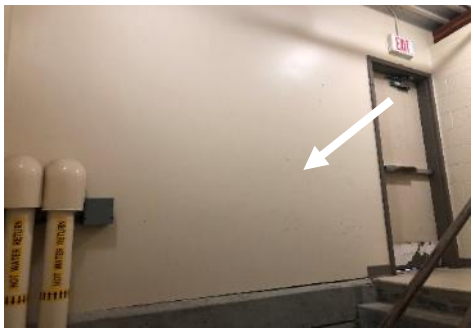
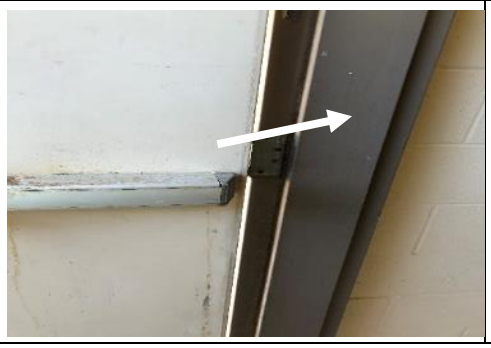
Location	Hazardous Building Material Observations	Photo	Samples Collected?	Analytical Results
Wall of mid-stairwell landing	Suspected ACM interior joint compound on gypsum walls in area where openings will be created • observed to be in good condition		A-01A A-01B A-01C	No asbestos detected
Exterior north wall, west of stairwell entry to door	Suspected ACM acrylic stucco in area where openings will be created • observed to be in good condition		A-02A A-02B A-02C	No asbestos detected

Table 1 Assessment Summary

Location	Hazardous Building Material Observations	Photo	Samples Collected?	Analytical Results
Mechanical Room 003	Suspected ACM grey mastic on HVAC ducting to be removed • observed to be in good condition		A-03A A-03B A-03C	No asbestos detected
Lower entry vestibule	Suspected ACM wall penetration sealant on masonry and concrete walls • observed to be in good condition		A-04A A-04B A-04C	No asbestos detected
Lower entry vestibule	Suspected ACM masonry wall mortar • observed to be in good condition		A-05A A-05B A-05C	No asbestos detected

Inspection date: December 2, 2020
Project Number: 115602148
Client Project Number: N/A

Table 1 Assessment Summary

Location	Hazardous Building Material Observations	Photo	Samples Collected?	Analytical Results
Interior of stairwell	Suspected LCP beige paint on gypsum walls		P-01	<82 ppm
Exterior door of stairwell	Suspected LCP beige paint on stucco		P-02	<81 ppm
Exterior door of stairwell	Suspected LCP grey/brown on metal door frames		P-03	<83 ppm

Inspection date: December 2, 2020
Project Number: 115602148
Client Project Number: N/A

Table 1 Assessment Summary

Location	Hazardous Building Material Observations	Photo	Samples Collected?	Analytical Results
Exterior door of stairwell	Suspected LCP beige on metal doors		P-04	<92 ppm
Throughout assessed areas (general)	Lead is expected to be present in solder used in bell fittings for cast iron pipes, and in lead-acid batteries used in emergency lighting (information only—not anticipated to be impacted by the Project).		N/A	N/A
Throughout assessed areas (general)	The tubes in fluorescent light fixtures contain mercury vapour (information only—not anticipated to be impacted by the Project).		N/A	N/A
Throughout assessed areas (general)	Suspect mould or moisture-impacted building materials were not observed at the time of the assessment.	No photo	N/A	N/A

Table 1 Assessment Summary

Location	Hazardous Building Material Observations	Photo	Samples Collected?	Analytical Results
Throughout assessed areas (general)	Silica is expected to be present in the following which were observed in various locations throughout: • concrete floors and walls; masonry units and associated grout and mortar; gypsum and associated wall finish materials; and stucco		N/A	N/A
Throughout assessed areas (general)	Suspected ODS-containing equipment not observed	No Photo	N/A	N/A

The certificates of analysis for the samples submitted as part of this assessment, as provided by EMSL, are attached to this document, for reference.

CONCLUSIONS AND RECOMMENDATIONS

In summary, the following limited hazardous building materials that are anticipated to be impacted by the Project were identified through this assessment:

- various silica-containing items (concrete floors and walls; masonry units and associated grout and mortar; gypsum and associated wall finish materials; stucco)

In addition, it should be noted that the following hazardous building materials are present in the Project area.

- Lead is expected to be present in solder used in bell fittings for cast iron pipes, and in lead-acid batteries used in emergency lighting.
- mercury vapour in fluorescent light tubes

Based on the above, the following recommendations are provided for renovation planning purposes:

- Asbestos
  - No ACMs were identified through this assessment. If encountered during renovation activities, any suspected ACMs not accessible during this assessment should be considered as asbestos-containing and handled as such, unless appropriate assessment and analytical testing as required by BC Reg. 296/97 proves otherwise.

- Lead
  - If lead-containing equipment/materials are to be disturbed and/or removed, ensure compliance with the following:
    - exposure protection requirements of the BC Reg. 296/97, including the provisions of the BC Lead Guide
    - transportation and disposal requirements of the British Columbia Hazardous Waste Regulation (BC Reg. 63/88)
    - transportation requirements of the Federal Transportation of Dangerous Goods Regulation
  - Any paint coating on a metal surface to be welded, burned or torch-cut must be removed prior to that action being undertaken, unless a project-specific or tasks-specific risk assessment and safe work practices are developed by a qualified person. Development of such risk assessments and work practices will involve consideration of information including, but not limited to, the following:
    - composition of the material to be disturbed
    - lead content of the paint coating
    - methods and tools to be used, including exhaust ventilation
    - duration of the work/work shift
    - training of the personnel conducting the task
    - respiratory protection program in effect
  - Ultimately, the Contractor is responsible to review the work tasks required and the ways in which lead-containing materials (including materials coated with paints that may contain lead in varying concentrations) will be impacted, as well as the individuals that will be present in the immediate vicinity of the work (i.e., potential for high-risk individuals) in order to determine the appropriate personal protective equipment (PPE—including respirators and protective clothing), containment and/or decontamination measures and work procedures that should be followed to protect workers from lead exposure.
- Mercury
  - Removal of mercury-containing equipment is required prior to renovation activities that may disturb the equipment. If mercury-containing items (e.g., fluorescent light tubes) require removal, ensure all mercury waste is handled, stored transported and disposed of in accordance with the requirements the following:
    - transportation and disposal requirements of BC Reg. 63/88
    - transportation requirements of the Federal Transportation of Dangerous Goods Regulation
  - Precautions should be taken if workers may potentially be exposed to mercury or mercury vapours to ensure that workers exposure levels do not exceed the occupational exposure limit of 0.025 mg/m^3 as per the BC Reg. 296/97. This can be achieved by providing respiratory and skin protection applicable to the hazard and task to be completed.
- Silica
  - When silica-containing materials are to be disturbed during renovation activities, ensure dust control measures are employed such that airborne silica dust concentrations do not exceed the exposure limit as stipulated by BC Reg. 296/97 (cristobalite and quartz—each 0.025 mg/m^3). This would include, but not be limited to, the following:
    - providing workers with respiratory protection
    - wetting the surface of the materials, use of water or dust suppressing agents to prevent dust emissions
    - providing workers with facilities to properly wash prior to exiting the work area
- Other hazardous building materials
  - Other hazardous building materials were not identified. As such, no additional recommendations have been provided.

LIMITATIONS

This report has been prepared for general information purposes to support the Project. This report does not necessarily constitute an assessment that would be sufficient to support other renovation projects or building demolition, which would typically require destructive removal of building finishes to observe concealed conditions. Prior to any other renovation or demolition work within the subject facility, this report should be reviewed by an appropriately qualified professional (with education and experience associated with the management of hazardous building materials) to determine what, if any, additional assessment is necessary.

Assessment for hazardous building materials was conducted pertaining to readily visible surfaces within accessible spaces only, and only pertaining to those building materials anticipated to be impacted by the Project. Our understanding of the building materials that would be impacted by the Project was based on information provided in project design documents. Stantec cannot predict the actual methods to be implemented by contractors completing work of the Project, which may change the extent to which various building materials are impacted, leading to additional suspected hazardous building materials that may require characterization.

In preparation of this report, Stantec used professional judgment based on experience. The work was conducted in accordance with generally accepted professional standards. Stantec relied on information gathered during the site investigation and laboratory analytical reports.

This report has been prepared for the exclusive use of CRD for the purpose of assessing general conditions in the assessed areas, only as they pertain to the Project. Any use that a third party makes of this report, or reliance on, or adecisions to be made on it, are the responsibility of such third parties. Stantec accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

CLOSING

If any conditions become apparent that differ significantly from our understanding of conditions as presented in this document, we request that we be notified immediately to reassess the information provided herein.

We trust that the document meets your current requirements. Should you have any questions or concerns regarding the above, please do not hesitate to contact the undersigned.

Stantec Consulting Ltd.

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Attachments: Attachment 1: Suspected ACM Bulk Sample Analytical Record (EMSL)—3 pages
Attachment 2: Suspected LCP Paint Chip Sample Analytical Record (EMSL)—1 page

ATTACHMENT 1

Suspected ACM Bulk Sample Analytical Record (EMSL)

EMSL Canada Inc.

2756 Slough Street Mississauga, ON L4T 1G3
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http://www.EMSL.com / torontolab@emsl.com

EMSL Canada Order 552016011
Customer ID: 55JACQ30NN
Customer PO: 115602148
Project ID:

Attn: Sean Brigden
Stantec Consulting Ltd.
400 - 655 Tyee Road
Victoria, BC V9A 6X5

Phone: (250) 389-2346
Fax:
Collected:
Received: 12/04/2020
Analyzed: 12/11/2020

Proj: 115602148

Test Report: Asbestos Analysis in Bulk Material for Occupational Health and Safety British Columbia Regulation 188/2011 via EPA 600/R-93/116 Method

Client Sample ID: A-01A **Lab Sample ID:** 552016011-0001

Sample Description: Wall of mif-stairwell landing/Interior joint compound on gypsum walls- stairwell, in area where openings will be created

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/11/2020	White	0.0%	100.0%	None Detected	

Client Sample ID: A-01B **Lab Sample ID:** 552016011-0002

Sample Description: Wall of mif-stairwell landing-behind current penetrations/Interior joint compound on gypsum walls- stairwell, in area where openings will be created

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/11/2020	White	0.0%	100.0%	None Detected	

Client Sample ID: A-01C **Lab Sample ID:** 552016011-0003

Sample Description: Wall of mif-stairwell landing/Interior joint compound on gypsum walls- stairwell, in area where openings will be created

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/11/2020	White	0.0%	100.0%	None Detected	

Client Sample ID: A-02A **Lab Sample ID:** 552016011-0004

Sample Description: Exterior north wall, west of stairwell entry door/Exterior acrylic stucco in area where openings will be created

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/11/2020	Gray	0.0%	100.0%	None Detected	

Client Sample ID: A-02B **Lab Sample ID:** 552016011-0005

Sample Description: Exterior north wall, west of stairwell entry door/Exterior acrylic stucco in area where openings will be created

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/11/2020	Gray	0.0%	100.0%	None Detected	

Client Sample ID: A-02C **Lab Sample ID:** 552016011-0006

Sample Description: Exterior north wall, west of stairwell entry door/Exterior acrylic stucco in area where openings will be created

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/11/2020	Gray	0.0%	100.0%	None Detected	

Client Sample ID: A-03A **Lab Sample ID:** 552016011-0007

Sample Description: Duct flange at north end of section to be removed/Grey mastic on duct to be removed

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/11/2020	Gray	0.0%	100%	None Detected	

EMSL Canada Inc.

2756 Slough Street Mississauga, ON L4T 1G3
Phone/Fax: (289) 997-4602 / (289) 997-4607
http://www.EMSL.com / torontolab@emsl.com

EMSL Canada Order 552016011
Customer ID: 55JACQ30NN
Customer PO: 115602148
Project ID:

Test Report: Asbestos Analysis in Bulk Material for Occupational Health and Safety British Columbia Regulation 188/2011 via EPA 600/R-93/116 Method

Client Sample ID: A-03B ***Lab Sample ID:*** **552016011-0008**

Sample Description: Duct flange at north end of section to be removed/Grey mastic on duct to be removed

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/11/2020	Gray	0.0%	100%	None Detected	

Client Sample ID: A-03C ***Lab Sample ID:*** **552016011-0009**

Sample Description: Duct flange at north end of section to be removed/Grey mastic on duct to be removed

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/11/2020	Gray	0.0%	100%	None Detected	

Client Sample ID: A-04A ***Lab Sample ID:*** **552016011-0010**

Sample Description: Vestibule east wall, above door to electrical room/Wall penetration sealant in lower entry vestibule (masonry and concrete walls)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/11/2020	Gray	0.0%	100%	None Detected	

Client Sample ID: A-04B ***Lab Sample ID:*** **552016011-0011**

Sample Description: Vestibule west wall/Wall penetration sealant in lower entry vestibule (masonry and concrete walls)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/11/2020	Gray	0.0%	100%	None Detected	

Client Sample ID: A-04C ***Lab Sample ID:*** **552016011-0012**

Sample Description: Vestibule east wall, above door to electrical room/Wall penetration sealant in lower entry vestibule (masonry and concrete walls)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/11/2020	Gray	0.0%	100%	None Detected	

Client Sample ID: A-05A ***Lab Sample ID:*** **552016011-0013**

Sample Description: Adjacent to vestibule entry door from main mechanical room/Masonry wall mortar, typical to project area

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/11/2020	Gray	0.0%	100.0%	None Detected	

Client Sample ID: A-05B ***Lab Sample ID:*** **552016011-0014**

Sample Description: Masonry wall/Masonry wall mortar, typical to project area

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/11/2020	Gray	0.0%	100.0%	None Detected	

Client Sample ID: A-05C ***Lab Sample ID:*** **552016011-0015**

Sample Description: Adjacent to vestibule entry door from main mechanical room/Masonry wall mortar, typical to project area

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/11/2020	Gray	0.0%	100.0%	None Detected	

EMSL Canada Inc.

2756 Slough Street Mississauga, ON L4T 1G3
Phone/Fax: (289) 997-4602 / (289) 997-4607
http://www.EMSL.com / torontolab@emsl.com

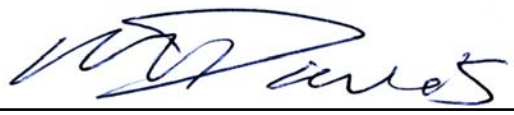
EMSL Canada Order 552016011
Customer ID: 55JACQ30NN
Customer PO: 115602148
Project ID:

Test Report: Asbestos Analysis in Bulk Material for Occupational Health and Safety British Columbia Regulation 188/2011 via EPA 600/R-93/116 Method

Analyst(s):

Stephanie Achaiya	PLM (3) PLM Grav. Reduction (2)
Taylor Jones	PLM (6) PLM Grav. Reduction (4)

Reviewed and approved by:



Matthew Davis or other approved signatory
or Other Approved Signatory

None Detected = <0.1%. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP of any agency or the U.S. Government

Samples analyzed by EMSL Canada Inc. Mississauga, ON NVLAP Lab Code 200877-0

Initial report from: 12/11/202013:50:43

ATTACHMENT 2

Suspected LCP Paint Chip Sample Analytical Record (EMSL)

EMSL Canada Inc.
2756 Slough Street, Mississauga, ON L4T 1G3
Phone/Fax: (289) 997-4602 / (289) 997-4607
http://www.EMSL.com torontolab@emsl.com

EMSL Canada Or	552015947
CustomerID:	55JACQ30NN
CustomerPO:	115602148
ProjectID:	

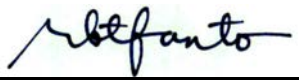
Attn: **Sean Brigden**
Stantec Consulting Ltd.
400 - 655 Tyee Road
Victoria, BC V9A 6X5

Phone: (250) 389-2346
Fax:
Received: 12/4/2020 12:22 PM
Collected: 12/2/2020

Project: **115602148**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client SampleDescription	*Collected*	*Analyzed*	*Weight*	*RDL*	*Lead Concentration*
P-01 *552015947-0001*	12/2/2020	12/7/2020 Site: Above upper exterior door Desc: Beige on interior gypsum walls in stairwell	0.2438 g	82 ppm	<82 ppm
P-02 *552015947-0002*	12/2/2020	12/7/2020 Site: Adjacent to upper exterior door Desc: Beige on exterior stucco	0.2460 g	81 ppm	<81 ppm
P-03 *552015947-0003*	12/2/2020	12/7/2020 Site: Upper exterior door frame Desc: Grey/brown on metal door frames	0.2422 g	83 ppm	<83 ppm
P-04 *552015947-0004*	12/2/2020	12/7/2020 Site: Upper exterior door Desc: Beige on metal doors Insufficient sample to reach reporting limit.	0.2185 g	92 ppm	<92 ppm



Rowena Fanto, Lead Supervisor
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.
Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.
Samples analyzed by EMSL Canada Inc. Mississauga, ON AIHA-LAP, LLC - ELLAP #196142

Initial report from 12/11/2020 08:24:35

THE DRAWINGS

(Bound Separately)

SSI 2021-004 Rainbow Road Aquatic Centre Chemical Treatment Room Upgrades

DRAWING NO.	TITLE	ISSUE DATE	ISSUE NO.
A-000	Cover Page	February 1, 2021	1
A-010	Architectural Specifications	February 1, 2021	1
A-100	Arial View, Code Summary, Notes, Floor Plan and Interior Elevations	February 1, 2021	1
M-000	Mechanical Specifications	February 1, 2021	1
M-100	Mechanical Floor Plans	February 1, 2021	1
E-100	Electrical Floor Plans	February 1, 2021	1
C-100	Civil Site Plan, General Notes and Specifications	January 29, 2021	1

Stantec

Making a difference...together

Capital Regional District

RAINBOW ROAD AQUATIC CENTRE
CHEMICAL TREATMENT ROOM UPGRADES

262 RAINBOW ROAD, GANGES, SALT SPRING ISLAND, BC V8K 2M3

ARCHITECTURAL DRAWING LIST	
NO.	DRAWING NAME
A-000	COVER PAGE
A-010	ARCHITECTURAL SPECIFICATIONS
A-100	AERIAL VIEW, CODE SUMMARY, NOTES, FLOOR PLAN AND INTERIOR ELEVATIONS

MECHANICAL DRAWING LIST	
NO.	DRAWING NAME
M-000	MECHANICAL SPECIFICATION
M-100	MECHANICAL FLOOR PLANS

ELECTRICAL DRAWING LIST	
NO.	DRAWING NAME
E-100	ELECTRICAL FLOOR PLANS

CIVIL DRAWING LIST	
NO.	DRAWING NAME
C-100	CIVIL SITE PLAN, GENERAL NOTES AND SPECIFICATIONS

ISSUED FOR: BUILDING PERMIT AND TENDER
DATE: FEBRUARY 01, 2021

STANTEC PROJECT NO: 115602148

CRD PROJECT NO: SSI 2020-006

CLIENT
Capital Regional District

108 -121 McPhillips Avenue
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CLIENT NAME: **Capital Regional District**
PROJECT NAME: RRAC CHEMICAL TREATMENT ROOM UPGRADES
PROJECT ADDRESS: 262 RAINBOW ROAD, GANGES, SALT SPRING ISLAND, BC V8K 2M3
CRD PROJECT NO: SSI 2020-006
STANTEC PROJECT NO: 115602148
ISSUED FOR: BUILDING PERMIT AND TENDER
DATE: **2021.02.01**

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ORIGINAL SHEET - ARCH D (24"x36")

