First Nations Health Authority
Health through wellness

Request for Proposals (RFP)			
Scope of Service	**Prince George Office Renovation**		
RFP #	**2019RFP-17**		
RFP issued by	First Nations Health Authority (FNHA)		
Issue date	**December 6, 2018**		
Closing date/time	Proposals must be received before 16:00 hours (4:00 pm) Pacific Time on: **December 27 2018**		
FNHA Contact Information and Questions	All enquiries related to this RFP including any requests for information, questions, and clarification, are to be directed to the following email address: **fnha.contracts@fnha.ca** referencing the RFP number in the subject line of the email. Please direct any questions related to the RFP to *Procurement and Contracting* (the "Contact Person"). Note all questions should be received by FNHA no later than **(ten working days from close)** at 16:00 PT in order to allow for the questions to be answered. Otherwise, FNHA will respond if time permits. Information obtained from any other source is not official and should not be relied upon. Enquiries and any responses will be recorded and may be distributed to all Proponents at the FNHA's option.		
Delivery of proposals ("Closing Location")	Submissions are to be uploaded directly by logging onto the Bonfire electronic bidding system at **https://fnha.bonfirehub.ca/opportunities**.		
Short Listed Proponents	For those Proponents which **have not** been contacted by end of business day on **January 3, 2019,** will serve as notice that their proposal submission was unsuccessful.		
Successful Proponent Notified	**January 3, 2019**	**Expected Start Date of Project: January 5, 2019**	**Expected End Date of Project: April 30, 2019** **(With a possibility of extension)**
Proponent's submissions	A person authorized to sign on behalf of the proponent must complete and sign the **Proponent Section** (below), leaving the rest of this page otherwise unaltered and include the originally-signed and completed page with the first copy of the proposal.		

Proponent Section

To be completed by proponent and included as the "cover page" of the Proponents Response

The enclosed proposal is submitted in response to the above-referenced RFP including any addenda. Through submission of this proposal we agree to all of the terms and conditions of this RFP and agree that any inconsistencies in our proposal will not be considered. We have carefully read and examined the RFP including the *Administrative Section* and have conducted such other investigations as were prudent and reasonable in preparing the proposal. We agree to be bound by the statements and representations made in our proposal.

Signature of Authorized Representative:	Legal Name of Proponent (and Doing Business As Name, if applicable):
Printed Name of Authorized Representative:	Address of Proponent:
Title:	
Date:	
Authorized Representative email address (if available):	Authorized Representative phone, fax (if available):

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Request for Proposal – (Prince George Office Renovation)

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1. Summary of the Requirement

The First Nations Health Authority (FNHA) requires the services for renovation of the office space of the First Nation Health Authority, Unit 220, 250,260, 270, 177 Victoria Street, Prince George, BC, Canada.

The terms and conditions applicable to this RFP are identified in *Appendix A – Definitions and Administrative Requirements*. Submission of a proposal in response to this RFP indicates acceptance of all terms and conditions that are included in Appendix A, and any addenda subsequently issued by the FNHA. Provisions in proposals that contradict any of the terms of this RFP will be as if not written and do not exist.

2. Background, Objectives and Scope

The FNHA is the first province-wide health authority of its kind in Canada. FNHA aims to reform the way health care is delivered to BC First Nations and help improve health and wellbeing.

This FNHA has taken over the administration of federal health programs and services previously delivered by Health Canada's First Nations Inuit Health Branch – Pacific Region. FNHA has a broad mandate to work with the province and First Nations to improve health services and address service gaps through new partnerships, closer collaboration, and health systems innovation.

Our vision is that all First Nations and Aboriginal people in BC, no matter where they live, are supported in achieving and maintaining mental wellness in ways that respects their customs, values and beliefs.

FNHA intends to obtain an offer to complete the renovation of the office space of the First Nation Health Authority, Unit 220, 250,260, 270, 177 Victoria Street, Prince George, BC, Canada for Stipulated Price contract, in accordance with the RFP Documents.

3. Site Assessment

.1 Site Examination:

- .1 Visit project site and surrounding area before submitting Bid.
- .2 Mandatory visit to project site and bidders briefing has been arranged for Bidders as follows:
  - .1 Date: **Thursday, December 13, 2018, 11:00 am**
  - .2 Location: First Nation Health Authority, Unit 220, 250,260, 270 and 177 Victoria Street, Prince George, BC, Canada.
  - .3 Bidders shall meet inside the main office for registration.

.3 General Contractors are required to attend. Major sub trades are invited.

.4 Representatives of Owner and Prime Consultant will be in attendance.

.5 Summarized minutes of this meeting will be circulated to known Bidders. Minutes will form part of Bid Documents.

.6 Information relevant to Bid Documents will be recorded in Addendum and issued to known Bidders.

Refer to **Appendix C** for the form that needs to be filled out to confirm attendance.

4. Site Conditions

Although provision is made in the General Conditions for certain unforeseen site conditions, Bidders shall make allowances in their bids for such conditions as in the sole opinion of the Bidder are warranted. It is expected that Bidders will visit the site before bidding. The successful Bidder shall be responsible for the classification and

removal of waste including, but not limited to, hazardous waste, (Refer to GC 9.3 - TOXIC AND HAZARDOUS SUBSTANCES AND MATERIALS) in accordance with all laws and regulations made by any regulatory authorities having jurisdiction.

5. Scope of Services

SELECTIVE STRUCTURE DEMOLITION

Part 1 General

1.1 REFERENCES

.1 Health Canada/Workplace Hazardous Materials Information System (WHMIS).

.1 Material Safety Data Sheets (MSDS).

.2 Canadian Standards Association (CSA International).

.1 CSA S350-(R1998), Code of Practice for Safety in Demolition of Structures.

1.2 ACTION AND INFORMAL SUBMITTALS

.1 Provide submittals in accordance with Section 01 33 00 - Submittal Procedures.

.2 Submit written request in advance of cutting or alteration which affects:

.1 Structural integrity of any remaining element of the Project.

.2 Integrity of weather exposed or moisture resistant element.

.3 Efficiency, maintenance, or safety of any operational element.

.4 Visual qualities of sight exposed elements.

.5 Work of Owner or separate contractor.

.3 Include in request:

.1 Location and description of affected Work.

.2 Necessity for cutting or alteration

.3 Description of proposed Work and Products to be used

.4 Alternatives to cutting and patching

.5 Effect on work of Owner or separate contractor

.6 Written permission of affected separate contractor

.7 Date and time work will be executed.

1.3 SITE CONDITIONS

.1 Existing Conditions.

.1 Should materials resembling spray or trowel applied asbestos or other substance be encountered in course of deconstruction, stop work, take preventative measures, and notify Consultant immediately. Do not proceed until written instructions have been received.

.2 Protection.

.1 Prevent movement, settlement or damage of structure and services. Repair damage caused by deconstruction as directed by Consultant.

.2 Support affected structures and, if safety of structure being deconstructed or services appears to be endangered, take preventative measures. Cease operations and immediately notify Consultant.

.3 Prevent debris from blocking surface drainage system, elevators, mechanical and electrical systems.

Part 2 Products

2.1 EQUIPMENT

.1 Use water efficient wetting equipment/attachments when minimizing dust.

.2 Demonstrate that tools are being used in manner which allows for materials to remain to be in best condition possible.

Part 3 Execution

3.1 PREPARATION

.1 Protection of in-place conditions:

.1 Prevent movement, settlement or damage of adjacent structures, services, and parts of existing building to remain.

.1 Provide bracing, shoring and underpinning as required.

.2 Repair damage caused by demolition as directed by Consultant.

.2 Support affected structures and, if safety of structure being demolished or adjacent structures or services appears to be endangered, take preventative measures, stop Work and immediately notify Consultant.

.3 Prevent debris from blocking surface drainage system, mechanical and electrical systems which must remain in operation.

.2 Disconnect electrical, telephone and communication service lines in the area of renovation to be deconstructed. Post warning signs on electrical lines and equipment which must remain energized to serve other products during period of demolition.

.3 Do not disrupt active or energized utilities designated to remain undisturbed.

.4 Disconnect and cap designated mechanical services.

3.2 DISASSEMBLY

.1 Materials removed from designated structure are property of Contractor.

.2 Throughout course of deconstruction pay close attention to connections and material assemblies. Employ workmanship procedures which minimize damage to materials and equipment.