OUTLINE SPECIFICATIONS

GENERAL

1. FOLLOWING IS A WEB LINK TO THE MATTERPORT POINT CLOUD SCAN OF THE EXISTING SPACE WHICH ALLOWS QUICK ACCESS TO THE EXISTING CONDITIONS OF THE SPACE: https://my.matterport.com/show/?m=qZhyhdS6pN8
2. DESIGN IS BASED ON THE BCBC 2018. THE SUPPLEMENT TO THE NATIONAL BUILDING CODE OF CANADA, 2015 EDITION SHALL BE USED WHERE IT COMPLEMENTS THE ABOVE GOVERNING CODE AND ALL REFERENCED CODES AND STANDARDS LISTED WITHIN THESE APPLICABLE STANDARDS.
3. CONSTRUCT THE BUILDING TO THE INTENT OF THE DRAWINGS. WHERE UNCLEAR, PROVIDE FOR THE INTENT OF THE DESIGN AND LAYOUT CONSIDERING ARCHITECTURAL AND OTHER CONSULTANT INFORMATION. EXTRA CHARGES THAT ARE REQUESTED FOR CONSTRUCTION OF ITEMS THAT COMPLETE OR EXTEND THE DETAIL OF THE BUILDING BUT DO NOT CHANGE THE INTENT OF DESIGN WILL NOT BE GRANTED. WHEN IN DOUBT ALLOW FOR THE MORE ONEROUS ALTERNATIVE AND STATE ANY ASSUMPTIONS MADE. SEEK DIRECTION FROM STRUCTURAL ENGINEER OF RECORD PRIOR TO PROCEEDING.
4. DRAWINGS ARE SCHEMATIC REPRESENTATIONS OF THE PROJECT. DRAWINGS ARE NOT INTENDED TO BE PICTORIALLY ACCURATE REPRODUCTIONS OF THE CONSTRUCTION BUT, RATHER, TO PROVIDE SUFFICIENT INFORMATION TO CONVEY THE INTENT OF THE DESIGN.
5. SECTIONS AND DETAILS ARE SHOWN TO EXPLAIN THE INTENT OF THE DRAWINGS. SECTIONS ARE NOT CALLED UP AT EVERY OPPORTUNITY. HOWEVER THE OBJECTIVE OF THE DRAWINGS IS TO PROVIDE AN EXPERIENCED AND KNOWLEDGEABLE PERSON SUFFICIENT REFERENCES TO HELP DEMONSTRATE THE INTENT OF THE DESIGN.
6. USE THESE DRAWINGS ONLY FOR THE PURPOSES SPECIFICALLY NOTED IN THE REVISION COLUMN. DO NOT CONSTRUCT BY THESE DRAWINGS UNLESS INDICATED: "FOR CONSTRUCTION". THE TERM ISSUED FOR BUILDING PERMIT INDICATES THAT THE DRAWINGS ARE COMPLETE FOR DESIGN OF ALL KEY DESIGN ELEMENTS HOWEVER FINAL COORDINATION AND INSTRUCTIONS FOR CONSTRUCTION MAY NOT BE FULLY COMPLETE.
7. THESE DRAWINGS ARE PREPARED IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL DRAWINGS BY STANTEC.
8. THE ARCHITECT IS PRIME CONSULTANT AND REGISTERED COORDINATING PROFESSIONAL FOR THE PROJECT AND IS RESPONSIBLE FOR GENERAL COORDINATION OF THE DRAWINGS. DISCREPANCIES AND INCOMPATIBILITIES IN THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT. ALL CORRESPONDENCE SHOULD BE SUBMITTED OR DUPLICATED TO THE ARCHITECT WITHOUT DELAY.
9. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR GRADES, FLOOR AND ROOF ELEVATIONS, DEPRESSIONS AND SLOPES, AND FOR DIMENSIONS AND LOCATIONS OF DOORS, WINDOWS, LOUVERS, RECESSES, SLEEVES, EQUIPMENT, SHAFTS, INSERTS, NAILERS, CHAMFERS, AND SIMILAR ITEMS. GRADES. ELEVATIONS AND SLOPES SHOWN ON STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY AND MUST BE CONFIRMED BY THE CONTRACTOR. MAINTAIN STRUCTURAL THICKNESS INDICATED. SLOPES FOR DRAINAGE REQUIREMENTS MUST BE OBTAINED FROM THE ARCHITECT.
10. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR LOCATIONS AND REQUIREMENTS RELATING TO FIRE RATINGS, FIRE STOPPING, SMOKE SEALING REQUIREMENTS, ETC.
11. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL ASPECTS OF WATERPROOFING, SEALING, JOINTING, TAPING, AIR BARRIER, FLASHING, VENTING, AND SIMILAR REQUIREMENTS FOR BUILDING CONSTRUCTION.
12. WHERE NOTED HEREIN, THE TERM GENERAL CONTRACTOR OR GC SHALL ALSO REFER TO THE PROJECT, CONSTRUCTION OR CONTRACTS MANAGER.
13. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND OUTLINES WITH THE ARCHITECTURAL DRAWINGS AND NOTIFY ANY ERRORS OR OMISSIONS PRIOR TO COMMENCING WITH WORK. DISCREPANCIES NOT REPORTED ARE THE RESPONSIBILITY OF THE CONTRACTOR(S).
14. SHOULD THE BIDDERS OF THIS PROJECT FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS OR DOCUMENTS, OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING, THEY MUST NOTIFY THE ENGINEER WHO MAY SEND A WRITTEN INSTRUCTION TO TENDERS.
15. THE CONTRACTOR(S) SHALL REVIEW ALL AVAILABLE INFORMATION FOR TENDER AND, WHERE CONFLICT OCCURS BETWEEN ITEMS, INCLUDE THE MORE ONEROUS IN THE TENDER, UNLESS OTHERWISE INDICATED BY THE CONSULTANT PRIOR TO TENDER CLOSING.
16. INFORMATION TRANSMITTED TO CONTRACTORS THROUGH TELEPHONE CONVERSATION MUST BE CONFIRMED IN WRITING TO BE BINDING.
17. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS IN THE FIELD TO SUIT EXISTING CONDITIONS. CONTRACTOR SHALL SITE MEASURE AND CONTROL THE PRODUCTION OF WORK ON SITE AND ELSEWHERE TO FULFILL THE INTENT OF THE DRAWINGS. NOTIFY THE ENGINEER OF ANY DIMENSIONAL VARIATION FROM THE PLANS.
18. CONTRACTOR(S) SHALL RECORD AND REPORT ANY SITE CONDITIONS WHICH MAY AFFECT THE STRUCTURE (BUILDINGS, BUILDING COMPONENTS, PROPERTY LINES, SOIL CONDITIONS, ETC.).
19. CONFIRM HEADROOM CLEARANCES, OPENING WIDTH AND HEIGHT, FLOOR-TO-FLOOR, AND OTHER DIMENSIONS WITH DRAWINGS PROVIDED BY OTHER CONSULTANTS AND REPORT ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION OF THE BUILDING ELEMENT.
20. CHARGES FOR EXTRAS TO THE CONTRACT MUST BE BROUGHT TO THE ENGINEERS ATTENTION BEFORE THE WORK PROCEEDS. ADEQUATE TIME MUST BE ALLOWED FOR REVIEW AND APPROVAL OF EXTRAS BY THE ARCHITECT AND/OR OWNER. WORK WHICH PROCEEDS PRIOR TO APPROVAL BY THE CONSULTANT MIGHT NOT BE GRANTED EXTRA PAYMENT.
21. DO NOT CUT OR DRILL INTO STRUCTURAL MEMBERS, OR CUT REBAR PROJECTIONS WITHOUT FIRST CONTACTING AND OBTAINING THE PERMISSION OF THE ENGINEER.
22. COORDINATE PLACEMENT AND LOCATION OF ITEMS BY SUBSEQUENT TRADES. RELEVANT TRADES SHALL REVIEW PRIOR TO ERECTION AND/OR INSTALLATION.
23. WHERE WORK PROCEEDS CONTRARY TO THE INSTRUCTIONS OF THESE GENERAL NOTES, THE CONTRACTOR SHALL BRING THIS MATTER TO THE ATTENTION OF THE ENGINEER FOR HIS CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. IN ANY EVENT, THE ENGINEER SHALL BE MADE FULLY AWARE OF ALL MODIFICATIONS TO THE DESIGN OR PROCEDURES HEREIN.
24. IN THE EVENT THAT SOME OF THE INFORMATION IN THE DESIGN DOCUMENTS ARE INCONSISTENT OR INCOMPLETE, THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND CONSTRUCTION AS IT PROCEEDS TO ENSURE THAT THE ASSUMPTIONS MADE IN THE DRAWINGS REFLECT THE REQUIREMENTS OF THE BUILDING CONSTRUCTION AND FIELD CONDITIONS ENCOUNTERED IN THE BUILDING. WHERE DISCREPANCIES ARISE OR THERE IS A MISMATCH BETWEEN THESE DRAWINGS AND THE REQUIREMENTS OF CONSTRUCTION, REPORT IMMEDIATELY TO THE ENGINEER. TO AVOID SCHEDULE DELAY, THE CONTRACTOR SHOULD LOOK AHEAD TO DISCOVER WHETHER THERE ARE ANY DIFFERENCES BETWEEN THE DRAWINGS AND THE REQUIREMENTS OF CONSTRUCTION SO THAT TIME IS PERMITTED FOR REDESIGN AND SO THAT THE SCHEDULE WILL NOT BE JEOPARDIZED DUE TO MISINFORMATION ABOUT THE EXISTING BUILDING.
25. RFI REQUESTS FOR INFORMATION WHETHER FORMAL OR INFORMAL MUST BE SUBMITTED WITH ADEQUATE TIME FOR REVIEW AND RESPONSE INCLUDING CONSIDERATION OF THE COMPLEXITY OF THE QUESTION. EACH SUBMISSION OF EACH RFI MUST BE ALLOWED AT LEAST ONE CALENDAR WEEK RESPONSE TIME BY STANTEC. RFI SENT LATE COULD BE DELAYED. LATE RFI ARE BEST RESOLVED THROUGH DISCUSSIONS WITH THE ENGINEER, SITE INSPECTORS, TELEPHONE OR MEETINGS.
26. THE STRUCTURAL COMPONENTS BY THEMSELVES ARE A NON-SELF-SUPPORTING STRUCTURE. LATERAL FORCES DUE TO WIND, EARTHQUAKE, OR SOIL ARE CARRIED BY THE FLOOR AND ROOF DIAPHRAGMS TO THE LATERAL SYSTEM. CERTAIN ELEMENTS SHOWN ON THE STRUCTURAL DRAWINGS (SUCH AS BRACING, ROOF AND FLOOR SLABS, AND CONCRETE IN COMPOSITE ELEMENTS) ARE REQUIRED FOR OVERALL OR LOCAL STABILITY OF OTHER ELEMENTS (SUCH AS BEAMS, COLUMNS, AND WALLS). IF, DUE TO SEQUENCING OF CONSTRUCTION, THESE STABILITY ELEMENTS ARE NOT IN PLACE, THE CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED, WHO SHALL INVESTIGATE WHERE TEMPORARY SHORING/BRACING IS REQUIRED AND SHALL DESIGN THIS TEMPORARY SHORING/BRACING. THE CONTRACTOR SHALL PROVIDE THIS SHORING/BRACING UNTIL THE REQUIRED STRUCTURAL ELEMENTS AND THEIR CONNECTIONS HAVE BEEN INSTALLED AND REACH THEIR FINAL DESIGN STRENGTHS.

SUBMITTALS

1. SHOP DRAWINGS SHALL BE SUBMITTED VIA THE ARCHITECT WITH A MINIMUM OF 2 WEEKS FOR REVIEW. DOCUMENTS REQUIRING THE SEAL OF A SPECIAL TY STRUCTURAL ENGINEER OR MATERIALS CONSULTANT SHOULD BE SEALED AND ACCOMPANIED BY APPROPRIATE LETTERS OF ASSURANCE WHEN SUBMITTED FOR REVIEW. DOCUMENTS RECEIVED WITHOUT APPROPRIATE USE OF THE SEAL MAY BE RETURNED AND ALL INCOMPLETE SUBMISSIONS MAY REQUIRE A FURTHER COMPLETE SUBMISSION.
2. REVIEW OF SHOP DRAWINGS IS ONLY FOR GENERAL COMPATIBILITY WITH THE DESIGN CONCEPT. THE CONSULTANT DOES NOT WARRANT OR REPRESENT THAT THE INFORMATION CONTAINED ON THE SHOP DRAWINGS IS EITHER ACCURATE OR COMPLETE. SOLE RESPONSIBILITY FOR CORRECT DESIGN, DETAILS AND DIMENSIONS SHALL REMAIN WITH THE PARTIES SUBMITTING THE DRAWING. REVIEW IS NOT APPROVAL OF DESIGN AND SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO SATISFY REQUIREMENTS OF THE CONTRACT DOCUMENTS.

TEMPORARY AND ANCILLARY WORKS AND SITE SAFETY

1. TEMPORARY WORKS REQUIRED TO COMPLETE THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS. STANTEC IS NOT RESPONSIBLE FOR DESIGN OR FIELD REVIEW OF TEMPORARY AND ANCILLARY WORK.
2. THE CONTRACTOR ALONE IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE. PROPER AND SAFE METHODS OF CONSTRUCTION SHALL BE USED AT ALL TIMES OF GUYING AND BRACING OF INCOMPLETE STRUCTURES, FORMWORK, SHORING, RESHORING, FALSEWORK, SCAFFOLDING, WALKWAYS ETC.
3. WHERE SAFETY IS CONCERNED DURING THE COURSE OF CONSTRUCTION, A SPECIALTY ENGINEER SHALL BE ENGAGED TO ASSURE THE SAFETY AND STABILITY OF THE STRUCTURE UNDER TEMPORARY CONDITIONS AND CONSTRUCTION LOADS UNTIL THE STRUCTURE OF THE BUILDING IS COMPLETE.

SITE CONDITIONS AND CONTRACTOR REQUESTED CHANGES

1. THE GENERAL CONTRACTOR SHALL MARK UP A SET OF STRUCTURAL DRAWINGS WITH DETAILED DIMENSIONS AND SKETCHES OF ALL MODIFICATIONS TO THE STRUCTURE WHICH WERE MADE AS A RESULT OF FIELD CONDITIONS AND CONSTRUCTION PROCEDURES NOT PREDICTED AT THE TIME OF DESIGN AND/OR TENDER. THIS SHALL INCLUDE AS-BUILT MARKUPS OF CONCRETE OUTLINES, CONSTRUCTION JOINT DETAILS, REINFORCEMENT CHANGES, COLUMN LOCATIONS, SIZES, ETC.
2. CONTRACTORS ARE ENCOURAGED TO SUBMIT REQUESTS FOR CHANGES WHERE SUCH CHANGE CAN RESULT IN MORE EFFICIENT CONSTRUCTION WITH THE SAME OR BETTER PRODUCT. EACH REQUEST FOR CHANGE SHOULD BE ACCOMPANIED BY A SKETCH INDICATING THE PROPOSED CHANGE TO THE DRAWINGS, WHICH MAY BE REVIEWED OR MODIFIED BY THE ENGINEER. THE STRUCTURAL ENGINEER MAY ACCEPT, REJECT OR MODIFY THE SUBMISSION AT THE STRUCTURAL ENGINEER'S SOLE DISCRETION.

FIELD REVIEW BY STANTEC

1. THE CONTRACTOR SHALL GIVE NOTICE THAT APPROPRIATE PORTIONS OF THE WORK ARE COMPLETE AND AVAILABLE FOR FIELD REVIEW. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FIELD REVIEWS IN A TIMELY MANNER SUITABLE TO THE METHODS AND SCHEDULE OF CONSTRUCTION. WORK COVERED BY FINISHES PRIOR TO FIELD REVIEW BY THE CONSULTANT OR BY SPECIALTY ENGINEERS INCLUDING CONCRETE CAST AROUND REBAR MAY REQUIRE REMOVAL IN ORDER TO REVIEW THE WORK. THE COST OF REMOVAL FOR FIELD REVIEW PURPOSES SHALL BE BORNE BY THE CONTRACTOR. INSTRUCTIONS FOR REMOVAL OF FINISHES OR CONCRETE ARE AT THE SOLE DISCRETION OF THE STRUCTURAL ENGINEER OF RECORD.
2. FIELD REVIEW IS AT THE PROFESSIONAL DISCRETION OF STANTEC AND IS TO ASCERTAIN GENERAL COMPLIANCE WITH THE STRUCTURAL PLANS AND SUPPORTING DOCUMENTS FOR THE INTEGRITY OF THE PRIMARY STRUCTURAL COMPONENTS OF THE BUILDING ONLY. FIELD REVIEW DOES NOT MAKE STANTEC GUARANTORS OF THE CONTRACTOR'S WORK. FIELD REVIEW IS NOT FOR THE BENEFIT OF THE CONTRACTOR AND MAY NOT FORM PART OF THE CONTRACTORS CONSTRUCTION QUALITY CONTROL WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR(S). STANTEC SHALL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR OR FOR THE CONTRACTORS FAILURE TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
3. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HR. ADVANCE NOTICE ON A BUSINESS DAY TO OBSERVE PLACEMENT OF REINFORCEMENT IN ALL CONCRETE POURS ON A BUSINESS DAY. FIELD REVIEWS SHALL BE DURING NORMAL WORKING HOURS ONLY. FIELD REVIEWS AT OTHER TIMES REQUIRE 72 HR. NOTICES AND SHALL BE PAID BY THE CONTRACTOR. FIELD REVIEWS REQUIRING SUBSTANTIAL TRAVEL TIME MUST BE GIVEN ADEQUATE NOTICE.
4. INSTRUCTIONS GIVEN AS A RESULT OF FIELD REVIEW SHALL NOT BE CAUSE FOR EXTRA CHARGE TO THE CONTRACT.
5. FIELD REVIEW BY STANTEC DOES NOT REPLACE FIELD REVIEW REQUIRED BY SPECIALTY STRUCTURAL ENGINEERS.
6. WORK MUST BE COMPLETE AT THE TIME OF FIELD REVIEW. WHERE WORK IS INCOMPLETE AT THE TIME OF THE FIELD REVIEW, THE ENGINEER MAY REQUIRE A DULY AUTHORIZED REPRESENTATIVE OF THE MATERIALS CONSULT ANT OR OTHER QUALIFIED PARTY TO COMPLETE THE FIELD REVIEW WHEN THE WORK IS FULLY COMPLETE. THE COST OF SUCH FIELD REVIEWS SHALL BE PAID BY THE CONTRACTOR. COPIES OF ALL REPORTS SHALL BE FORWARDED TO THE ENGINEER AND THE OWNER.
7. SITE PRACTICES BY CONTRACTORS OR SUBCONTRACTORS THAT PURPOSELY AVOID PROPER PERFORMANCE OF THE WORK AS DEEMED BY THE STRUCTURAL ENGINEER SHALL BE GROUNDS FOR REQUIRING FULL TIME FIELD REVIEW AND/OR SUPERVISION OF THE PROJECT BY THE ENGINEER OR OTHER INDEPENDENT INSPECTION AGENCY. ALL COSTS FOR ADDITIONAL CONTROL, INSPECTION, TESTING, SUPERVISION OR OTHER ACTIONS NECESSARY FOR QUALITY CONTROL OF THE PROJECT AS DEEMED IN PLACE BY THE STRUCTURAL ENGINEER AT HIS/HER SOLE DISCRETION SHALL BE TO THE ACCOUNT OF THE CONTRACTOR REQUIRING THE ADDED WORK.
8. WORK FOUND DEFECTIVE AFTER COMPLETION OF THE WORK OR COMPLETION OF THE PROJECT SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT. THIS OBLIGATION CONTINUES BEYOND SUBSTANTIAL COMPLETION OF THE PROJECT OR ANY PORTION THEREOF, REGARDLESS OF PRIOR ACCEPTANCE OR APPROVAL.

CONTRACTOR AS BUILDER CONSTRUCTION AND QUALITY CONTROL

1. THE GENERAL CONTRACTOR PROVIDES AND IS RESPONSIBLE FOR THE LABOUR, MATERIALS AND EQUIPMENT FOR THE EXECUTION AND QUALITY CONTROL OF THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS. FURTHER, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTION AND PROGRAMS ASSOCIATED WITH THE CONSTRUCTION WORK.
2. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT THE BUILDING STRUCTURE IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS, TO CHECK AND CONFIRM THAT CONSTRUCTION CONFORMS TO THESE DOCUMENTS AND TO RECORD AND REPORT ERRORS AND OMISSIONS IN CONSTRUCTION TO THE ENGINEER FOR REVIEW.
3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL OF ITS OWN AND ITS SUB-CONTRACTOR'S WORK AND THE GENERAL CONTRACTOR SHALL MAINTAIN OVERALL RESPONSIBILITY FOR CONFORMANCE OF THE WORK TO THE DESIGN DRAWINGS WITHOUT SUBROGATING THIS RESPONSIBILITY TO OTHERS.

VERIFICATION OF CONSTRUCTION BY OTHERS

1. WHERE A CONTRACTOR, TRADE, SUPPLIER, OWNER, INCLUDING ANOTHER CONSULTANT, PROVIDES WORK, MATERIALS, OR SPECIFICATIONS THAT RELY UPON THE STRUCTURE IN ANY WAY, SUCH PARTY SHALL INSPECT THE STRUCTURE IN DRAWING FORM AND AS CONSTRUCTED AND DETERMINE WHETHER THE DESIGNED OR AS-BUILT CONDITION OF THE STRUCTURE IS SUITABLE TO THEIR REQUIREMENTS. NOTIFY THE PRIME CONSULTANT OF ALL LOCATIONS WHERE THE STRUCTURE MIGHT ADVERSELY AFFECT CONSTRUCTION BY OTHERS, OR WHERE THE STRUCTURE MIGHT BE ADVERSELY AFFECTED BY THE CONSTRUCTION AND PROVIDE THE NECESSARY REMEDIES.

RENOVATIONS

1. THE CONTRACT DOCUMENTS ARE BASED ON ASSUMED AS-BUILT DIMENSIONS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICE. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON-SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM THE ASSUMED CONDITIONS.
2. MINOR MODIFICATIONS WILL BE REQUIRED TO THE WORK INDICATED ON THESE DRAWINGS TO REFLECT ACTUAL SITE CONDITIONS. THE CONTRACTOR WILL COOPERATE WITH THE CONSULTANT AND STANTEC IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NOT RESULT IN A CHANGE IN THE CONTRACT PRICE.
3. ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.
4. PRIOR TO FABRICATION OF ANY STRUCTURAL MEMBERS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "TIE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO STANTEC PRIOR TO STARTING WORK.
5. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
6. ANY OPENINGS THAT ARE NOT SHOWN OR INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO STANTEC FOR REVIEW. THESE OPENINGS MAY NOT BE ALLOWED, MAY HAVE TO BE MOVED, OR MAY REQUIRE ADDITIONAL STRUCTURAL WORK AND DETAILING. DO NOT PROCEED WITH THESE OPENINGS WITHOUT WRITTEN PERMISSION FROM STANTEC.
7. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, THE CORING OR CUTTING OF OPENINGS AND HOLES SHOWN ON THE STRUCTURAL DRAWINGS THROUGH THE EXISTING STRUCTURE SHALL NOT CUT ANY REINFORCING BARS. THE CONTRACTOR SHALL LOCATE THE POSITION OF EXISTING REINFORCING BARS IN THE VICINITY OF THE HOLES AND SLEEVES TO BE CUT OR CORED, AND THE HOLES AND SLEEVES SHALL BE LOCATED TO AVOID CUTTING OF REINFORCING BARS. WHERE THIS IS NOT POSSIBLE, IT SHALL BE REPORTED TO STANTEC FOR REVIEW.
8. NEW OPENINGS TO BE CUT THROUGH EXISTING FLOOR SLAB OR WALLS SHALL BE CLEARLY MARKED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY STANTEC ONCE THE MARKING OUT HAS BEEN COMPLETED SO THAT STANTEC CAN REVIEW THE PROPOSED LOCATIONS OF ALL NEW OPENINGS. DO NOT PROCEED WITH CUTTING OF NEW OPENINGS WITHOUT THE APPROVAL OF STANTEC.
9. UNLESS NOTED OTHERWISE ON THE DRAWINGS NEW STRAIGHT SIDED OPENINGS THROUGH EXISTING SLABS AND WALLS SHALL BE SAWCUT WITH NO OVERCUTS. USE CORED HOLES AT THE CORNERS. JACKHAMMERING SHALL NOT BE PERMITTED. REFER TO THE DETAILS AND PROCEDURES INDICATED ON THE STRUCTURAL DRAWINGS FOR THE NEW OPENINGS. ALTERNATES TO THE ABOVE PROCEDURES MUST BE REVIEWED BY STANTEC PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION.
10. UNLESS NOTED OTHERWISE AT ALL LOCATIONS WHERE NEW CONCRETE WILL BE IN CONTACT WITH EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACE IS TO BE COMPLETELY CLEANED AND ROUGHENED BY HYDRO-DEMOLITION, BUSH-HAMMERING, (OR APPROVED EQUAL) TO AN AMPLITUDE OF 6 mm (1/4")
11. CONTRACTOR TO ENSURE THAT UNDERGROUND OR IN-SLAB SERVICES ARE NOT DAMAGED THROUGH DEMOLITION, SAWCUTTING, HOLE AUGURING, OR OTHER CONSTRUCTION ACTIVITIES. SEE SPECIFICATION FOR TESTING/LOCATING REQUIREMENTS.
12. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, SHORING, BRACING, ETC., REQUIRED TO COMPLETE THE WORK (SUBMIT SHORING DRAWINGS SEALED BY A SPECIALTY STRUCTURAL ENGINEER).
13. DRILL AND SITE MEASURE BOLT / ANCHOR HOLES IN EXISTING STRUCTURE PRIOR TO FABRICATING STEEL CONNECTION PLATES. BOLT I ANCHOR HOLES MAY HAVE TO BE MOVED FROM WHAT IS SHOWN ON THE DRAWINGS TO AVOID CUTTING EXISTING REINFORCING OR TO AVOID OTHER SITE CONDITIONS. SITE MODIFICATION OF STEEL CONNECTION PLATES WILL NOT BE ACCEPTED WITHOUT THE PRIOR APPROVAL OF STANTEC.

WOOD FRAMING NOTES

1. ALL WOOD FRAMING IS TO CONFORM TO THE REQUIREMENTS OF PART 9 OF THE BRITISH COLUMBIA BUILDING CODE, LATEST EDITION. ALL LUMBER SHALL HAVE A MOISTURE CONTENT NOT EXCEEDING 19% AT TIME OF INSTALLATION.
2. NAILS SPIKES AND STAPLES: TO CSA-B111-1974(R2003). THE CONTRACTOR SHALL GET APPROVAL FROM THE ENGINEER TO USE PNEUMATIC NAILS PRIOR TO INSTALLATION.
3. BOLTS: 12mm AND 16mm DIAMETER TO ASTM A307, COMPLETE WITH NUTS AND WASHERS.
4. STEEL PLATE CONNECTORS AND BEARING PLATES, ASTM-A36 OR CSA-G40.21 GRADE 300W. IN EXTERIOR LOCATIONS PLATES ARE TO BE HOT DIPPED GALVANIZED.
5. WOOD PRESERVATIVES:
   a. EXTERIOR WOOD IN CONTACT WITH CONCRETE, MASONRY, OR WHERE MOISTURE MAY OCCUR, AT ROOF UPSTANDS IN FLAT ROOFS, AND CAVITY FURRING: PRESSURE TREATED MINIMUM 0.40 lb/sq. ft. TO CSA 080-M89, CLEAR, WATER BORNE (CCA), CHROMATED COPPER ARSENATE PRESERVATIVE. PRESSURE PRESERVATIVE TREATMENT OF LUMBER & TIMBERS WITH BORATES FOR USE OUT OF GROUND CONTACT & CONTINUOUSLY PROTECTED FROM LIQUID WATER, MAY BE USED AS AN ALTERNATIVE. MATERIAL TO BEAR CANADIAN WOOD PRESERVERS BUREAU (CWPB) STAMPS.
   b. USE HEM-FIR OR PINE INCISED LUMBER FOR TREATMENT.
   c. TREAT CUT SURFACES WITH TWO BRUSH COATS OF COPPER NAPTHANATE PRESERVATIVE OR LIQUID BORATE AS APPLICABLE
6. FLOOR AND ROOF JOIST BRIDGING: AT A MAXIMUM 2150mm ON CENTRE IS TO BE PROVIDED ON JOISTS WITH A DEPTH OF 184mm OR GREATER.
7. BRACING AT BEARING POINTS: JOISTS: PROVIDE TRIMMERS, X BRACING OR SOLID BLOCKING.
8. STUD BEARING WALLS TO HAVE 12mm DIA ANCHOR BOLTS AT 1220 ON CENTRE UNLESS NOTED OTHERWISE.
9. ALL BEAM BEARINGS TO HAVE MINIMUM 3-38X140 STUD COLUMNS (MINIMUM 2 CRIPPLES).

PLYWOOD AND STRANDBOARD SHEATHING

1. ALL PLYWOOD SHALL CONFORM TO CAN/ CSA-O121-M1978(R2003) DOUGLAS FIR PLYWOOD. ORIENTED STRANDBOARD (OSB) SHEATHING SHALL CONFORM TO CAN/ CSA-O437.0/O437.1-93(R2006) AND CANICSA-0437 .2-93(R2006).
2. WALL SHEATHING: D-FIR SHEATHING GRADE AND MARKED PMBC EXTERIOR GRADE 12mm: WHERE OSB IS TO BE USED, THICKNESS SHALL BE 14mm. SHEET SIZE 1200mm. x 2400mm. 1 x 8 SHIPLAP IS NOT AN ALLOWED ALTERNATIVE TO PLYWOOD OR O.S.B. SHEATHING.
3. FLOOR SHEATHING: D-FIR, T&G 19mm. WITHOUT CONCRETE TOPPING.
4. FLOOR SHEATHING: D-FIR, T&G 16mm. WITH CONCRETE TOPPING.
5. UNDERLAYMENT: 10mm PARTICLE BOARD CONFORMING TO CAN3-O188.1 DENSITY705 • 738 kglm. FOR USE UNDER RESILIENT FLOORING.
6. FACE GRAIN OF PLYWOOD SHEETS ARE TO BE PERPENDICULAR TO SUPPORTING JOISTS OR WALLS STUDS.
7. END JOINTS IN ADJACENT PLYWOOD SHEETS ARE TO BE STAGGERED [1200mm].
8. END JOINTS OF PLYWOOD ARE TO BEAR ON SUPPORTING JOISTS OR STUDS AND BUTT ALONG THEIR CENTRE LINES SUCH THAT NAIL EDGE DISTANCE IS NOT LESS THAN 10mm
9. FASTEN PLYWOOD WITH COMMON NAILS (3.66mm DIAMETER) AT 150mm CENTRES ALONG ALL EDGES SUPPORTED ON FRAMING, ALL JOIST BLOCKING AND TOP AND BOTTOM PLATES OF STUD WALLS, UNLESS OTHERWISE SHOWN. PNEUMATIC NAILS WITH A MINIMUM 2.80mm DIAMETER ARE TO BE SPACED AT HALF THE COMMON NAIL SPACING. USING PNEUMATIC NAILS IN PLACE OF COMMON NAILS SPACED AT LESS THAN 100mm CENTRES REQUIRES APPROVAL FROM THE ENGINEER PRIOR TO INSTALLATION.
10. FASTEN PLYWOOD AT 300mm CENTRES ALONG INTERMEDIATE BEARINGS.
11. ADHESIVES: WHERE CALLED FOR, SHALL CONFORM TO CGSB 71-GP-26M.
12. SHEAR WALLS: BLOCK ALL HORIZONTAL PLYWOOD JOINTS WITH 38x89 ON FLAT.

MOISTURE BARRIERS

1. PROVIDE A MOISTURE BARRIER BETWEEN WOOD ELEMENTS AND ALL CONCRETE OR MASONRY. THIS CAN BE A SHEET OF LIGHT-GAUGE (24 GAUGE MINIMUM) GALVANIZED METAL, ASPHALT IMPREGNATED BUILDING PAPER (15 POUNDS PER 100 SQUARE FEET), CLOSED-CELL FOAM GASKET MATERIAL, OR TYPE S ROLL ROOFING. SHEET POLYETHYLENE NOT PERMITTED. ALL JUNCTIONS AND TERMINATIONS TO BE LAPPED (2" MINIMUM) AND SEALED. BUTT JOINTS IN MOISTURE BARRIERS NOT PERMITTED.

07 21 16 BLANKET INSULATION

.1 BATT AND BLANKET MINERAL FIBRE INSULATION: TO ASTM C665, CAN/ULC-S702.
  .1 TYPE 1 (NO MEMBRANE).
  .2 THICKNESS INDICATED.
  .3 FORMALDEHYDE FREE.
.2 NAILS: GALVANIZED STEEL, LENGTH TO SUIT INSULATION PLUS 25 MM, TO CSA B111.
.3 STAPLES: 12 MM MINIMUM LEG.

07 26 00 VAPOUR RETARDERS

.1 SHEET VAPOUR BARRIER
  .1 POLYETHYLENE FILM TO CAN / CGSB-51 .34, 0.15mm (6 MIL) THICK.

.2 ACCESSORIES
  .1 JOINT SEALING TAPE: AIR RESISTANT PRESSURE SENSITIVE ADHESIVE TAPE, 50MM WIDE FOR LAP JOINTS AND PERIMETER SEALS, 25mm WIDE ELSEWHERE.
  .2 SEALANT: ACOUSTIC SEALANT COMPATIBLE WITH VAPOUR RETARDER MATERIALS, RECOMMENDED BY VAPOUR RETARDER MANUFACTURER. REFER TO SECTION 07 92 00 - JOINT SEALANTS.
  .3 STAPLES: MINIMUM 6mm LEG.

.3 INSTALLATION
  .1 ENSURE SERVICES ARE INSTALLED AND INSPECTED PRIOR TO INSTALLATION OF RETARDER.
  .2 USE SHEETS OF LARGEST PRACTICAL SIZE TO MINIMIZE JOINTS.
  .3 INSPECT FOR CONTINUITY. REPAIR PUNCTURES AND TEARS WITH SEALING TAPE BEFORE WORK IS CONCEALED.

.4 PERIMETER SEALS
  .1 SEAL PERIMETER OF SHEET VAPOUR BARRIER AS FOLLOWS:
  .2 APPLY CONTINUOUS BEAD OF SEALANT TO SUBSTRATE AT PERIMETER OF SHEETS.
    .1 LAP SHEET OVER SEALANT AND PRESS INTO SEALANT BEAD.
    .2 INSTALL STAPLES THROUGH LAPPED SHEETS AT SEALANT BEAD INTO WOOD SUBSTRATE.
    .3 ENSURE THAT NO GAPS EXIST IN SEALANT BEAD. SMOOTH OUT FOLDS AND RIPPLES OCCURRING IN SHEET OVER SEALANT.

.5 LAP JOINT SEALS
  .1 SEAL LAP JOINTS OF SHEET VAPOUR BARRIER AS FOLLOWS:
    .1 ATTACH FIRST SHEET TO SUBSTRATE.
    .2 APPLY CONTINUOUS BEAD OF SEALANT OVER SOLID BACKING ATJOINT.
    .3 LAP ADJOINING SHEET MINIMUM 150MM AND PRESS INTO SEALANT BEAD.
    .4 INSTALL STAPLES THROUGH LAPPED SHEETS AT SEALANT BEAD INTO WOOD SUBSTRATE.
    .5 ENSURE THAT NO GAPS EXIST IN SEALANT BEAD. SMOOTH OUT FOLDS AND RIPPLES OCCURRING IN SHEET OVER SEALANT.

07 48 00 FIRE STOPPING

.1 MATERIALS
  .1 FIRE STOPPING AND SMOKE SEAL SYSTEMS: IN ACCORDANCE WITH CAN-ULC-S115.
    .1 ASBESTOS-FREE MATERIALS AND SYSTEMS CAPABLE OF MAINTAINING EFFECTIVE BARRIER AGAINST FLAME, SMOKE AND GASES IN COMPLIANCE WITH REQUIREMENTS OF CAN-ULC-S115 AND NOT TO EXCEED OPENING SIZES FOR WHICH THEY ARE INTENDED AND CONFORMING TO SPECIFIED SPECIAL REQUIREMENTS DESCRIBED IN PART 3.
  .2 SINGLE SOURCE RESPONSIBILITY: ALL FIRE STOP MATERIALS USED FOR THIS PROJECT SHALL BE FROM A SINGLE MANUFACTURER. ACCEPTABLE MANUFACTURERS:
    .1 HILTI FIRE STOP SYSTEMS
    .2 TREMCO FIRE STOP SYSTEM
    .3 3M FIRE PROTECTION PRODUCTS
  .3 SERVICE PENETRATION ASSEMBLIES: SYSTEMS TESTED TO CAN-ULC-S115.
  .4 SERVICE PENETRATION FIRE STOP COMPONENTS: CERTIFIED BY TEST LABORATORY TO CAN-ULC-S115.
  .5 MECHANICAL AND ELECTRICAL SERVICE: PENETRATION ASSEMBLIES; CERTIFIED IN ACCORDANCE WITH CAN4-5115-M2005 OR ASTM E814 AND LISTED IN THE ULC GUIDE NO. 40 U19.
  .6 FIRE-RESISTANCE RATING OF INSTALLED FIRE STOPPING ASSEMBLY IN ACCORDANCE WITH BCBC.
  .7 FIRE STOPPING AND SMOKE SEALS AT OPENINGS INTENDED FOR EASE OF RE-ENTRY SUCH AS CABLES: USE ELASTOMERIC SEAL OR NON-SHRINK FOAM CEMENT MORTAR. DO NOT USE CEMENTITIOUS OR RIGID SEAL AT SUCH LOCATIONS
  .8 FIRE STOPPING AND SMOKE SEALS AT OPENINGS AROUND PENETRATIONS FOR PIPES, DUCTWORK AND OTHER MECHANICAL ITEMS REQUIRING SOUND AND VIBRATION CONTROL: USE ELASTOMERIC SEAL. DO NOT USE A CEMENTITIOUS OR RIGID SEAL AT SUCH LOCATIONS
  .9 PRIMERS: TO MANUFACTURER'S RECOMMENDATION FOR SPECIFIC MATERIAL, SUBSTRATE, AND END USE.
  .10 WATER (IF APPLICABLE): PORTABLE, CLEAN AND FREE FROM INJURIOUS AMOUNTS OF DELETERIOUS SUBSTANCES.
  .11 DAMMING AND BACKUP MATERIALS, SUPPORTS AND ANCHORING DEVICES: TO MANUFACTURER'S RECOMMENDATIONS, AND IN ACCORDANCE WITH TESTED ASSEMBLY BEING INSTALLED AS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
  .12 SEALANTS FOR VERTICAL JOINTS: NON-SAGGING AND HAVING A FLAME-SPREAD OF NOT MORE THAN 25 AND A MAXIMUM SMOKE DEVELOPMENT CLASSIFICATION OF 100 FOR WALLS AND 50 FOR CEILINGS.
  .13 ASSEMBLY IDENTIFICATION PENETRATION PLATE: ALL FIRE/SMOKE STOP SYSTEMS THAT ARE INSTALLED ARE REQUIRED TO BE IDENTIFIED BY ASSEMBLY ADHESIVE LABEL OVER A PIECE OF 0.9MM ALUMINIUM METAL BACKER PLATE; ALL PLATES TO BE ADHERED TO WALLS/FLOORS BY ACCEPTABLE ADHESIVE TO THE BACKSIDE OF THE PLATE.