.3 Ensure workers and subcontractors are briefed to carry out work in accordance with appropriate deconstruction techniques.

.4 Project supervisor with previous deconstruction experience must be present on site throughout project.

.5 Deconstruct in accordance with CSA S350 and other applicable safety standards.

.6 Maintain structural integrity of structure.

.7 Systematically remove finishes, furnishings, and mechanical and electrical equipment as indicated in the Contract Documents.

.8 Carefully remove windows and doors from structure.

.9 Disassemble non-load bearing interior partitions and remove materials from structure.

.10 Separate from waste stream, material in condition suitable for recycling.

.11 Remove and store materials to be salvaged, in manner to prevent damage.

.1 Store and protect in accordance with requirements for maximum preservation of material.

.2 Handle salvaged materials as new materials.

.12 Source separate for recycling materials that cannot be salvaged for reuse including wood, metal, concrete and asphalt.

.13 Demolition of all redundant existing construction, mechanical and electrical systems.

.14 Remove materials that cannot be salvaged for reuse or recycling and dispose of in accordance with applicable codes at licensed facilities.

.15 Where existing materials are to be re-used in Work, use special care in removal, handling, storage and re-installation to assure proper function in completed work.

3.3 REMOVAL FROM SITE

.1 Transport and dispose material designated for alternate disposal to facilities in accordance with applicable regulations.

.2 Dispose of materials not designated for alternate disposal in accordance with applicable regulations.

3.4 CLEANING AND RESTORATION

.1 Keep site clean and organized throughout deconstruction.

.2 Upon completion of project, remove debris, trim surfaces and leave work site clean.

.3 Upon completion of project, reinstate areas affected by Work to condition which existed prior to beginning of Work.

ROUGH CARPENTRY

Part 1 General

1.1 RELATED SECTIONS

.1 Section 06 20 00 Finish Carpentry

.2 Section 07 84 00 Fire Stopping

.3 Section 08 11 00 Metal Frames

.4 Section 09 21 16 Gypsum Board Assemblies

.5 Section 09 22 16 Non-Structural Metal Framing

1.2 REFERENCE STANDARDS

Proceed in accordance with the current edition of the following:

.1 National Lumber Grades Authority (NLGA) Standard Grading Rules for Canadian Lumber.

.2 ASTM A123/A123M: Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products.

.3 ASTM A653/A653M: Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.

.4 CSA B111: Wire Nails, Spikes and Staples.

.5 CSA O121: Douglas Fir Plywood.

.6 CSA O141: Softwood Lumber.

.7 CSA O151: Canadian Softwood Plywood.

.8 CAN/CSA-Z809: Sustainable Forest Management.

1.3 EXAMINATION

.1 Inform Consultant before covering any rough carpentry to allow inspection.

.2 Lumber: well-seasoned conforming to CSA 0141, CSA 086 and to N.L.G.A. Standard Grading Rules for Canadian Lumber. All marked at mill. Moisture content maximum of 15% for exterior material, 15% for interior work. Mill stamp materials as “Kiln Dried”.

Part 2 Products

2.1 MATERIALS

.1 Framing lumber:

.1 S4S Spruce, Pine, and Fir, graded # 2 or better, moisture content 19% or less.

.2 Plywood sheathing:

.1 Non-exposed: Douglas Fir, standard sheathing grade, for exterior use, conforming to CSA 0121, of thickness indicated on drawings.

.2 Exposed as a finish material: grade to be G1S with good face exposed.

.3 Dampproofing Course:

.1 "Ethafoam" sill gasket, to match width of plate.

.4 Rough Hardware:

.1 Bolts, washers, drift pins, dowels and such like shall conform to CSA B33.1, 1961.

.2 Nails, spikes, screws, bolts and staples to ASTM F1667, Standard Specification for Driven Fasteners: Nails, Spikes and Staples. Common nails to conform to NBC 2011, CSA O86-14 Annex, ASTM 1667-15, hot dipped galvanized where liable to corrosion.

.3 Use 316 stainless steel fasteners for attaching of, - to or - thru pressure treated material.

.4 Framing anchors, joist hangers, etc.: "Simpson Strong Tie" or approved equal, suitable for intended use.