.2 INSTALLATION
  .1 INSTALL FIRE STOPPING AND SMOKE SEAL MATERIAL AND COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S CERTIFIED TESTED SYSTEM LISTING.
  .2 SEAL HOLES OR VOIDS MADE BY THROUGH PENETRATIONS, POKE THROUGH TERMINATION DEVICES, AND UNPENETRATED OPENINGS OR JOINTS TO ENSURE CONTINUITY AND INTEGRITY OF FIRE SEPARATION ARE MAINTAINED. INSTALL FIRE STOP MATERIAL TO OBTAIN FIRE RESISTANCE RATING NOT LESS THAN THE FIRE RESISTANCE RATING OF SURROUNDING FLOOR AND WALL ASSEMBLY.
  .3 PROVIDE TEMPORARY FORMING AS REQUIRED AND REMOVE FORMING ONLY AFTER MATERIALS HAVE GAINED SUFFICIENT STRENGTH AND AFTER INITIAL CURING.
  .4 TOOL OR TROWEL EXPOSED SURFACES TO NEAT FINISH.
  .5 REMOVE EXCESS COMPOUND PROMPTLY AS WORK PROGRESSES AND UPON COMPLETION.
  .6 INSTALL FIRE STOPPING WORK AS SHOWN IN MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
  .7 MECHANICAL AND ELECTRICAL RECESSED BOXES IN WALLS AND PARTITIONS
  .8 RIGID DUCTS: FIRE STOPPING TO CONSIST OF BEAD OF FIRE STOPPING MATERIAL BETWEEN RETAINING ANGLE AND FIRE SEPARATION AND BETWEEN RETAINING ANGLE AND DUCT, ON EACH SIDE OF IRE SEPARATION.

07 62 00 SHEET METAL FLASHING

.1 PREFINISHED STEEL SHEET
  .1 PREFINISHED STEEL WITH FACTORY APPLIED POLYVINYLIDENE FLUORIDE, 24 GAUGE THICKNESS
    .1 CLASS F1S F2S.
    .2 COLOUR SELECTED BY CONSULTANT FROM MANUFACTURER'S STANDARD RANGE.
    .3 SPECULAR GLOSS: 30 UNITS +/- IN ACCORDANCE WITH ASTM D523.
    .4 COATING THICKNESS: NOT LESS THAN 22 MICROMETRES.
    .5 RESISTANCE TO ACCELERATED WEATHERING FOR CHALK RATING OF 8, COLOUR FADE 5 UNITS OR LESS AND EROSION RATE LESS THAN 20 % TO ASTM D822 AS FOLLOWS:
      .1 OUTDOOR EXPOSURE PERIOD 2500 HOURS.
      .2 HUMIDITY RESISTANCE EXPOSURE PERIOD 5000 HOURS.

.2 FABRICATION
  .1 FABRICATE METAL FLASHINGS AND OTHER SHEET METAL WORK IN ACCORDANCE WITH APPLICABLE CRCA 'FL' SERIES DETAILS AND AS INDICATED.
  .2 FORM PIECES IN 2400 MM MAXIMUM LENGTHS. MAKE ALLOWANCE FOR EXPANSION AT JOINTS.
  .3 HEM EXPOSED EDGES ON UNDERSIDE 12 MM. MITER AND SEAL CORNERS WITH SEALANT.
  .4 FORM SECTIONS SQUARE, TRUE AND ACCURATE TO SIZE, FREE FROM DISTORTION AND OTHER DEFECTS DETRIMENTAL TO APPEARANCE OR PERFORMANCE.
  .5 APPLY ISOLATION COATING TO METAL SURFACES TO BE EMBEDDED IN CONCRETE OR MORTAR.

07 92 00 JOINT SEALANTS

.1 SEALANTS
  .1 BUTYL SEALANT TYPE A: CGSB 19-GP-14M, BUTYL RUBBER BASE, SINGLE COMPONENT, SOLVENT RELEASE, NON-SKINNING, SHORE "A" HARDNESS RANGE OF 10 TO 30; BLACK COLOUR.
  .2 SEALANT TYPE B: CAN/CGSB-19.13M, SINGLE COMPONENT, CHEMICAL CURING, CAPABLE OF CONTINUOUS WATER IMMERSION, NON-SAGGING TYPE, SHORE "A" HARDNESS RANGE OF 20 TO 35 BLACK COLOUR.
  .3 POLYURETHANE SEALANT TYPE C: CAN/CGSB-19.24M, MULTI- COMPONENT, CHEMICAL CURING, NON-SAGGING, SHORE 'A' HARDNESS RANGE OF 20 TO 35, BLACK COLOUR.
  .4 SILICONE SEALANT TYPED: CAN/CGSB-19.18M, SINGLE COMPONENT, SOLVENT CURING, NON-SAGGING, SHORE 'A' HARDNESS RANGE OF 35 TO 45, BLACK COLOUR.
.2 PRIMER: RECOMMENDED BY SEALANT MANUFACTURER.
.3 SUBSTRATE CLEANER: NON-CORROSIVE TYPE RECOMMENDED BY SEALANT MANUFACTURER AND COMPATIBLE WITH ADJACENT MATERIALS.
.4 PREFORMED COMPRESSIBLE AND NON-COMPRESSIBLE BACK-UP MATERIALS.

09 21 16 GYPSUM BOARD ASSEMBLIES

.1 GYPSUM BOARDS
  .1 GYPSUM SHEATHING BOARD: TO ASTM C1396/C1396M -14 TYPE X, 16mm THICK x 1200mm WIDE x MAXIMUM PRACTICAL LENGTH, ENDS SQUARE CUT EDGES
  .2 REINFORCEMENT CHANNEL: TO CSA G40.20/G40.21, TYPE 44W, COATING DESIGNATION TO ASTM A653M, ZF75

09 22 16 NON-STRUCTURAL METAL FRAMING

.1 NON-LOAD BEARING CHANNEL STUD FRAMING IN ACCORDANCE TO ASTM C645, 202 mm STUD SIZE, ROLL FORMED FROM MINIMUM 0.91 mm (20 GAUGE) THICKNESS HOT DIPPED GALVANIZED STEEL SHEET, FOR SCREW ATTACHMENT OF METAL LINER PANELS. KNOCK-OUT SERVICE HOLES AT 460 mm CENTRES.
.2 FLOOR AND CEILING TRACKS
  .1 CONFORMING TO ASTM C645 AND TO CAN/CGSB 7.1-98, LIGHTWEIGHT STEEL WALL FRAMING COMPONENTS, IN WIDTHS TO SUIT STUD SIZES, MINIMUM 32mm FLANGE HEIGHT. USE DEEP LEG CHANNEL AT DEFLECTION TRACKS.
  .2 PROVIDE SLIP TOP TRACKS THAT IS RECOGNIZED FOR USE IN INTERIOR, NON-LOAD BEARING, LIGHT-GAUGE STEEL FRAMED WALL ASSEMBLIES, AS A JOINT CAPABLE OF VERTICAL MOVEMENT WHICH MAY BE CAUSED BY THERMAL, SEISMIC, OR ANY OTHER LOAD.
.3 ALIGN PARTITION TRACKS AT FLOOR AND CEILING AND SECURE AT 600MM ON CENTRE MAXIMUM.
.4 PLACE STUDS VERTICALLY AT 400MM ON CENTRE AND NOT MORE THAN SOMM FROM ABUTTING WALLS AND AT EACH SIDE OF OPENING AND CORNERS. POSITION STUDS IN TRACKS AT FLOOR AND CEILINGS. CROSS BRACE STEEL STUDS AS REQUIRED TO PROVIDE RIGID INSTALLATION TO MANUFACTURER'S INSTRUCTIONS.
.5 ERECT METAL STUDDING TO TOLERANCE OF 1:1000.

09 91 23 INTERIOR PAINTING

.1 PAINTS SHALL BE OF BEST (TOP-LINE) QUALITY.
.2 THOROUGHLY EXAMINE ALL SURFACES SCHEDULED TO RECEIVE PAINT FOR CONDITIONS WHICH WILL ADVERSELY AFFECT EXECUTION AND QUALITY OF WORK. ADVISE CONTRACTOR PRIOR TO COMMENCING WORK.
.3 CLEAN ALL SURFACES FREE FROM DUST, DIRT AND ALL OTHER FOREIGN MATTER DETRIMENTAL TO FINISHED APPEARANCE.
.4 WORKMANSHIP SHALL BE OF BEST QUALITY.
.5 ALL SURFACES SCHEDULED TO BE PAINTED WILL BE FINISHED WITH ONE (1) COAT OF RECOMMENDED PRIMER AND TWO (2) FINISH COATS.
.6 FINISH - ALKYD EGGSHELL OR ALKYD SEMI-GLOSS. PROVIDE SAMPLES FOR CONSULTANT'S APPROVAL.
.7 GYPSUM BOARD
  .1 INT 9.2A - LATEX G3 FINISH (OVER LATEX PRIMER/SEALER) FOR DRYWALL
  .2 INT 9.2B - HIGH PERFORMANCE ARCHITECTURAL LATEX (OVER LATEX PRIMER/SEALER) G4 FINISH IN THE WASHROOM WALL AND CEILING
.8 PATCH AND REPAIR ALL OPENINGS THROUGH EXISTING WALLS, FLOORS AND CEILING FINISHES TO ACCOMMODATE WORK AS INDICATED.

Stantec

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Notes

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
FOR BUILDING PERMIT AND TENDER	MP	SMS	2021.02.01

File Name: N/A	Author	Designer	Checker	01/25/21
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Permit/Seal
REGISTERED ARCHITECT
STEFAN SCHULSON
BRITISH COLUMBIA
FEB 01 2021

Client/Project Logo

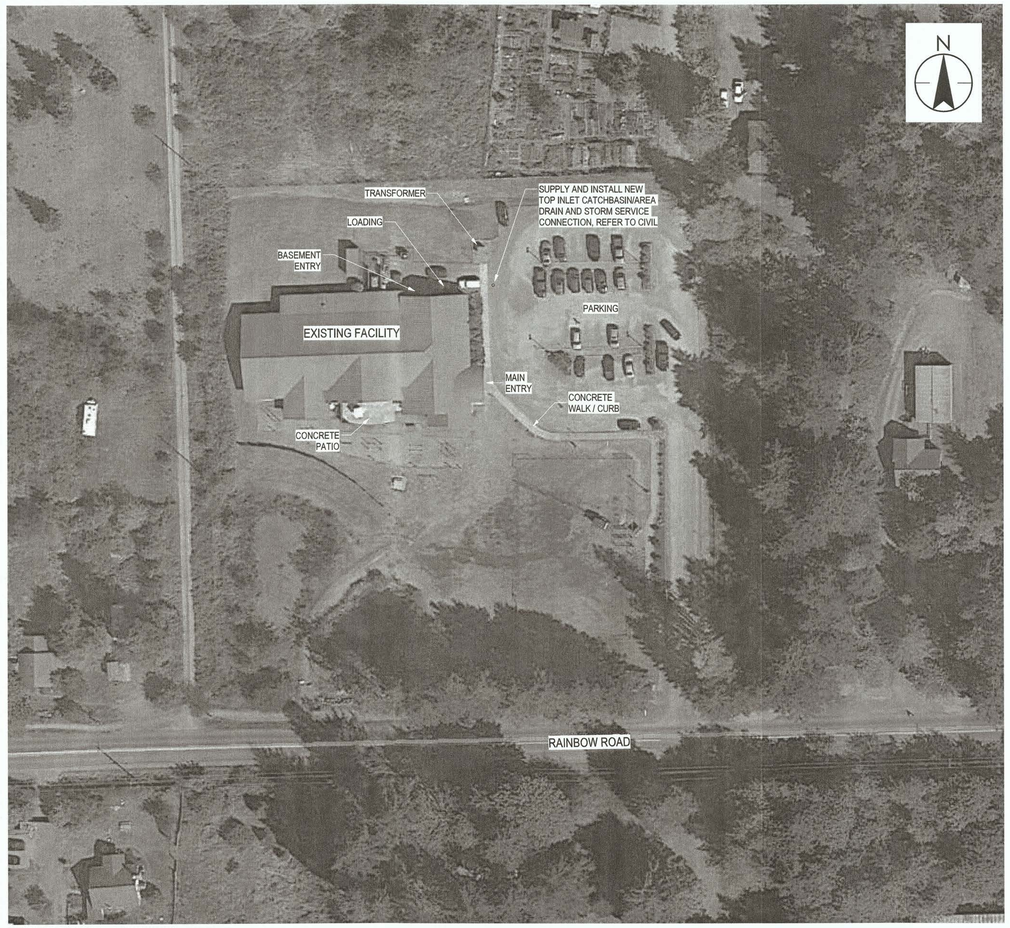
Client/Project
Capital Regional District

RRAC Chemical Treatment Room Upgrades

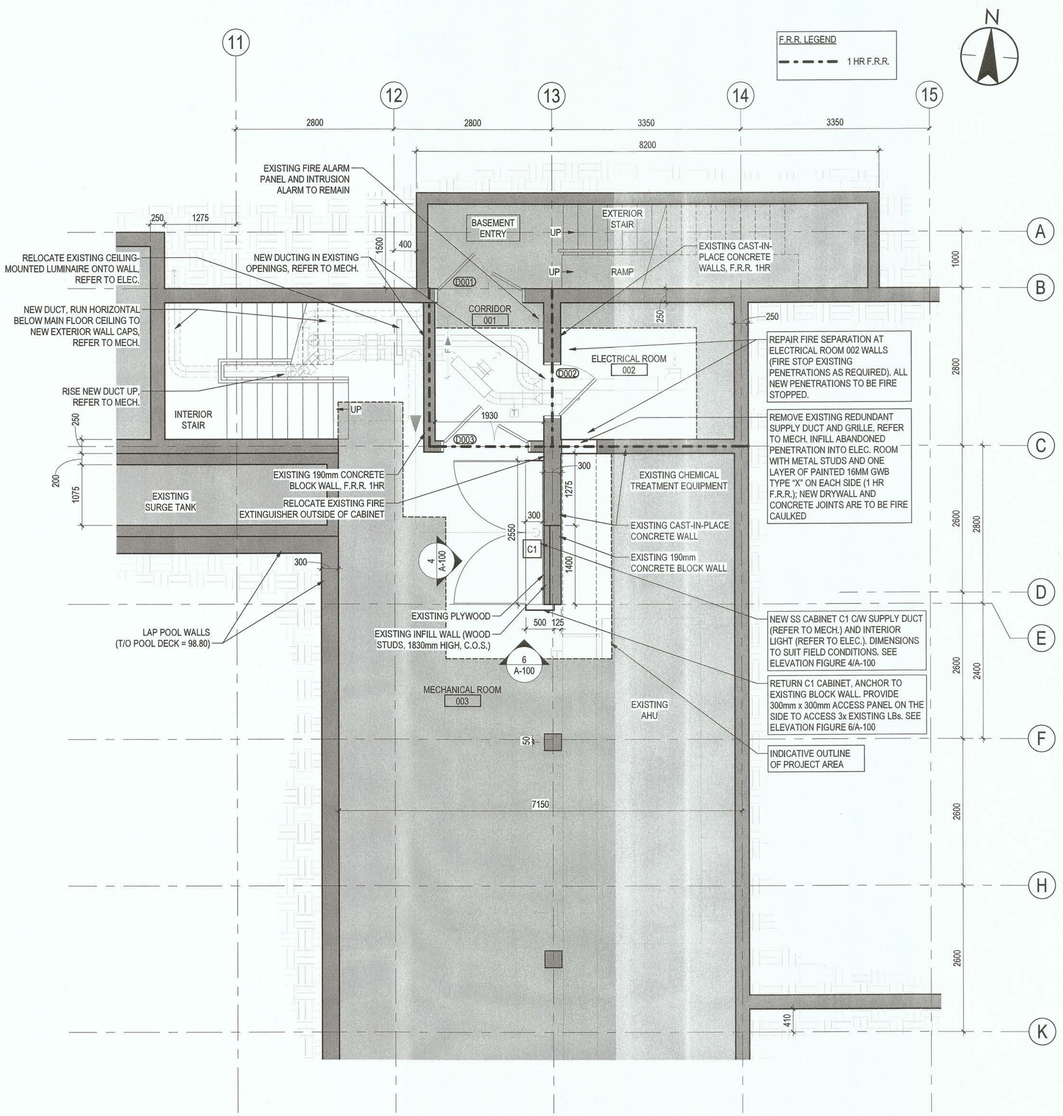
Victoria, BC

Title
ARCHITECTURAL SPECIFICATIONS

Project No. 115602148
Scale
Revision
Drawing No.
A-010



1 AERIAL VIEW
A-100 N.T.S.



2 BASEMENT FLOOR PLAN - NEW
A-100 1 : 50

SCAN ME

SURVEY
THE QR CODE TO THE LEFT IS A LINK TO THE MATTERPORT POINT CLOUD SCAN OF THE EXISTING SPACE AND ALLOWS QUICK ACCESS TO THE EXISTING CONDITIONS OF THE SPACE; THE FOLLOWING WEB ADDRESS CAN ALSO BE USED: https://my.matterport.com/show/?m=qZhyhdS6pN8

HOW TO USE THE QR CODES: AIM AT THE QR CODE WITH YOUR SMARTPHONE'S CAMERA AND ZOOM IN UNTIL PROMPTED TO OPEN *MATTERPORT.COM* IN YOUR INTERNET BROWSER (SAFARI OR CHROME ARE PREFERRED FOR BEST PERFORMANCE). SWIPE TO LOOK AROUND AND MOVE IN THE SPACE LIKE IN GOOGLE MAPS.

CODE SUMMARY

- ADDRESS: 256 RAINBOW ROAD, GANGES, SALT SPRING ISLAND, BC
- LEGAL DESCRIPTION: LOT C, SECT 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT THAT PART IN PLAN 19844
- BUILDING CLASSIFICATION: BCBC 2018 - 3.2.2.33 - GROUP A3, 1 STOREY, AREA LESS THAN 7200M², SPRINKLERED, COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
- BUILDING AREA:
  - MAIN FLOOR = 1077m²
  - BASEMENT = 217m²
- LAND USE: INDOOR AND OUTDOOR RECREATION FACILITIES

GENERAL NOTES:

1. DO NOT SCALE THESE DRAWINGS
2. AREAS SHOWN GREYED ON DRAWINGS REPRESENT EXISTING AREAS OF THE BUILDINGS, ACTUAL CONDITIONS MAY DIFFER FROM WHAT IS SHOWN
3. PATCH AND REPAIR ALL EXISTING AREAS AFFECTED BY NEW WORK
4. NEW WALL CAPS NOT SHOWN ON DRAWINGS. REFER TO MECH. FOR SPECIFICATIONS AND INSTALL LOCATION REQUIREMENTS. PATCH AND REPAIR WALL TO MATCH EXISTING (SEE EXISTING EXTERIOR WALL ASSEMBLY W2)

EXTERIOR WALL ASSEMBLY:

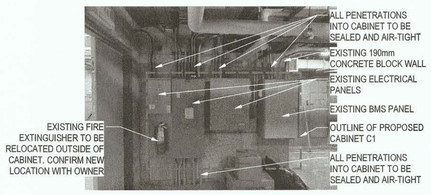
W2 - EXISTING EXTERIOR WALL ASSEMBLY AT NEW MAIN FLOOR MECHANICAL WALL CAPS:
(AS PER AS-BUILTS, C.O.S.)

- 19mm ACRYLIC FINISHED STUCCO
- 6mm BACKER BOARD
- 19mm x 76mm PRESSURE TREATED VERTICAL STRAPPING @ 400mm O/C (ALIGN WITH STUDS)
- 2-30lb BUILDING PAPER AIR BARRIER
- 13mm PLYWOOD SHEATHING
- 38mm x 190mm WOOD STUDS @ 400mm O/C
- RSI 3.56 (R20) BATT INSULATION
- 0.15mm (6 mil) POLYETHYLENE VAPOUR BARRIER
- 16mm GYPSUM WALL BOARD

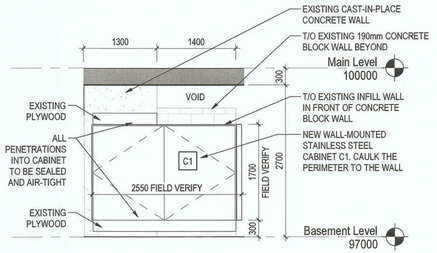
MILLWORK:

C1 - WALL-MOUNTED STAINLESS STEEL CABINET BASIS OF DESIGN:
BUILD CLOSET W/ DOUBLE DOORS TO PROTECT EXISTING PANELS FROM CORROSION AND DIRECT EXPOSURE TO POTENTIAL PIPE BURSTS. POSITIVE AIR PRESSURE INSIDE CLOSET.

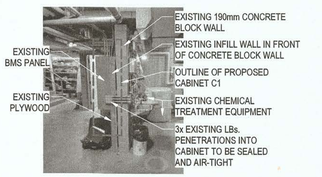
- PROVIDE WATER- AND AIR-TIGHT ENCLOSURE AROUND PANELS, INCLUDING AT MECH. AND ELEC. PENETRATIONS
- APPROXIMATE DIMENSIONS: 2500mm W x 300mm D x 1700MM H (ALL DIMENSIONS TO SUIT FIELD CONDITIONS). ENSURE EXISTING ELECTRICAL AND BMS PANELS ARE FULLY ACCESSIBLE AND RESPECTIVE DOORS CAN SWING TO A FULLY OPEN POSITION
- WALL-MOUNTED, SUSPENDED ABOVE FLOOR
- STAINLESS STEEL, 16 GA, WELDED ASSEMBLY
- PROVIDE CORROSION-RESISTANT AUSTENITIC STEEL CONFORMING TO ASTM A1008/A1008M, AND ASTM A167, TYPE [302] [304] [316] FINISH 4.
- DOUBLE DOOR, CONTINUOUS PIANO HINGES, GASKETED. PROVIDE SHEET STEEL HINGE REINFORCEMENT INSIDE DOORS
- LOCKING C/W HARDWARE
- VERIFY LOCATION AND SIZE OF EXISTING AND NEW MECHANICAL AND ELECTRICAL SERVICES AS REQUIRED
- VERIFY REINFORCEMENT OF WALLS AND PARTITIONS FOR SUPPORT AND ANCHORAGE OF CABINET
- SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION



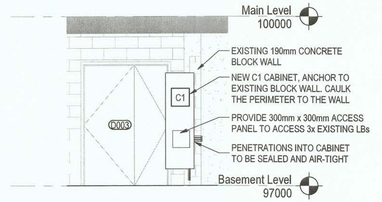
3 EXISTING PANELS - FRONT
A-100 N.T.S.



4 CABINET C1 - FRONT ELEVATION
A-100 1 : 50



5 EXISTING PANELS - SIDE
A-100 N.T.S.



6 CABINET C1 - SIDE ELEVATION
A-100 1 : 50

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Notes

Revision	By	Appd	YYYY.MM.DD
FOR BUILDING PERMIT AND TENDER	MP	SMS	2021.02.01
Issued	By	Appd	YYYY.MM.DD
File Name: N/A	Author Dwn.	Designer Dsgn.	Checker Chkd.	08/12/20 YYYY.MM.DD

Permit/Seal
REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
FEB 0 1 2021

Client/Project Logo

Client/Project
Capital Regional District

RRAC Chemical Treatment Room Upgrades

Victoria, BC

Title
AERIAL VIEW, CODE SUMMARY, NOTES, FLOOR PLAN AND INTERIOR ELEVATIONS

Project No. 115602148
Scale As indicated
Revision
Drawing No. **A-100**

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ORIGINAL SHEET - ARCH D

MECHANICAL SPECIFICATION

1.0 GENERAL

1.1 RELATED WORK
- .1 THIS SECTION OF THE SPECIFICATION FORMS PART OF THE CONTRACT DOCUMENTS AND IS TO BE READ, INTERPRETED AND COORDINATED WITH ALL OTHER PARTS.

1.2 GENERAL REQUIREMENTS
- .1 FOR THE PURPOSE OF THIS SPECIFICATION, THE FOLLOWING TERMS SHALL BE UNDERSTOOD TO MEAN:
  - .1 "CONSULTANT" - THE PERSON(S) REPRESENTING THE MECHANICAL CONSULTING ENGINEERING FIRM OF STANTEC CONSULTING LTD.
  - .2 "CONTRACTOR" - THE COMPANY AWARDED THE CONTRACT TO EXECUTE THE WORK AS DEFINED HEREIN AND REFLECTED ON THE DRAWINGS.
- .2 SHOULD ANY CONFLICTS OCCUR BETWEEN LAYOUTS SHOWN ON DRAWINGS AND APPLICABLE CODES, THE CODE REQUIREMENTS SHALL BE ADHERED TO. SHOULD THE CONTRACTOR HAVE ANY DOUBTS OR QUERIES REGARDING THE INTERPRETATION OR REQUIREMENTS OF THE DESIGN, SUCH QUERIES SHALL BE ADDRESSED TO THE CONSULTANT PROMPTLY IN WRITING TO OBTAIN RESOLUTION.
- .3 THESE SPECIFICATIONS AND DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE TERMS AND CONDITIONS OF THE GENERAL CONTRACT DOCUMENTS.
- .4 THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND SHALL BECOME THOROUGHLY FAMILIAR WITH SITE CONDITIONS. PROBLEMS ARISING FROM A FAILURE TO DO SO SHALL NOT CONSTITUTE A CONTRACT CHANGE.

1.3 QUERIES
- .1 BIDDERS FINDING DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS AND/OR SPECIFICATION DOCUMENTS OR BEING UNCERTAIN OF THE INTENT, MEANING OR DESCRIPTION OF WORK OR SYSTEMS OR INTERPRETATION THEREOF SHOULD ADDRESS THEIR QUERIES TO THE CONSULTANT IN WRITING PRIOR TO CLOSE OF BIDDING.
- .2 IF SUCH A REQUEST IS NOT MADE, BIDS WILL BE DEEMED TO BE BASED UPON THE INTERPRETATION THAT MAY BE SUBSEQUENTLY GIVEN BY THE CONSULTANT AFTER AWARD OF CONTRACT.
- .3 ALL QUERIES SHOULD BE ADDRESSED TO:

  TARIQ AMLANI P.ENG.
  STANTEC CONSULTING LTD.
  400 - 655 TYEE ROAD
  VICTORIA BC V9A 6X5
  PH: (250) 388-9161

1.4 REGULATIONS
- .1 ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH BUT NOT BE LIMITED TO APPROVED EDITIONS OF:
  - BRITISH COLUMBIA BUILDING CODE 2018
  - CANADIAN STANDARD ASSOCIATION
  - LOCAL MUNICIPAL/CITY BY-LAW
  - WORKERS' COMPENSATION BOARD

1.5 INTENT
- .1 THE INTENT OF THIS SPECIFICATION AND DRAWINGS IS TO PROVIDE COMPLETE AND FULLY OPERATING MECHANICAL SYSTEMS IN ACCORDANCE WITH APPLICABLE CODES. THE CONTRACTOR SHALL MAKE PROVISIONS FOR LABOUR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE MECHANICAL WORK.
- .2 CONFORM TO MANUFACTURER'S INSTRUCTIONS, DETAILS AND PROCEDURES FOR EQUIPMENT INSTALLATIONS.
- .3 INSTALL EQUIPMENT IN LOCATIONS AND ROUTES SHOWN, CLOSE TO BUILDING STRUCTURE WITH MINIMUM INTERFERENCE WITH OTHER SERVICES OR FREE SPACE. REMOVE AND REPLACE IMPROPERLY INSTALLED EQUIPMENT.

1.6 INSURANCE
- .1 THE CONTRACTOR SHALL PROVIDE AND SHOW PROOF OF, AT THEIR EXPENSE, COMPREHENSIVE GENERAL LIABILITY INSURANCE OF NOT LESS THAN $2,000,000.00 INCLUDING NON-OWNED CAR COVERAGE, CONTRACTUAL LIABILITY AND CONTAINING A CROSS LIABILITY CLAUSE. COVERAGE SHALL INCLUDE LOSS OR DAMAGE THE CONTRACTOR MAY CAUSE TO ANY WORKS, BUILDING, EQUIPMENT, STRUCTURAL, ON THE OWNER'S PROPERTY. THE INSURANCE MAY OR MAY NOT CONTAIN A DEDUCTIBLE CLAUSE NOT TO EXCEED $500.00.
- .2 THE CONTRACTOR SHALL CARRY FULL EMPLOYEE'S LIABILITY INSURANCE FOR THE WHOLE OF THE WORK IN ACCORDANCE WITH THE WORKERS' COMPENSATION ACT.

1.7 LIABILITY
- .1 ASSUME RESPONSIBILITY FOR LAYING OUT WORK AND FOR DAMAGE CAUSED BY IMPROPER EXECUTION OF WORK.
- .2 PROTECT FINISHED AND UNFINISHED WORK FROM DAMAGE.
- .3 TAKE RESPONSIBILITY FOR CONDITION OF MATERIALS AND EQUIPMENT SUPPLIED AND PROTECT UNTIL WORK IS COMPLETED AND ACCEPTED.
- .4 EXISTING ELEVATIONS, DIMENSIONS AND EXISTING FEATURES SHALL BE VERIFIED BEFORE LAYING OUT THE WORK. STARTING THE WORK SHALL BE HELD TO IMPLY THAT THE CONTRACTOR HAS VERIFIED THEM TO BE CORRECT. ANY ADDITIONAL COSTS ARISING OUT OF ANY RECTIFICATIONS SHALL BE BORNE BY THE CONTRACTOR.

1.8 COORDINATION AND COOPERATION
- .1 THE CONTRACTOR SHALL CO-ORDINATE THE WORK OF ALL SUBCONTRACTORS WITH EFFICIENT AND CONTINUOUS SUPERVISION.
- .2 EACH SUB-CONTRACTOR SHALL IDENTIFY IN WRITING TO THE CONTRACTOR ANY EXISTING SERVICES DEEMED TO BE UNACCEPTABLE OR DEFECTIVE PRIOR TO COMMENCEMENT OF THEIR WORK.
- .3 THE INSTALLATION OF SYSTEMS SPECIFIED IN DIVISION 15 AND 16, INCLUDING THE INTER-RELATED OPERATION AND FUNCTIONING BETWEEN COMPONENTS OF A SYSTEM AND BETWEEN SYSTEMS SHALL BE COORDINATED BETWEEN THE CONTRACTORS PERFORMING THE WORK OF DIVISION 15 AND 16.

1.9 CERTIFICATES
- .1 GIVE NOTICES, OBTAIN PERMITS AND PAY FEES SO WORK SPECIFIED MAY BE CARRIED OUT. FURNISH CERTIFICATES IF REQUESTED, AS EVIDENCE THAT WORK CONFORMS WITH LAWS AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

1.10 INTERRUPTION OF SERVICES
- .1 WHILE WORK IS IN PROGRESS, CONTINUITY OF SERVICES SHALL BE MAINTAINED TO ALL EXISTING SYSTEMS. INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER AS TO TIME AND DURATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INTERRUPTIONS TO SERVICES AND SHALL REPAIR ANY DAMAGES TO THE EXISTING SYSTEMS CAUSED BY THEIR OPERATION.
- .2 THE CONTRACTOR SHALL INCLUDE IN THE PRICE ANY COSTS FOR PREMIUM TIME OUTSIDE OF NORMAL WORKING HOURS TO COMPLETE THE WORK ON SCHEDULE AND TO MAINTAIN ALL MECHANICAL SYSTEMS IN OPERATION.

1.11 CUTTING & PATCHING
- .1 THE MECHANICAL CONTRACTOR SHALL MAKE PROVISION AND BE RESPONSIBLE FOR:
  - .1 IDENTIFYING ALL OPENINGS AND HOLES REQUIRED FOR THE PASSAGE OF MECHANICAL SERVICES THROUGH STRUCTURES AND DIVIDING WALLS.
  - .2 THE CONTRACTOR SHALL WHEREVER POSSIBLE REVIEW EXISTING BASE BUILDING STRUCTURAL DRAWINGS TO AVOID REQUESTING OPENINGS THROUGH POST-TENSION CABLING OR STRUCTURAL SLABS.
  - .3 UNLESS BUILDERS WORK IS EXCLUDED FROM THEIR SCOPE OF WORK, THE MECHANICAL CONTRACTOR SHALL INCLUDE AND BE RESPONSIBLE FOR THE CUTTING, PATCHING AND MAKING GOOD FOR ALL OPENINGS REQUIRED FOR THE INSTALLATION OF THEIR SERVICES INCLUDING COSTS INVOLVED WITH X-RAYING AND PROVISION OF PROTECTIVE COVERINGS.
  - .4 THE MECHANICAL CONTRACTOR SHALL SUPPLY IN GOOD TIME ALL SLEEVES REQUIRED TO BE BUILT IN FOR THE ROUTING OF MECHANICAL SERVICES.

1.12 TESTING
- .1 TEST EQUIPMENT AND MATERIALS WHERE SPECIFIED OR REQUIRED BY AUTHORITIES HAVING JURISDICTION TO DEMONSTRATE PROPER AND SAFE OPERATION. PROVIDE NOTICE TO CONSULTANT BEFORE TESTS.
- .2 TEST PROCEDURES SHALL BE IN ACCORDANCE WITH APPLICABLE PORTIONS OF ASME, ASHRAE, SMACNA, NFPA, CSA AND OTHER RECOGNIZED TEST CODES AS FAR AS FIELD CONDITIONS PERMIT.

1.13 GUARANTEE
- .1 PROVIDE THE CLIENT WITH A WRITTEN GUARANTEE WARRANTING APPARATUS FURNISHED TO REMAIN IN SERVICEABLE CONDITION FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

1.14 STANDARD OF MATERIALS & WORKMANSHIP
- .1 MAKE AND QUALITY OF MATERIALS USED ARE SUBJECT TO APPROVAL BY THE CONSULTANT. REMOVE CONDEMNED MATERIALS AND INSTALL SUITABLE MATERIALS IN THEIR PLACE.
- .2 MATERIALS SHALL BE NEW AND OF UNIFORM PATTERN THROUGHOUT.
- .3 ONLY EMPLOY TRADESMEN PROPERLY LICENSED FOR WORK.

1.15 SHOP DRAWINGS, ALTERNATIVE MATERIALS & EQUIPMENT
- .1 CONTRACT DOCUMENTS ARE BASED ON MATERIALS AND EQUIPMENT SPECIFIED. APPROVAL BY CONSULTANT OF EQUIPMENT SUBMITTED AS EQUAL TO THAT SPECIFIED DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY.
- .2 PROPOSALS FOR ALTERNATIVES SHALL INCLUDE DETAILS OF ANY REVISIONS NECESSARY TO ACCOMMODATE SAME. NO INCREASE IN THE CONTRACT PRICE SHALL BE CONSIDERED.
- .3 SUBMIT SHOP DRAWINGS TO CONSULTANT ON ALL EQUIPMENT SPECIFIED FOR REVIEW. DO NOT ORDER EQUIPMENT OR MATERIALS UNTIL CONSULTANT HAS REVIEWED AND APPROVED SHOP DRAWINGS.

1.16 RECORD DRAWINGS
- .1 KEEP ON SITE AN EXTRA SET OF WHITE PRINTS AND SPECIFICATIONS, RECORDING CHANGES AND DEVIATIONS DAILY.
- .2 PRIOR TO COMPLETION OF WORK, HARDCOPY DRAWINGS SHALL BE PROVIDED TO THE CONSULTANT.
- .3 THE CONTRACTOR SHALL REVISE THE DRAWINGS TO REFLECT "AS-BUILT" CONDITIONS, WHICH INCLUDE THE RECORDED CHANGES AND DEVIATIONS.
- .4 UPON COMPLETION OF "AS-BUILT" REVISIONS, THESE DOCUMENTS SHALL BE STAMPED WITH THE APPLICABLE CONTRACTORS COMPANY LOGO; STAMPED AS "AS-BUILT" DRAWINGS AND CERTIFIED AS SUCH BY THE CONTRACTOR'S REPRESENTATIVE AND SUBMITTED TO THE CONSULTANT FOR REVIEW.
- .5 COPIES OF THE RECORD DRAWINGS SHALL BE INSERTED IN THE OPERATIONS AND MAINTENANCE MANUAL FOR REFERENCE USE.

1.17 MAINTENANCE MANUALS
- .1 UPON COMPLETION OF PROJECT, THREE (3) MAINTENANCE MANUALS SHALL BE SUBMITTED IN 3-RING BINDERS. THE MANUAL SHALL CONSIST OF THE FOLLOWING INFORMATION:
  - DESCRIPTION OF OPERATION
  - SHOP DRAWINGS OF ALL EQUIPMENT
  - MAINTENANCE AND OPERATION INSTRUCTIONS
  - LIST OF MANUFACTURER AND TRADE NAMES
  - LIST OF SUPPLY SOURCES FOR MAINTENANCE
  - BALANCE REPORT
  - NAME OF CONSULTANT AND MECHANICAL CONTRACTOR
  - COPIES OF RECORD DRAWINGS

1.18 SCHEDULING
- .1 INSTALLATION OF WORK SHALL BE COORDINATED WITH THE MAIN CONTRACTOR AND SCHEDULED SO AS NOT TO ENDANGER OR DISTURB THE OWNER OR PUBLIC USERS OF THE BUILDING. SHUTDOWN OF EXISTING BASE BUILDING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR THEIR REPRESENTATIVE.

1.19 EXAMINATION OF SITE
- .1 THIS PROJECT INVOLVES RENOVATIONS TO AN EXISTING BUILDING. THEREFORE, CAREFUL EXAMINATION OF THE SITE AND LOCAL CONDITIONS WILL BE REQUIRED TO DETERMINE THE DIFFICULTIES IN CARRYING OUT THE WORK INDICATED. THE EXISTING MECHANICAL WORK SHALL NOT BE CONSTRUED AS "AS-BUILT". CONTRACTORS TO NOTIFY CONSULTANT OF DIFFERENCES BETWEEN DRAWINGS AND SITE PRIOR TO FINAL BID FOR INCLUSION IN ANY ADDENDUM ISSUED. ALLOW FOR VARIATIONS TO MECHANICAL WORK DRAWN AND SPECIFIED PRIOR TO SUBMITTING FINAL PRICE. EXTRAS WILL NOT BE CONSIDERED BASED ON DIFFERENCES ON SITE.