.5 Adhesives:

.1 ITW-TACC T 1168 Water Based adhesive, low odor, no VOC's.

.2 Contact adhesive: VOC's less than 250 grams/litre.

.3 Multi-purpose construction adhesive: VOC's less than 20 grams/litre.

.4 wire cloth 3.0 mm square openings, 61% open area, 0.9 mm (0.035 inch) wire.

Part 3 Execution

3.1 WORKMANSHIP

.1 Erect framing in correct position, true to line, level and elevation plumb, and uniformly spaced as required. Minimum nailing must meet or exceed NBC residential standards or as otherwise specified or indicated on the drawings, whichever is most restrictive.

3.2 INSTALLATION

.1 Refer to structural drawings also for framing requirements.

.2 Plates:

.1 Separate plates from concrete with ethafoam gasket.

.2 Fastened with 16 mm dia. x 150 mm bolts c/w 65mm diax6mm thick plate washer at 1200 mm O.C. unless otherwise noted.

.3 Backing

.1 Refer to Section 09 22 16 - Non-Structural Metal Framing.

.2 Install backing continuous horizontally between stud spaces or vertically within stud profile to suit application.

.3 At locations noted below minimum backing to be 19 mm x 140 mm plywood or where installed vertically to match stud width. Screw attach through stud into blocking, Secure in place with screws at 300mm O.C., minimum 2 screws per stud. Install behind attachment location of:

.1 Mounting rail (1) for lower cabinets, mounting rails (2) for full height cabinets, backsplash.

.2 Lower mounting rails for upper cabinets.

.3 Doors frames.

.4 At locations noted below minimum backing to be 1 layer of 19 mm x 140 mm plywood nested inside of "on flat" 152 steel stud track section or backer bar screwed to wall studs. Notch track around studs, minimum 2 screws to each stud, minimum 4 screws thru track to plywood. Install behind attachment location of:

.1 Wall mounted mechanical equipment

.2 Metal shelving, rows at base, top and 300mm O.C. maximum between.

.3 Other architectural items and equipment to provide for fastening.

.5 At locations noted below minimum backing to be 2 layers of 19 mm x 140 mm plywood nested inside “on flat” 152 steel stud track section or backer bar screwed to wall studs. Notch track around studs, minimum 4 screws to each stud, minimum 4 screws thru track to plywood. Install at location of:

.1 Upper mounting rails for upper cabinets.

.2 Wall mounted light fixtures.

.4 Install rough bucks, nailers and linings to rough openings as required to provide backing for frames and other work.

.5 Furring and Blocking:

.1 Install furring and blocking as required to space out and support work as required.

.6 Frame, anchor, fasten, tie and brace members to provide necessary strength and rigidity.

.7 Countersink bolts where necessary to provide clearance for other work.

FINISH CARPENTRY

Part 1 General

1.1 RELATED REQUIREMENTS

.1 Section 06 10 00 Rough Carpentry

.2 Section 06 40 00 Architectural Woodwork

.3 Section 07 92 00 Joint Sealants

.4 Section 09 21 16 Gypsum Board Assemblies

.5 Section 09 91 00 Painting

1.2 REFERENCES

Proceed in accordance with the current edition of the following:

.1 North American Architectural Woodwork Standards

- .1 Architectural Woodwork Manufactures Association of Canada (AWMAC)
- .2 Woodwork Institute (WI)

Part 2 Products

2.1 MATERIALS

.1 Softwood lumber: S4S, moisture content 12% or less in accordance with following standards:

- .1 CSA O141.
- .2 CAN/CSA-Z809 or FSC or SFI certified.
- .3 NLGA Standard Grading Rules for Canadian Lumber.
- .4 AWMAC custom grade, moisture content as specified.

.2 Hardwood lumber: moisture content 8% or less in accordance:

- .1 National Hardwood Lumber Association (NHLA).
- .2 AWMAC custom grade, moisture content as specified.
- .3 CAN/CSA-Z809 or FSC or SFI certified.

.3 Panel Material: urea-formaldehyde free

- .1 CAN/CSA-Z809 or FSC or SFI certified.
- .2 Douglas fir plywood (DFP): to CSA O121, standard construction.
- .3 Canadian softwood plywood (CSP): to CSA O151, standard construction.
- .4 Hardwood plywood: to ANSI/HPVA HP-1.
- .5 Poplar plywood (PP): to CSA O153, standard construction.
- .6 Medium density fibreboard (MDF): to ANSI A208.2, density 640-800 kg/m;.

2.2 ACCESSORIES

.1 Nails and staples: to CSA B111; stainless steel for exterior work, interior humid areas and for treated lumber; plain finish elsewhere.

.2 Wood screws: to CSA 086; type and size to suit application.

.3 Adhesive and Sealants: in accordance with Section 07 92 00 - Joint Sealants.

.1 VOC limit 250 g/L.

Part 3 Execution

3.1 EXAMINATION

.1 Proceed in accordance with Section 01 73 00 - Execution

.2 Verify mechanical, electrical, plumbing, HVAC and other building components, affecting work in this Section are in place and ready.

3.2 INSTALLATION

.1 Components, materials, fabrication and methods of construction to meet requirements of AWMAC's Standards Custom Grade or better specified.

.2 Secure finish carpentry work in place, square, plumb, and level.

.3 Fit and scribe work abutting other building components.

.4 Countersink mechanical fasteners used at exposed and semi-exposed surfaces, excluding installation attachment screws and those securing cabinets end to end.

.5 Cut equipment cutouts shown on drawings using templates.

3.3 WORKMANSHIP

.1 All work to be clean, free from dirt, damage, marks and defects. Countersunk finish nails for fixing finishing work with a nail set. Nail holes and other holes filled solid with approved filler and sanded to a fine, smooth finish before paint is applied.

.2 No exposed end grain. Mitre and return ends where required to conceal.

.3 Scribing, mitering and joining of trims, molding to be done accurately and neatly, cut to detail and free from splintered edges and other defects. Intersecting to be neatly coped and all end joints to be mitered or joined as detailed, glued where necessary, and free from hammer marks. Make face joints flush without the use of a plane.

.4 Confirm backing installation in accordance with Section 06 10 00 - Rough Carpentry.

ARCHITECTURAL WOODWORK

Part 1 General

1.1 RELATED SECTIONS

.1 Section 06 10 00 Rough Carpentry

.2 Section 06 20 00 Finish Carpentry

.3 Section 09 21 16 Gypsum Board Assemblies

.4 Section 09 22 16 Non-Structural Metal Framing

.5 Mechanical Drawings and Specifications

.6 Electrical Drawings and Specifications

1.2 SUMMARY

.1 Section Includes:

- .1 Plastic Laminate Casework.
- .2 Plastic Laminate Countertops.
- .3 Wood Feature Wall.
- .4 Hardware typically furnished by casework manufacturer.
- .5 Shelving.
- .6 Interior Wood Door Frames.
- .7 Factory finishing.

1.3 REFERENCE STANDARDS

Proceed in accordance with the current edition of the following:

.1 North American Architectural Woodwork Standards

- .1 Architectural Woodwork Manufactures Association of Canada (AWMAC)

1.4 ACTION AND INFORMATIONAL SUBMITTALS

.1 Submit in accordance with Section 01 33 00 - Submittal Procedures.

.2 Shop Drawings:

- .1 Submit shop drawings conforming to AWMAC's Standards.
- .2 Indicate details of construction, profiles, jointing, fastening and other related details.
- .3 Indicate materials, thicknesses, finishes and hardware.
- .4 Indicate locations of service outlets in casework, typical and special installation conditions, and connections, attachments, anchorage and location of exposed fastenings.

.3 Samples:

.1 Submit for review and acceptance of each unit.

.2 Submit samples of each species and cut of wood to be used. Veneer samples minimum 300 mm x 300 mm. Each sample to represent range of color and grain expected.

.3 Submit duplicate samples of laminated plastic for colour selection.

.4 Submit duplicate samples of laminated plastic joints, edging, cutouts and postformed profiles.

1.5 QUALITY ASSURANCE

.1 Issue a two (2) year AWMAC Guarantee Certificate. The AWMAC Guarantee shall cover replacing, reworking and refinishing deficient architectural woodwork due to faulty workmanship or defective materials supplied and installed by the woodwork contractor, which may appear during two (2) year period following the date of issuance.