1.20 DIVISION 16 - ELECTRICAL
- .1 CONTRACTOR SHALL REVIEW ALL EQUIPMENT REQUIRING ELECTRICAL HOOK-UP WITH ELECTRICAL CONTRACTOR AND ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT. ENSURE PROPER ELECTRICAL CHARACTERISTICS ARE DETERMINED FOR ALL AFFECTED AND RELATED WORK.

1.21 FIELD REVIEWS
- .1 FOR UNDERTAKING FINAL REVIEW, ALL SYSTEMS SHALL BE FULLY OPERATIONAL, AS-BUILT DRAWINGS SUPPLIED AND OPERATING & MAINTENANCE MANUALS SUBMITTED.
- .2 TWO (2) DAYS NOTIFICATION (IN WRITING) IS REQUIRED TO BE GIVEN TO THE CONSULTANT PRIOR TO REVIEWS BEING UNDERTAKEN.
- .3 ALL DEFICIENCIES SHALL BE COMPLETED WITHIN TWO (2) WEEKS OF AN AGREED PERIOD OF TIME AFTER FINAL REVIEW AND A LETTER SHALL BE SUBMITTED TO THE CONSULTANT WITHIN THAT TIME ADVISING OF SUCH. FAILURE TO COMPLETE WORK MAY RESULT IN WORK BEING DONE BY THE OWNER AND THE COSTS DEDUCTED FROM FINAL PAYMENT.

2.0 DUCTWORK
- .1 UNLESS NOTED OTHERWISE, DUCTWORK SHALL BE GALVANIZED STEEL, LOCK FORMED 500 PA [2" WG]. SMACNA STANDARD FOR LOW VELOCITY AND MEDIUM VELOCITY DUCTWORK QUALITY. FABRICATED IN ACCORDANCE WITH SMACNA DUCT MANUALS AND ASHRAE HANDBOOKS. DUCTWORK SHALL MEET THE REQUIREMENTS OF NFPA 90A AND 91 AND CONFORM TO APPLICABLE CODES.
- .2 PRIOR TO FABRICATION OF DUCTWORK, CHECK ALL CEILING SPACES AND HEIGHTS AND CONFLICTS WITH OTHER TRADES.
- .3 ALL NEW SUPPLY DUCTWORK DOWNSTREAM OF NEW ELECTRIC COIL SHALL BE INSULATED WITH 25 MM [1"] FOIL WRAP INSULATION.
- .4 ALL DUCTWORK PENETRATING FIRE SEPARATIONS SHALL BE COMPLETE WITH FIRE DAMPERS.
- .5 PROVIDE BALANCING DAMPERS WHERE INDICATED ON DRAWINGS.
- .6 ALL FANS AND AIR CONDITIONING UNITS SHALL BE MOUNTED WITH VIBRATION ISOLATION AND SEISMIC SUPPORTS AND CABLING.

3.0 CONTROLS

3.1 GENERAL REQUIREMENTS
- .1 ALL CONTROLS WORK SHALL BE BY OWNER APPROVED CONTROLS CONTRACTOR.
- .2 CONTROLS SYSTEM UPGRADES TO BE DESIGNED BY THE CONTROLS CONTRACTOR. SUBMIT SHOP DRAWING COMPLETE WITH ALL HARDWARE, UPDATED SEQUENCE OF OPERATIONS AND GRAPHICS, ETC. PRIOR TO INSTALLATION.

3.2 SEQUENCE OF OPERATION
- .1 SUPPLY FAN SF-1:
  - .1 FAN SHALL BE MANUALLY ENABLED AND OPERATE CONTINUOUSLY 24/7/365.
  - .2 FAN TO OPERATE AT CONSTANT VOLUME AS INDICATED ON THE PLANS. PROVIDE SPEED CONTROLLER FOR INITIAL BALANCING.
  - .3 PROVIDE CURRENT SENSOR FOR BMS FAN MOTOR STATUS MONITORING. ANNUNCIATE A GENERAL SUPPLY FAN ALARM AT THE OPERATOR'S WORK STATION WHEN CURRENT IS OUT OF RANGE.
- .2 EXHAUST FAN EF-1:
  - .1 FAN SHALL BE MANUALLY ENABLED AND OPERATE CONTINUOUSLY 24/7/365.
  - .2 FAN TO OPERATE AT CONSTANT VOLUME AS INDICATED ON THE PLANS. PROVIDE SPEED CONTROLLER FOR INITIAL BALANCING.
  - .3 PROVIDE CURRENT SENSOR FOR BMS FAN MOTOR STATUS MONITORING. ANNUNCIATE A GENERAL EXHAUST FAN ALARM AT THE OPERATOR'S WORK STATION WHEN CURRENT IS OUT OF RANGE.
- .3 ELECTRIC DUCT COIL EC-1:
  - .1 ELECTRIC COIL OPERATES UNDER IT'S OWN BUILT-IN CONTROLS AND TEMPERATURE SENSOR.
  - .2 ELECTRIC COIL TO MAINTAIN A MINIMUM SUPPLY TEMPERATURE OF 18°C.
  - .3 PROVIDE DDC DUCT TEMPERATURE SENSOR DOWNSTREAM OF COIL FOR MONITORING.

4.0 TESTING AND BALANCING
- .1 EMPLOY AN APPROVED INDEPENDENT TESTING AND BALANCING AGENCY TO TEST AND BALANCE THE NEW FAN SYSTEMS.
- .2 PROCEDURES SHALL BE IN GENERAL ACCORDANCE WITH AABC'S NATIONAL STANDARDS FOR FIELD MEASUREMENT AND INSTRUMENTATION AND ASHRAE STANDARDS.
- .3 SUBMIT A DRAFT BALANCING REPORT TO THE CONSULTANT FOR APPROVAL PRIOR TO OCCUPANCY. REPORT TO INCLUDE THE FOLLOWING:
  - .1 DATE OF TEST, NAME AND ADDRESS OF BUILDING AND BALANCING TECHNICIAN'S NAME.
  - .2 SYSTEM SCHEMATICS ON FLOOR PLAN INDICATING DAMPER POSITIONS, DESIGN AND MEASURED AIR QUANTITIES AT EACH INLET AND OUT. SHOW ROOM NUMBERS ON PLANS.
- .4 THE BALANCING CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS. DIFFUSERS AND GRILLES SHALL BE BALANCED TO +/- 5%.
- .5 TRIP TEST ALL NEW FIRE DAMPERS AND SUBMIT A REPORT.

5.0 SEISMIC REQUIREMENTS
- .1 REFERENCE STANDARDS
  - .1 SEISMIC REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
    - .1 BRITISH COLUMBIA BUILDING CODE 2018
    - .2 SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS & PLUMBING PIPING SYSTEMS".
- .2 ARRANGE AND PAY FOR THE SERVICES OF A BRITISH COLUMBIA REGISTERED PROFESSIONAL STRUCTURAL ENGINEER SPECIALIZING IN THE RESTRAINT OF BUILDING ELEMENTS. THIS STRUCTURAL ENGINEER SHALL PROVIDE ALL REQUIRED ENGINEERING SERVICES RELATED TO SEISMIC RESTRAINTS OF NEW NON-VIBRATION ISOLATED EQUIPMENT AND DUCTWORK. PRIOR TO SUBSTANTIAL PERFORMANCE THE SEISMIC ENGINEER SHALL PROVIDE LETTERS OF ASSURANCE FOR ALL NEW MECHANICAL SYSTEMS.

6.0 DEMOLITION

6.1 GENERAL REQUIREMENTS
- .1 THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS. COORDINATE AND COOPERATE WITH GENERAL CONTRACTOR AND OTHER SUB-TRADES TO REMOVE EXISTING MECHANICAL SERVICES, WHICH ARE NOT TO BE RE-USED.
- .2 REMOVAL OF EXISTING EQUIPMENT:
  - .1 REMOVE ALL EXISTING MECHANICAL EQUIPMENT AND ASSOCIATED DUCTS, PIPES, CONTROLS, ETC. NOT BEING RE-USED AND TURN OVER TO OWNER.
  - .2 EQUIPMENT SHALL BE STRIPPED OUT IN ITS ENTIRETY. REMOVE ALL HANGERS FLUSH WITH SLAB.

Stantec

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Notes

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
1. ISSUED FOR BUILDING PERMIT AND TENDER	LI	TA	2021.02.01

File Name:	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
	LI	LI	TA	2021.02.01

Permit/Seal

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA T. AMLANI # 36940
FEB 01 2021

Client/Project Logo

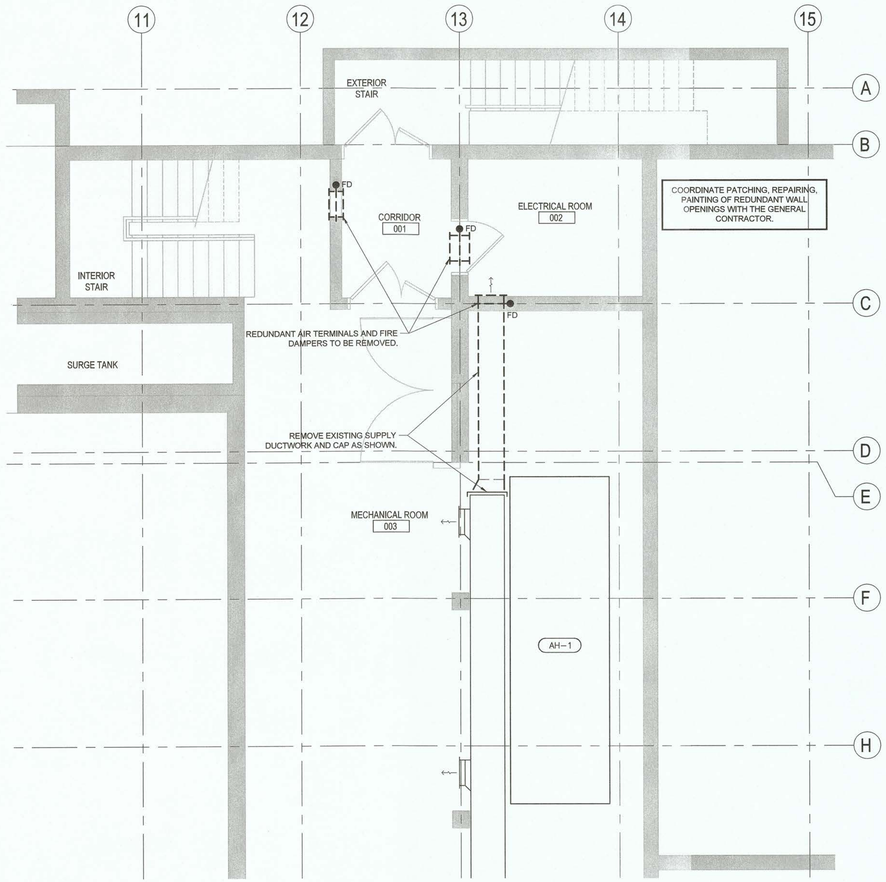
Client/Project
Capital Regional District

RRAC Chemical Treatment Room Upgrades

Victoria, BC

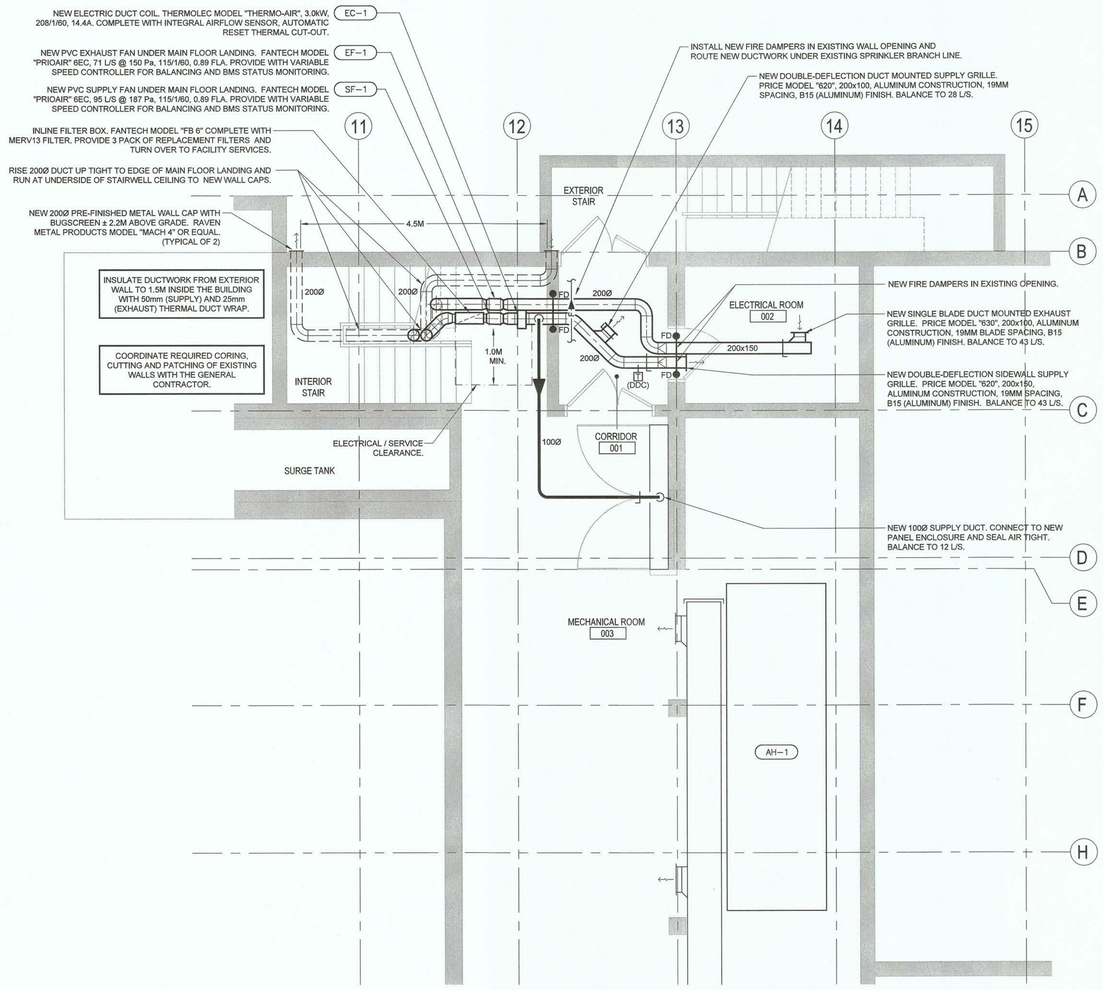
Title
MECHANICAL SPECIFICATION

Project No. 115602148
Scale NO SCALE
Revision
Drawing No. **M-000**



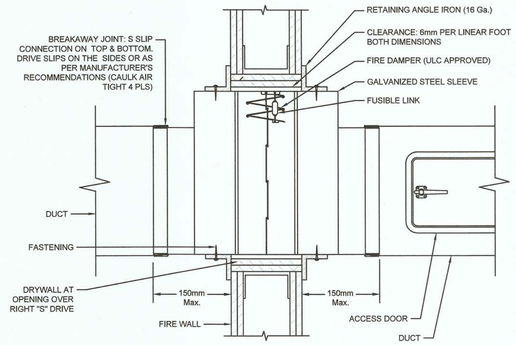
1 M-100 DEMOLITION: BASEMENT FLOOR PLAN

1 : 50



2 M-100 NEW WORK: BASEMENT FLOOR PLAN

1 : 50



3 M-100 FIRE DAMPER DETAIL

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File Name:	LI Dwn.	LI Dsgn.	TA Chkd. 2021.02.01 YYYY.MM.DD

Permit/Seal

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA T. AMEJANI 39940 FEB 01 2021

Client/Project Logo

Client/Project
Capital Regional District

RRAC Chemical Treatment Room Upgrades

Victoria, BC

Title
MECHANICAL FLOOR PLANS

Project No.	Scale
115602148	1 : 50
Revision	Drawing No.
	M-100

ORIGINAL SHEET - ARCH D

ELECTRICAL SPECIFICATIONS

1. GENERAL:

1.1. GENERAL REQUIREMENTS, INSTRUCTIONS TO BIDDERS, THIS SPECIFICATION AND ANY ADDENDA HERETO FORM PART OF THE CONTRACT DOCUMENTS AND SHALL BE READ IN CONJUNCTION WITH THEM. WORK TO INCLUDE THE FURNISHING OF ALL LABOUR AND MATERIALS, UNLESS SPECIFIED OTHERWISE, TO COMPLETE AND PUT INTO OPERATING CONDITION ALL ELECTRICAL SYSTEMS AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2. IT IS THE INTENT OF THE WORK TO PROVIDE COMPLETE, NEATLY FINISHED, AND OPERATIONAL SYSTEMS AND ANY LABOUR, MATERIAL, PERMITS, LICENSES, APPROVALS AND INSPECTIONS REQUIRED FOR COMPLETION OF THE WORK, WHETHER SPECIFICALLY MENTIONED IN THE DRAWINGS OR SPECIFICATIONS OR NOT, ARE TO BE INCLUDED IN THE TENDERED PRICE.

1.3. RESPONSIBILITY AS TO WHICH TRADE PROVIDES ARTICLES OR MATERIALS RESTS SOLELY WITH THE GENERAL CONTRACTOR. EXTRAS WILL NOT BE CONSIDERED BASED ON GROUNDS OF DIFFERENCE OF INTERPRETATION OF SPECIFICATIONS AS TO WHICH TRADE INVOLVED SHALL PROVIDE CERTAIN SPECIALTIES OR MATERIALS.

1.4. THE DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE WORKS, INCLUDING ALL OF THOSE RELATED TO OTHER TRADES ARE TO BE EXAMINED BEFORE SUBMITTING TENDERS. ALL ELECTRICAL AND COMMUNICATIONS REQUIREMENTS INDICATED ARE TO BE INCLUDED IN THE SCOPE OF THE WORK.

1.5. THE WORD 'PROVIDE' MEANS THE SUPPLY, DELIVERY AND INSTALLATION OF DEVICE OR EQUIPMENT REFERENCED TO THE LEVEL REQUIRED TO BE COMPLETE AND OPERATIONAL. 'SUPPLY' MEANS TO OBTAIN AND DELIVER TO THE PROJECT SITE, READY FOR UNPACKING ASSEMBLY AND INSTALLATION. 'INSTALL' MEANS THE UNLOADING, UNPACKING, ASSEMBLING, ERECTING, APPLYING, FINISHING, PROTECTING, CLEANING AND SIMILAR OPERATIONS AT THE PROJECT SITE TO COMPLETE ITEMS OF WORK SUPPLIED BY OTHERS.

1.6. ALL ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES SHALL BE SEISMICALLY BRACED AND RESTRAINED IN ACCORDANCE TO THE BC BUILDING CODE (CURRENT EDITION). RETAIN SERVICES OF SEISMIC ENGINEER, LICENSED IN BRITISH COLUMBIA, TO INSPECT SEISMIC RESTRAINTS . PROVIDE SCHEDULE S-B AND S-C (WHERE APPLICABLE).

1.7. ALLOW FOR EXISTING LIGHTS OR MINOT CONDUITS MODIFICATIONS TO MAKE ROOM FOR OTHER TRADES WORK, CAREFULLY EXAMINE THE SITE AND COORDINATE WITH OTHER TRADES TO CARRY ALL NECESSARY MODIFICATIONS FOR A COMPLETE AND OPERATIONAL SYSTEMS TO MEET THE DESIGN INTENT.