.2 If the woodwork contractor is not an AWMAC Manufacturer member they shall provide the owner with a two (2) year maintenance bond, in lieu of the AWMAC Guarantee Certificate, to the full value of architectural woodwork contract.

.3 Woodwork Manufacturer Qualifications:

.1 Member in Good Standing of AWMAC.

.2 Minimum 5 years of production experience similar to this project, whose qualifications indicate ability to comply with requirements of this Section.

1.6 PRE-INSTALLATION MEETING

.1 Before framing completed hold a meeting with the contractor, casework manufacturer, casework installer, and framing sub-contractor.

.1 Review locations of backing required for casework installation as shown on casework shop drawings.

.2 Review method of attachment for backing to wall system.

1.7 DELIVER, STORAGE, HANDLING AND PROTECTION

.1 Deliver, store and handle materials in accordance with Section 1 61 00 - Common Product Requirements.

.2 Deliver materials only when project ready for installation and clean storage area provided.

.1 Delivery of architectural millwork made only when area of operation enclosed, plaster and concrete work dry and area broom clean.

.2 Maintain indoor temperature and humidity within range recommended by AWMAC's Standards for location of project.

.3 Storage and Handling Requirements:

.1 Store materials off ground indoors in dry location and in accordance with manufacturer's recommendations in clean, dry, well-ventilated area.

.2 Store and protect architectural woodwork from damage.

.3 Replace defective or damaged materials with new.

Part 2 Products

2.1 GENERAL

.1 Components, materials, fabrication and methods of construction to meet requirements of AWMAC's Standards Custom Grade or better specified.

2.2 COMPONENTS

.1 Lumber: In accordance with AWMAC's Standards Grade specified for product being fabricated.

.2 Core:

.1 MDF meeting requirements of AWMAC's Standards.

.2 Veneer core plywood: hardwood with a non telegraphing grain manufactured with exterior glue meeting requirements of AWMAC's Standards.

.3 Plastic Laminate:

.1 Of NEMA LD-3 Grade required by AWMAC's Standards for its use.

.2 High Pressure Decorative Laminate (HPDL), Grade HGL.

.3 Cabinet Liner: type CLS.

.4 Approved manufactures: Nevamar, Wilsonart, Arborite, Formica, Pionite.

.5 Colour, pattern and texture to be selected by Consultant from manufactures standard range.

.4 Edgeband

.1 For Plastic Laminate Casework: PVC or ABS, 3 mm thick.

.2 Colour, pattern and texture to be selected by Consultant from manufactures standard range.

.5 Adhesives: Type II (water resistant)

.6 Hardware:

.1 Unless otherwise specified: All-metal construction, meeting or exceeding requirements of AWMAC's Standards for grade specified

.2 Pulls: Richelieu, 7996160195, brushed Nickel, 220mm

.3 Drawer Guides: full extension heavy-duty, galvanized steel construction, soft close, ball bearings separating track, meeting requirements of AWMAC's Standards for type and size of drawer.

.4 Hinges: Concealed European style Grade II, soft close, minimum 107º opening.

.5 Shelf Supports: Adjustable, recessed shelve support with seismic clip screw.

.6 Locks:

.1 Provide locks at cabinet doors and drawers.

.2 Approved product: CCL security products or equivalent.

.3 All locks keyed alike.

.1 Provide 2 keys per lock.

.2 Provide 3 master keys.

.7 Standoff system: CR Laurence Company

.1 31.7mm diameter standoff bases.

.2 101.6mm length.

.3 Low profile cap assembly.

.4 Brushed 316 stainless.

.5 Complete with required mounting accessories.

2.3 FABRICATION

.1 Plastic Laminate Casework:

.1 Cabinet and door interface: flush overlay.

.2 Exposed Surfaces: High Pressure Decorative Laminate (HPDL), color, finish and pattern direction meeting requirements of AWMAC's Standards for Grade specified.

.3 Exposed interior surfaces: HPDL matching exposed surfaces.

.4 Semi-exposed surfaces: cabinet liner.

.5 Allow for one (1) colour.

.6 Edgeband: PVC or ABS.

.1 Seamless, edgeband at doors, drawer fronts, and false fronts.

.2 Apply edgeband after plastic laminate finish.

.3 Allow for one (1) colour.

.2 Drawers:

.1 Sides and Bottoms: MDF with melamine surfaces.

.2 Joinery: Meeting requirements of AWMAC's Standards for Grade specified.

.3 Laminated Plastic Countertops:

.1 Kitchen:

.1 Configuration: Self Edge with Butt Splash.

.2 Top of Splash: Square.

.3 Deck at splash: Horizontal Butt.

.4 Front Edge: Thick Edgeband

.5 Back splashes: to underside of upper cabinets.

.6 Laminate: Colour, pattern and texture to be selected by Consultant from manufactures standard range.

.1 Back splash: Veneer core plywood with type II adhesive.

.2 Wet tops: Veneer core plywood with type II adhesive.

.7 Edgeband: PVC or ABS.

.1 Seamless, edgeband at doors, drawer fronts, and false fronts.

.2 Apply edgeband after plastic laminate finish.

.3 Allow for one (1) colour.

.2 Boardroom:

.1 Configuration: Self Edge with Butt Splash.

.2 Top of Splash: Square.

.3 Deck at splash: Horizontal Butt.

.4 Front Edge: Thick Edgeband

.5 Back splashes: to underside of upper cabinets.

.6 Laminate: Colour, pattern and texture to be selected by Consultant from manufactures standard range.

.1 Back splash: Veneer core plywood with type II adhesive.

.2 Wet tops: Veneer core plywood with type II adhesive.

.7 Edgeband: PVC or ABS.

.1 Seamless, edgeband at doors, drawer fronts, and false fronts.

.2 Apply edgeband after plastic laminate finish.

.3 Allow for one (1) colour.

.3 Reception desk:

.1 Configuration: Self Edge with No Splash

.2 Front Edge: Thick Edgeband.

.3 Laminate: Colour, pattern and texture to be selected by Consultant from manufactures standard range.

.1 Core material: MDF

.4 Edgeband: PVC or ABS.

.1 Seamless, edgeband at doors, drawer fronts, and false fronts.

.2 Apply edgeband after plastic laminate finish.

.3 Allow for one (1) colour.

.4 Battens / Slats for transparent finish:

.1 Backing: 19 x 50 mm plywood, paint finish to match wall behind.

.2 Flat solid wood 38 x 38mm, species: Cedar

.3 Interior coating system: INT 6.4C, Semi-transparent stain finish.

.5 Door Frames for Paint finish:

.1 Solid wood Pine.

.2 Plowed jamb with T stop, rabbeted corner joints.

.6 Trim for Paint finish:

.1 Solid wood Pine.

.2 Mitred corners.

.7 Factory Finishing

.1 Grade: AWMAC's Standards Custom Grade.

Part 3 Execution

3.1 EXAMINATION

.1 Verify mechanical, electrical, plumbing, HVAC and other building components, affecting work in this Section are in place and ready.

3.2 INSTALLATION

.1 Install work in conformance with AWMAC's Standards.

.2 Secure all work in place, square, plumb, and level.

.3 Fit and scribe work abutting other building components.

.4 Countersink mechanical fasteners used at exposed and semi-exposed surfaces, excluding installation attachment screws and those securing cabinets end to end.

.5 Cut equipment cutouts shown on plans using templates provided.

3.3 ADJUSTING & TOUCH UP

.1 Adjust all moving and operating parts to function smoothly and correctly.

.2 Fill and retouch all nicks, chips and scratches. Replace all un-repairable damaged items.

3.4 CLEANING

.1 Leave Work area clean at end of each day.

.2 Final Cleaning: upon completion remove surplus materials, rubbish, tools and equipment.

3.5 PROTECTION

.1 Protect installed products and components from damage during construction.

.2 Repair or replace damage to adjacent materials caused by work of this section.

MODIFIED BITUMEN MEMBRANE ROOFING

Part 1 General

1.1 SECTION INCLUDES

.1 Provide the necessary labour and materials to install new equipment sleepers as per RGC Roofing Practices Manual, construction detail 8.3.5 Curb Penetration and Openings: Equipment Sleeper, including but not limited to: gypsum sheathing, wood blocking, foam insulation, vapour retarder, roof membranes, fasteners, adhesives, roof membrane flashings, metal flashings, accessories, sealants, etc., required to complete the Work and waterproof all tied in elements.