2. DRAWINGS AND SPECIFICATIONS:

2.1. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO EACH OTHER AND WHAT IS CALLED FOR BY ONE IS TO BE BINDING AS IF CALLED BY BOTH.

2.2. SHOULD ANY DISCREPANCY APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS THAT LEAVES THE ELECTRICAL TRADE IN DOUBT AS TO TRUE INTENT AND MEANING, OBTAIN A RULING FROM THE DEPARTMENTAL REPRESENTATIVE BEFORE SUBMITTING THE TENDER, OR ALLOW FOR THE MOST EXPENSIVE ALTERNATIVE.

3. EXAMINATION OF OTHER DRAWINGS:

3.1. THE ELECTRICAL CONTRACTOR IS TO EXAMINE CAREFULLY OTHERS DRAWINGS, AND THE WORK OF OTHER TRADES AND SATISFY HIMSELF THAT THE WORK UNDER THIS CONTRACT CAN BE SATISFACTORILY CARRIED OUT WITHOUT CHANGES TO THE BUILDING AS SHOWN ON THE PLANS. SHOULD ANY DIFFICULTY ARISE SHOWING CONFLICT WITH, OR REQUIRING ADDITIONAL WORK BEYOND THE WORK OF THESE DRAWINGS, BRING THIS MATTER TO THE ATTENTION OF THE DEPARTMENTAL REPRESENTATIVE BEFORE SUBMITTING TENDER.

4. UNIFORMITY OF EQUIPMENT:

4.1. UNLESS OTHERWISE SPECIFIED, UNIFORMITY OF MANUFACTURE IS TO BE MAINTAINED FOR ANY PARTICULAR ITEM THROUGHOUT.

5. CODES, PERMITS AND INSPECTIONS:

5.1. THE ENTIRE INSTALLATION, INCLUSIVE OF MATERIAL AND LABOUR, IS TO COMPLY WITH ALL THE REQUIREMENTS OF ALL BUILDING CODES AND AUTHORITIES HAVING JURISDICTION, THE LATEST EDITION OF THE CANADIAN ELECTRICAL CODE, AND REGULATIONS OF THE LOCAL INSPECTION DEPARTMENT.

5.2. THE ELECTRICAL TRADE IS TO OBTAIN ALL PERMITS REQUIRED FOR EACH STAGE OF WORK, AND AFTER COMPLETION OF THE ENTIRE INSTALLATION FURNISH TO THE DEPARTMENTAL REPRESENTATIVE A CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM THE ELECTRICAL INSPECTION DEPARTMENT.

6. STANDARDS OF MATERIAL AND WORKMANSHIP:

6.1. ALL MATERIALS ARE TO BE NEW AND OF THE QUALITY SPECIFIED, AND SHALL BE APPROVED BY CSA OR EQUIVALENT AGENCY RECOGNIZED IN BRITISH COLUMBIA.

6.2. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER BY QUALIFIED TRADESMEN. THE ELECTRICAL CONTRACTOR SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS AT SITE DURING THE PROGRESS OF THE WORK.

6.3. ALL MATERIAL AND INSTALLATION SHALL MATCH THE BUILDING STANDARD UNLESS IT IS NOTED OTHERWISE ON THE DRAWINGS.

7. RECORD PLANS:

7.1. THE CONTRACTOR IS SHALL MAINTAIN A COMPLETE SET OF DRAWINGS AT THE SITE OFFICE, INCLUDING ALL ADDENDUMS, CHANGE ORDERS, SITE INSTRUCTIONS, CLARIFICATIONS AND REVISIONS, TO BE USED FOR RECORD PURPOSES. AS THE WORK ON SITE PROCEEDS, THE CONTRACTOR SHALL ACCURATELY RECORD IN RED, ALL AS-BUILT CONDITIONS WHICH DEVIATE FROM THE ORIGINAL CONTRACT DOCUMENTS.

7.2. THE ELECTRICAL TRADE IS TO PRODUCE AT HIS OWN EXPENSE, A SET OF AUTOCAD (LATEST VERSION) DRAWINGS, INCLUDING ALL CHANGES TO THE ORIGINAL TENDER DRAWINGS COVERED BY ADDENDA, CHANGE ORDERS, FIELD CHANGES, AND JOB CONDITIONS, AND TURN THESE OVER TO THE DEPARTMENTAL REPRESENTATIVE IN ELECTRONIC AND HARD COPY FORM. COMPLETED RECORD DRAWINGS ARE TO BE CLEARLY MARKED "AS-BUILTS".

8. SHOP DRAWINGS:

8.1. THE ELECTRICAL CONTRACTOR IS TO SUBMIT TO THE DEPARTMENTAL REPRESENTATIVE, FOR REVIEW, SHOP DRAWINGS OF MAJOR ELECTRICAL EQUIPMENT. SUCH EQUIPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO SWITCHGEAR AND OTHER FITTINGS NOT PROVIDED BY THE OWNER.

8.2. ALL DRAWINGS ARE TO BE SUBMITTED IN TRIPLICATE AND TWO COPIES WILL BE RETURNED TO THE ELECTRICAL TRADE. SUBMIT ADDITIONAL COPIES FOR APPROVAL AS REQUIRED.

8.3. THE DEPARTMENTAL REPRESENTATIVE REVIEW OF SHOP DRAWINGS IS TO BE FOR ELECTRICAL SPECIFICATIONS ONLY AND WILL NOT RELIEVE THE ELECTRICAL TRADE OR SUPPLIERS FROM RESPONSIBILITY FOR ERRORS, PROPER FITTING, CONSTRUCTION OF WORK, AND FURNISHING OF MATERIALS. REVIEW WILL NOT BE CONSTRUED AS APPROVING DEPARTURES FROM CONTRACT DOCUMENT REQUIREMENTS IF SUCH DEPARTURES ARE NOT SPECIFICALLY NOTED. THE ELECTRICAL TRADE IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.

9. GUARANTEE WARRANTY:

9.1. THE ELECTRICAL TRADE SHALL FURNISH A WRITTEN GUARANTEE WARRANTY, SIGNED BY AUTHORIZED PERSONNEL, STATING:

9.2. THAT ALL WORK EXECUTED UNDER THIS CONTRACT WILL BE FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP FOR A PERIOD OF 1 YEAR FROM DATE OF FINAL ACCEPTANCE.

9.3. THE ABOVE PARTIES FURTHER AGREE TO, AT THEIR OWN EXPENSE, REPAIR AND REPLACE ALL SUCH DEFECTIVE WORK, AND OTHER WORK DAMAGED THEREBY, WHICH FAILS OR BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE WARRANTY PROVIDED THAT SUCH FAILURE IS NOT DUE TO IMPROPER USAGE.

9.4. THE PERIOD OF THE GUARANTEE SPECIFIED WILL IN NO WAY SUPPLANT ANY OTHER GUARANTEE OF A LONGER PERIOD BUT BE BINDING ON WORK NOT OTHERWISE COVERED.

10. SETTING OUT OF THE WORK:

10.1. THE ELECTRICAL TRADES IS RESPONSIBLE FOR CORRECTING ALL WORK COMPLETED CONTRARY TO THE INTENT OF DRAWINGS AND SPECIFICATIONS AND SHALL BEAR ALL COSTS INVOLVED IN MAKING THE CORRECTIONS. WHERE INTENT OF DRAWINGS AND SPECIFICATIONS IS NOT CLEAR, OBTAIN CLARIFICATION FROM THE DEPARTMENTAL REPRESENTATIVE BEFORE PROCEEDING WITH WORK.

10.2. THE ELECTRICAL TRADE IS TO GIVE THE WORK HIS PERSONAL SUPERVISION, LAYOUT HIS OWN WORK, DO ALL NECESSARY LEVELLING AND MEASURING OR EMPLOY A COMPETENT ENGINEER TO DO SO. FULL-SIZE AND DETAIL DRAWINGS TO TAKE PRECEDENCE OVER SCALE MEASUREMENTS.

10.3. THE ELECTRICAL TRADE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE OWNER OR ANY OTHER TRADE BY IMPROPER LOCATION OR CARRYING OUT OF HIS WORK.

10.4. THE ELECTRICAL TRADE, IN THE SETTING OUT OF THEIR WORK, IS TO MAKE REFERENCE TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS. THEY SHALL CONSULT WITH ALL RELEVANT TRADES IN SETTING OUT LOCATIONS FOR CONDUIT RUNS, PANEL ASSEMBLIES, AND ALL OTHER ELECTRICAL EQUIPMENT, SO THAT CONFLICTS ARE AVOIDED AND SYMMETRICAL SPACING IS MAINTAINED.

10.5. THE ELECTRICAL TRADE SHALL CONFIRM OUTLET LOCATIONS AND MOUNTING HEIGHTS WITH THE PROJECT COORDINATOR ON-SITE PRIOR TO INSTALLATION.

10.6. WHERE RECEPTACLES ARE MOUNTED ABOVE COUNTERS, BENCHES, SPLASHBACKS, OR OTHER FIXTURES, THEIR LOCATIONS AND MOUNTING HEIGHTS ARE TO BE COORDINATED WITH THE BUILT-IN UNITS. REFER TO ARCHITECTURAL DETAILS. WHERE RECEPTACLES OCCUR IN OUTSIDE WALLS WHERE HEATING UNITS ALSO OCCUR, RECEPTACLE HEIGHT TO BE ADJUSTED TO COORDINATE WITH THE HEATING UNITS .

10.7. SWITCH MOUNTING HEIGHTS ARE TO COORDINATED WITH ARCHITECTURAL DETAILS AND SHALL BE ADJUSTED, IF REQUIRED, TO COORDINATE WITH PANELLING, DADOS, MASONRY COURSE LINES, OR OTHER RELEVANT BUILDING FEATURES.

10.8. WHERE OUTLET BOXES OCCUR IN EXTERIOR WALLS, THE ELECTRICAL TRADE IS TO ENSURE THAT THERE IS INSULATION BEHIND THE OUTLET BOXES TO PREVENT CONDENSATION THROUGH THE BOXES.

10.9. CONTRACTOR TO PROVIDE TEMPORARY POWER FOR CONSTRUCTION ON ACTIVITES ON SITE. POWER TO BE PROVIDED FROM THE EXISTING AQUATIC CENTER.

11. EXAMINATION OF THE SITE:

11.1. PRIOR TO SUBMITTING TENDER, THE ELECTRICAL TRADE SHALL CAREFULLY EXAMINE THE SITE AND ASCERTAIN ALL CONDITIONS WHICH MAY AFFECT HIS TRADE. NO ADDITIONAL MONEY WILL BE ALLOWED FOR WORK RESULTING FROM CONDITIONS THAT SHOULD HAVE BEEN NOTICED AND ACCOUNTED FOR DURING A THOROUGH EXAMINATION OF THE SITE.

12. CUTTING AND PATCHING:

12.1. THE GENERAL TRADE WILL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR ELECTRICAL INSTALLATION. STRUCTURAL MEMBERS MUST NOT BE CUT WITHOUT CONSENT OF THE DEPARTMENTAL REPRESENTATIVE.

12.2. WHERE WORK DONE BY THE ELECTRICAL TRADE DAMAGES THE WORK OF OTHER TRADES, THE ELECTRICAL TRADE SHALL REPAIR AND MAKE GOOD SUCH DAMAGE TO THE SATISFACTION OF EACH TRADE CONCERNED AND THE DEPARTMENTAL REPRESENTATIVE.

12.3. ALL WALL PENETRATIONS SHALL BE SEALED WITH APPROVED FIRE STOP SYSTEM (WHERE APPLICABLE).

13. TESTS:

13.1. ALL PORTIONS OF ELECTRICAL WORK ARE TO BE TESTED BY THE ELECTRICAL TRADE FOR SATISFACTORY OPERATION.

13.2. BEFORE ENERGIZING ANY PORTION OF THE ELECTRICAL SYSTEM, THE ELECTRICAL TRADE SHALL PERFORM MEGGER TESTS ON ALL FEEDERS AND BRANCH CIRCUITS. ANY PROBLEMS DISCOVERED BY SUCH TESTING ARE TO BE CORRECTED BY THE ELECTRICAL TRADE AND THE CIRCUITS IN QUESTION RETESTED. THE RESULTS OF ALL FINAL TESTING SHALL BE PROVIDED TO THE THE DEPARTMENTAL REPRESENTATIVE IN REPORT FORM.

13.3. UPON PROJECT COMPLETION, AND IMMEDIATELY PRIOR TO FINAL INSPECTION AND TAKEOVER, THE ELECTRICAL TRADE SHALL CHECK THE LOAD BALANCE ON ALL FEEDERS AND AT DISTRIBUTION CENTRES, LOAD CENTRES, AND PANELS. THESE CHECKS ARE TO BE CARRIED OUT BY TURNING ON ALL LOADS AND CHECKING LOAD CURRENT BALANCE. IF LOAD UNBALANCE EXCEEDS 15%, THE CIRCUITS ARE TO BE RECONFIGURED AS NECESSARY TO BALANCE THE LOADS. ALL CHANGES MUST BE RECORDED ON AS-BUILT DRAWINGS, AND MEASURED LOADS ON EACH PHASE PROVIDED TO THE DEPARTMENTAL REPRESENTATIVE IN REPORT FORM.

14. PAINTING AND FINISHES:

14.1. ALL ELECTRICAL FITTINGS, SUPPORTS, HANGER RODS, PULLBOXES, CHANNEL FRAMES, CONDUIT RACKS, OUTLET BOXES, BRACKETS, AND CLAMPS ARE TO HAVE A GALVANIZED FINISH OR A PAINT FINISH OVER CORROSION-RESISTANT PRIMER.

14.2. ALL PANELS ARE TO BE FACTORY-FINISHED WITH SPRAYED-ON AIR-DRY ENAMEL. ALL ENAMEL TO BE APPLIED OVER CORROSION-RESISTANT PRIMER. MATTE OF FLAT TYPE FINISH PAINT WILL NOT BE ACCEPTED. ALL PANELS OR SIMILAR FACTORY-FINISHED UNITS THAT ARE SCRATCHED OR MARKED DURING INSTALLATION ARE TO BE TOUCHED-UP WITH MATCHING SPRAY-ON AIR-DRY LACQUER AND, IF REQUIRED TO PROVIDE A SATISFACTORY JOB, TO BE COMPLETELY REFINISHED.

14.3. ALL 120/208V PANELBOARDS, PULLBOXES AND OTHER ELECTRICAL CABINETS AND BOXES ARE TO BE FINISHED IN GREY ENAMEL (ASA61).

15. CLEANUP:

15.1. THE ELECTRICAL TRADE AND ITS SUB-TRADES ARE TO KEEP THE SITE FREE DURING CONSTRUCTION OF DEBRIS, BOXES, PACKING, AND OTHER MATERIALS ASSOCIATED WITH THE WORK OF THIS TRADE. ALL WASTED MATERIAL IS TO BE DISPOSED OF IN A SAFE AND ENVIRONMENTALLY RESPONSIBLE MANNER.

15.2. UPON COMPLETION OF WORK, THE ELECTRICAL INSTALLATION SHALL BE LEFT IN A CLEAN AND FINISHED CONDITION TO THE SATISFACTION OF THE DEPARTMENTAL REPRESENTATIVE.

16. CONDUIT AND EMT:

16.1. WHERE REQUIRED BY THE CANADIAN ELECTRICAL CODE, ALL WIRE AND CABLE IS TO BE INSTALLED IN CONDUIT OR EMT. WHERE APPROVED, TECK90 MAY BE USED.

16.2. UNLESS OTHERWISE NOTED, CONDUIT AND EMT ARE TO BE CONCEALED IN ALL FINISHED AREAS. IN SERVICE AREAS, CONDUIT AND EMT SHALL BE RUN ON SURFACE UNLESS INDICATED OTHERWISE.

16.3. SURFACE MOUNTED CONDUIT AND EMT ARE TO BE INSTALLED PARALLEL TO STRUCTURAL LINES, AND, WHERE BENDS OCCUR IN PARALLEL RUNS, THEY SHALL BE CONCENTRIC.

16.4. RACEWAYS ARE TO BE INSTALLED FREE FROM DENTS AND BRUISES AND SHALL HAVE THEIR ENDS CAPPED, PLUGGED, OR SEALED AS NECESSARY TO PREVENT ENTRANCE OF DIRT OR MOISTURE.

16.5. IN ALL AREAS SUBJECT TO MOISTURE, WATERTIGHT FITTINGS MUST BE USED.

16.6. ALL RACEWAYS, EXCEPT WHERE OTHERWISE INDICATED, SHALL BE SIZED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN ELECTRICAL CODE.

16.7. TECK90 OR SEAL-TIGHT FLEXIBLE CONDUIT IS TO BE UTILIZED FOR CONNECTIONS TO MOTORS AND MOTOR CONTROLLERS.

16.8. ALL UNDERGROUND CONDUIT SYSTEMS ARE TO BE OF APPROVED RPVC CONDUIT, COMPLETE WITH INSTALLED BONDING CONDUCTOR, AND INSTALLED AT OR BELOW THE DEPTH REQUIRED BY CODE. PROVIDE 6" (150MM) CLEAN SAND BEDDING ABOVE AND 3" (75MM) BELOW CONDUITS, AND CONTINUOUS MARKING TAPE 12" (300MM) BELOW GRADE. PROVIDE SUITABLE BACKFILL AND COMPACTION (WHERE APPLICABLE).

16.9. ALL CONDUITS IN SLAB SHOULD BE SPACED SO THAT CONCRETE CAN BE POURED IN BETWEEN AND UNDER.

17. IDENTIFICATION:

17.1. IDENTIFY ALL MAJOR PIECES OF EQUIPMENT, INCLUDING BUT NOT LIMITED TO PANELBOARDS, ELECTRICAL CABINETS, AND BREAKERS IN PANELBOARDS.

17.2. IDENTIFY BRANCH CIRCUIT WIRES TO MEET CODE REQUIREMENTS.

18. WIRE AND CABLE:

18.1. ALL BUILDING WIRING IS TO BE COPPER OF TYPE R90, RW90, NMD90, OR T90, EXCEPT WHERE NOTED OTHERWISE.

18.2. A MINIMUM CONDUCTOR SIZE OF #12 AWG COPPER AND MINIMUM21mm CONDUITS ARE TO BE USED, EXCEPT WHERE NOTED OTHERWISE.

18.3. ALL CONDUCTORS ARE TO BE COLOUR-CODED THROUGHOUT THE INSTALLATION.

18.3.1. EQUIPMENT GROUNDING CONDUCTOR SHALL BE GREEN IN COLOUR.

18.3.2. NEUTRAL CONDUCTOR SHALL BE WHITE IN COLOUR.

18.3.3. 120/208V PHASE WIRES SHALL BE RED, BLACK, AND BLUE.

19. WIRING DEVICES:

19.1. ALIGN ALL DEVICES AND PLATES PLUMB AND LEVEL WITH BUILDING LINES.

20. PULLBOXES:

20.1. THE ELECTRICAL TRADE SHALL SUPPLY AND INSTALL PULLBOXES AS REQUIRED TO SUIT JOB CONDITIONS. PULLBOXES SHALL CONFORM TO CANADIAN ELECTRICAL CODE REQUIREMENTS.

21. SUPPORTS:

21.1. ALL CONDUIT, RACEWAYS, AND OTHER ELECTRICAL EQUIPMENT SHALL BE SECURELY AND ADEQUATELY SUPPORTED, IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN ELECTRICAL CODE.

21.2. WHERE INSERTS ARE REQUIRED IN CONCRETE, EXPANSION INSERTS, LEAD INSERTS OR PLASTIC INSERTS ARE TO BE USED IN DRILLED HOLES. SHOT DRIVEN PINS MAY BE USED IN STRUCTURAL CONCRETE ONLY WITH THE PERMISSION OF THE DEPARTMENTAL REPRESENTATIVE.

22. GROUNDING AND BONDING:

22.1. A COMPLETE GROUNDING AND BONDING SYSTEM SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN ELECTRICAL CODE AND THE ELECTRICAL INSPECTION DEPARTMENT.

22.2. ALL METAL PARTS NOT CARRYING CURRENT, INCLUDING BUT NOT LIMITED TO, SECONDARY FEEDER CIRCUITS, EQUIPMENT AND PANELBOARD ENCLOSURES, METAL RACEWAYS, PULL AND JUNCTION BOXES, SHALL BE PROPERLY GROUNDED. METAL RACEWAYS SHALL UTILIZE DOUBLE LOCKNUTS AND OTHER FITTINGS WHERE NECESSARY TO PROVIDE GROUND CONTINUITY.

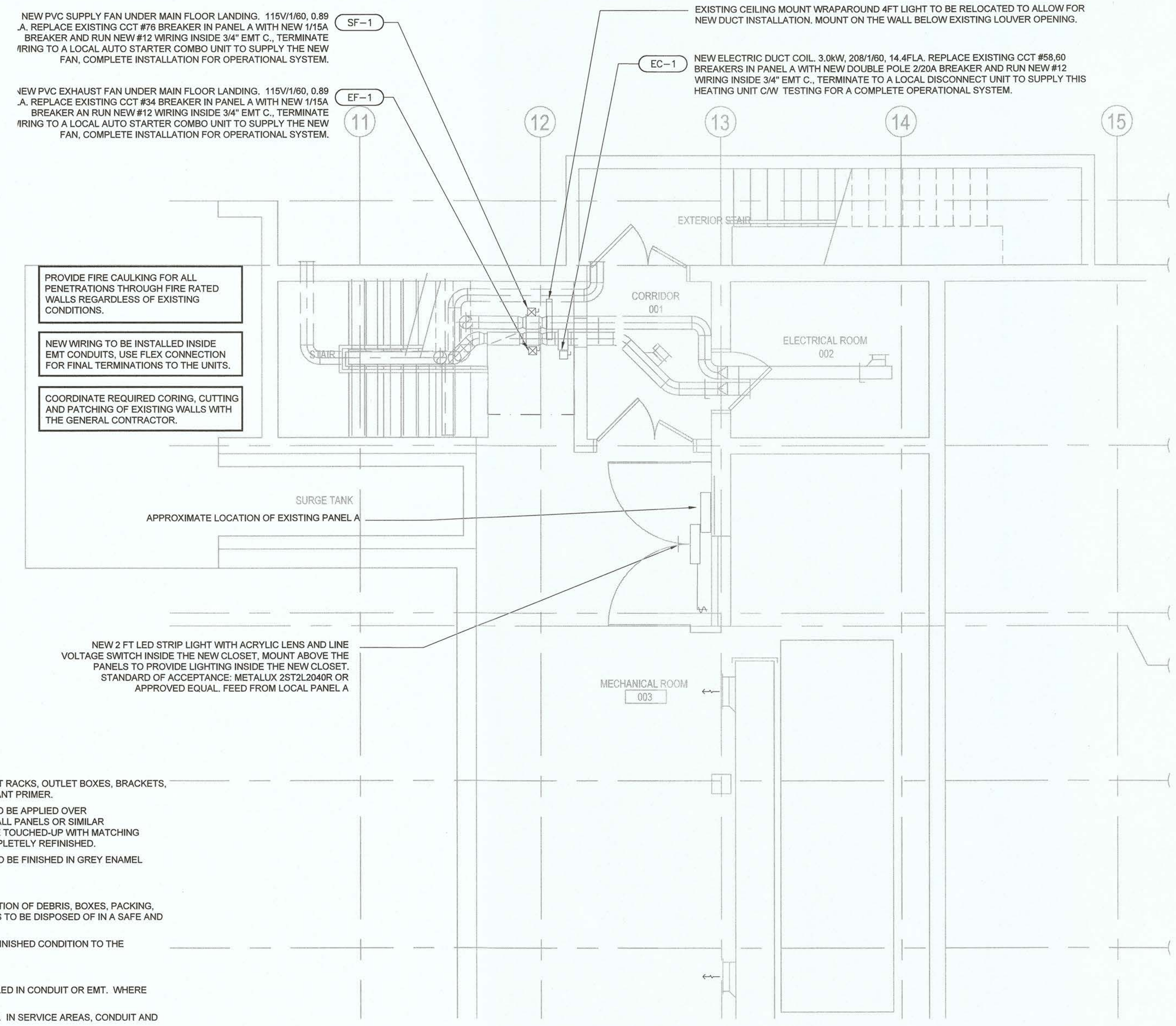
22.3. A SEPARATE GROUND CONDUCTOR SHALL BE INSTALLED IN ALL RACEWAY FEEDER RUNS, FLEXIBLE CONDUIT, AND IN CONDUIT INSTALLED IN SLAB OR UNDERGROUND.

23. PANELS:

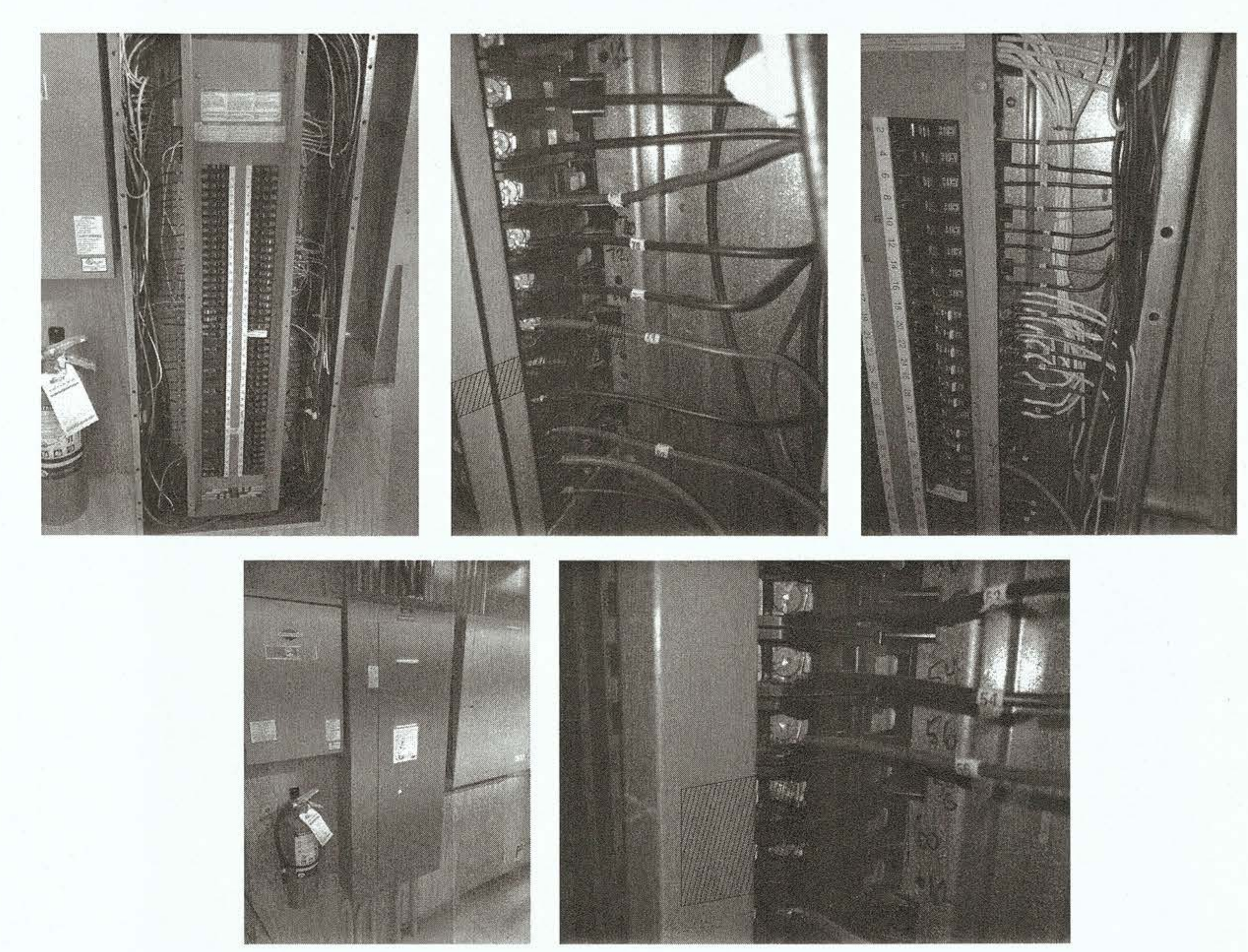
23.1. TYPEWRITTEN OR EXCEL SPREADSHEET PANEL DIRECTORIES SHALL BE UPDATED FOR ALL PANELS BEING REVISED.

LEGEND:

- UN-FUSED DISCONNECT
- 2FT LED STRIP LIGHT
- LINE VOLTAGE SWITCH
- AUTO STARTER COMBO WITH H-O-A,OVERLOAD AND PILOT LIGHT



1 / E-100 NEW WORK: BASEMENT FLOOR PLAN
1 : 50



2 / E-100 EXISTING PANEL A
N.T.S.

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Notes

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
1. ISSUED FOR BUILDING PERMIT	AD	AD	2021.02.01

File Name:	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
	AD	AD	DS	2021.01.18

Permit

PROFESSIONAL ENGINEER, PROVINCE OF BRITISH COLUMBIA, A. DAGAMSEH # 42898
FEB 0 1 2021

Client/Project Logo

Client/Project
Capital Regional District

RRAC Chemical Treatment Room Upgrades

Victoria, BC

Title
ELECTRICAL FLOOR PLANS

Project No. 115602148
Scale 1 : 50
Revision
Drawing No. E-100

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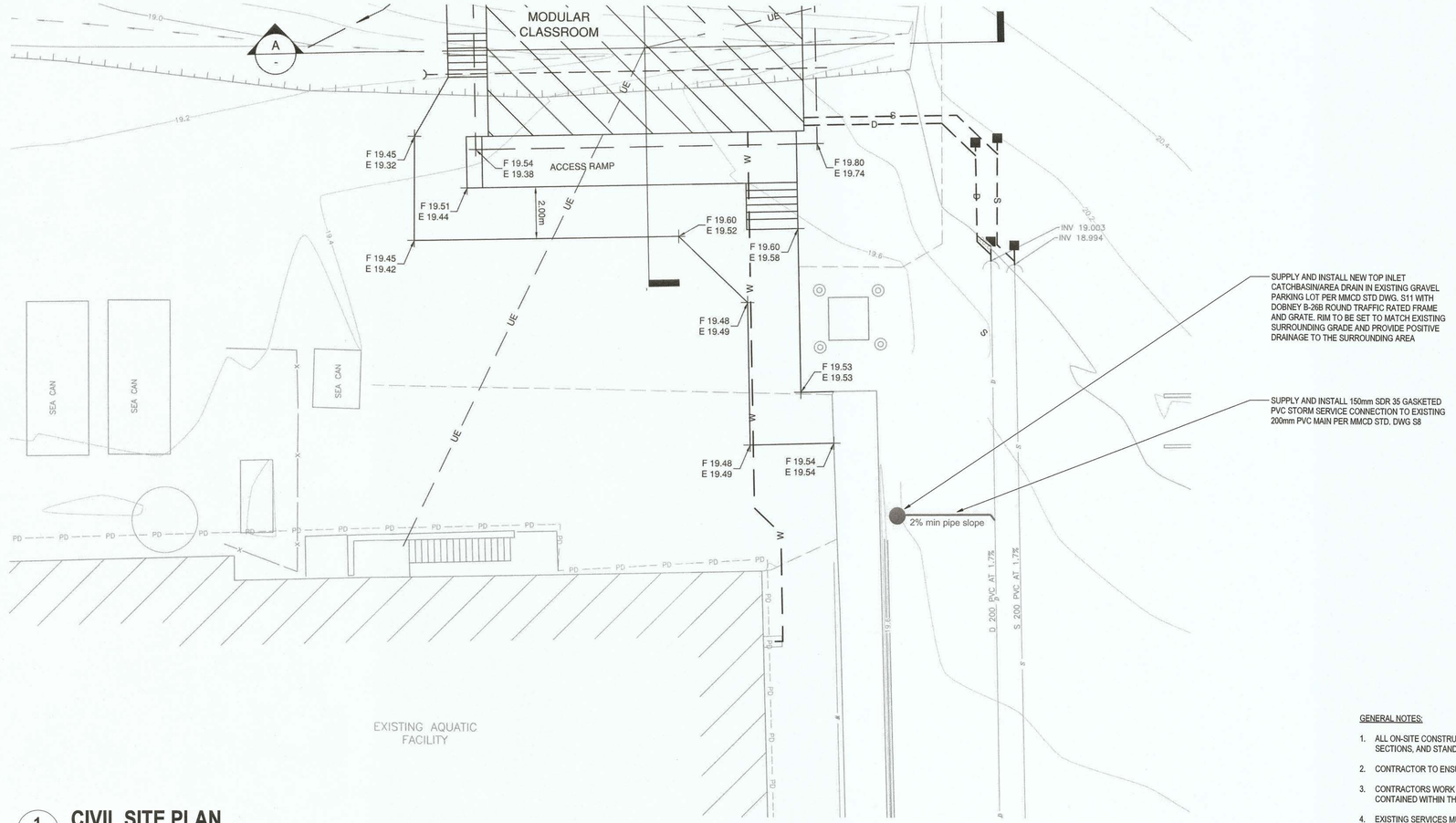
1/18/2021

ORIGINAL SHEET - ARCH D



SUPPLY AND INSTALL NEW TOP INLET CATCHBASIN/AREA DRAIN IN EXISTING GRAVEL PARKING LOT PER MMCD STD DWG. S11 WITH DOBINEY B-26B ROUND TRAFFIC RATED FRAME AND GRATE. RIM TO BE SET TO MATCH EXISTING SURROUNDING GRADE AND PROVIDE POSITIVE DRAINAGE TO THE SURROUNDING AREA

SUPPLY AND INSTALL 150mm SDR 35 GASKETED PVC STORM SERVICE CONNECTION TO EXISTING 200mm PVC MAIN PER MMCD STD. DWG S8

1 C-100 **CIVIL SITE PLAN**
1 : 100

GENERAL NOTES:

1. ALL ON-SITE CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH THESE DRAWINGS, AND THE APPLICABLE TECHNICAL SECTIONS, AND STANDARD DRAWING OF THE 2009 MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD).
2. CONTRACTOR TO ENSURE SAFE AND CONTINUOUS PUBLIC ACCESS TO THE POOL FACILITY AT ALL TIMES.
3. CONTRACTORS WORK AREA TO BE DEFINED BY CRD AT PROJECT KICK OFF MEETING. ALL EQUIPMENT AND MATERIALS TO BE CONTAINED WITHIN THIS AREA AT ALL TIMES.
4. EXISTING SERVICES MUST BE EXPOSED AT CONNECTION OR CROSSING POINTS BEFORE CONSTRUCTION.
5. EXACT LOCATION OF AREA DRAIN TO BE APPROVED BY ENGINEER AND CRD POOL FACILITY OPERATORS PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL REQUEST INSPECTIONS A MINIMUM 72 HOURS PRIOR TO BEING REQUIRED AND ONLY AFTER THEY HAVE SATISFIED THEMSELVES THAT NO DEFICIENCIES EXIST. REINSPECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. EXISTING UNDERGROUND SERVICE DATA DERIVED FROM SURVEY DATA AND INFORMATION FROM THE CRD. STANTEC DOES NOT WARRANT THE ACCURACY OF SHOWN RECORD INFORMATION. THE CONTRACTOR SHALL SATISFY THEMSELVES BY CONDUCTING CAREFUL EXCAVATIONS AND EXPLORATORY WORKS TO LOCATE EXISTING UTILITIES, AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND.
8. CONTRACTOR SHALL BE REGISTERED WITH WORKSAFE BC.
9. ENVIRONMENTAL PROTECTION OF THE SITE SHALL BE IN ACCORDANCE WITH MMCD SECTION 01 57 01 AND, IF APPLICABLE, THE MINISTRY OF THE ENVIRONMENT "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT" AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROL (ESC) MEASURES AND SEQUENCE THE WORK AS REQUIRED TO PROVIDE CONSTRUCTION POLLUTION PREVENTION FOR BOTH WATER AND AIRBORNE SEDIMENT AND DUST EFFECTIVELY PREVENTING IT FROM LEAVING THE SITE. ESC WORKS AND PRACTICES TO BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, FEDERAL, AND PROVINCIAL AND DEPARTMENT OF FISHERIES AND OCEANS REQUIREMENTS WHICHEVER IS MOST STRINGENT.
11. CONTRACTOR TO PROTECT ALL EXISTING FEATURES, UTILITIES AND LANDSCAPING AND IS RESPONSIBLE FOR REPAIR AND REINSTATEMENT OF ANY DAMAGE INCURRED DURING THE COURSE OF THE WORK TO THE SATISFACTION OF THE ENGINEER AND CRD REPRESENTATIVE.
12. BASE TOPOGRAPHIC AND LEGAL DATA PROVIDED BY POLARIS LAND SURVEYING INC DRAWING DATED JANUARY 29, 2020.
13. ELEVATIONS ARE GEODETIC BASED ON POLARIS LAND SURVEYING INC SITE PLAN OF BLOCK A, DISTRICT LOT 474, COWICHAN DISTRICT DATED AUGUST 16, 2017.
14. ALL ELEVATIONS SHOWN ARE IN METERS.
15. CONTRACTOR TO PROVIDE UTILITY 'AS CONSTRUCTED' INFORMATION TO THE ENGINEER ON COMPLETION OF INSTALLATION DETAILING ALL CHANGES AND VARIATIONS FROM THE IFC DESIGN.
16. CAUTION: CONTACT BC 1 CALL AT 1-800-474-6886 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATION.

ON-SITE WORK SPECIFICATIONS:

ALL WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD). CONTRACTOR TO KEEP ONE COPY OF THE MMCD AND CONTRACT DRAWINGS ON-SITE.

- SECTION 01 57 01 - ENVIRONMENTAL PROTECTION
- SECTION 03 30 53 - CAST-IN-PLACE CONCRETE
- SECTION 31 05 17 - AGGREGATES AND GRANULAR MATERIALS
- SECTION 32 11 16.1- GRANULAR SUBBASE
- SECTION 32 11 23 - GRANULAR BASE
- SECTION 31 15 60 - DUST CONTROL
- SECTION 31 23 01 - EXCAVATING, TRENCHING AND BACKFILLING - REFER TO STANDARD DRAWINGS G4 AND G5 FOR TRENCH SECTION DETAILS
- SECTION 33 40 01 - STORM SEWERS

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Notes

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Revision	By	Appd	YYYY.MM.DD
FOR BUILDING PERMIT AND TENDER	OL	OL	2021.01.29
Issued	By	Appd	YYYY.MM.DD
File Name: N/A	Author	Designer	Checker	10/15/15
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Permit/Seal

PROFESSIONAL ENGINEER
O. J. LUCKHURST
20 2021 01 29
BRITISH COLUMBIA
ENGINEER

Jan 29, 2021

Client/Project Logo

Client/Project
Capital Regional District

RRAC Chemical Treatment Room Upgrades

Victoria, BC

Title
CIVIL SITE PLAN, GENERAL NOTES AND AND SPECIFICATIONS

Project No.	Scale
115602148	1 : 100
Revision	Drawing No.
	C-100

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