1.2 REFERENCE STANDARDS

All Reference Standards are latest editions, unless noted otherwise.

.1 British Columbia Building Code 2012.

.2 Roofing Contractors Association of BC (RCABC) Roofing Practices Manual

.3 RGC Guarantee Standards and Accepted Materials listed in the RPM

.4 ASTM E84. Standard Test Method for Surface Burning Characteristics of Building Materials

.5 ASTM A653/A653M-09 – Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process

.6 ASTM A792/A792M-10 – Standard Specification for Steel Sheet, 55% Aluminum-Zinc Allow-Coated by Hot-Dip Process

.7 ASTM A924/A924M-14 – Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process

.8 CAN/ULC – S102M , CAN/ULC-S102 Surface Burning Characteristics of Building Materials and Assemblies

.9 CAN/ULC S705.2, Manual for Installers of Spray Urethane Foam Thermal Insulation.

.10 CGSB 37-GP-56M, Membrane, Modified, Bituminous, Prefabricated, and Reinforced for Roofing

.11 CSA B111 - Wire Nails, Spikes, and Staples

.12 NLGA (National Lumber Grades Authority) - Standard Grading Rules for Canadian Lumber. Effective 96-02-01.

1.3 SUBMITTALS

.1 Submit in accordance with Section 01 33 00 - Submittal Procedures.

.2 Submit product data.

.3 Submit manufacturer's installation instructions.

1.4 QUALITY ASSURANCE

.1 Use only skilled trades people, experienced in type and class of work. Work shall be carried out in accordance with best standard practice of the industry.

1.5 ENVIRONMENTAL AND SAFETY CONDITIONS

.1 Comply with requirements of Workplace Hazardous Materials Information System (WHMIS) regarding use, handling, storage, and disposal of hazardous materials; and regarding labelling and provision of material safety data sheets acceptable to Labour Canada.

.2 Be responsible for the safe disposal of all debris from the job site and in compliance with the Environmental Protection Act.

.3 Conform to manufacturer's recommended temperatures, relative humidity, and substrate moisture content for application and curing of sealants including special conditions governing use.

1.6 COMPATIBILITY

.1 Be responsible for ensuring that all items elected for use are compatible with each other.

.2 Procure all roofing membranes from one manufacturer. Manufacturer to certify that all components are compatible with each other.

1.7 WARRANTY

.1 Remedy all defects in the modified bituminous membrane roofing and related membrane flashings installed hereunder which appear within a period of five (5) years from the date of Substantial Completion, with the first two (2) years secured by bond and unsecured for the remaining three (3) years. Defects include but not limited to: ponding (maximum 2 square meters, maximum 10 mm deep), blisters, edge laps, fish mouths, failed tieins to adjacent assemblies, leaks, etc. Verify that slope package provides adequate slope before covering with cap sheet.

.2 Provide a written Contractor's warranty confirming the above, issued on the corporate letterhead, signed and sealed by an authorized signing officer.

Part 2 Products

2.1 VAPOUR RETARDER

.1 Single ply, self-adhesive SBS modified bituminous vapour retarder membrane laminated to woven polyethylene film, minimum 0.8mm thick. The adhesive face to be covered with silicone release film.

.2 Standard of Acceptance:

.1 SopraVap'r by Soprema Inc.

.2 Approved alternate.

2.2 MODIFIED BITUMEN MEMBRANE

.1 Two ply system made from prefabricated modified bitumen membranes containing minimum 13% of elastomer Styrene Butadiene Styrene (SBS) and reinforced with non-flammable, fireproof and stress-resistant insert of glass fibre and polyester composite. Two ply roof system and membrane flashings shall conform to material requirements outlined by the membrane manufacturer to ensure eligibility for membrane manufacturer's extended warranty.

.1 Cap Sheet and Cap Sheet Flashing/Stripping (Torch Application): Type 1, Class A, Grade 2 material, with a minimum individual membrane thickness of 3.5 mm to CGSB 37-GP-56M. Bottom surface to be polyethylene surfaced.

.1 Paradiene 30 TG by Siplast Inc.

.2 opraply Traffic Cap 560 by Soprema Inc.

.2 Base Sheet (Torch Application): Type 2, Class C, Grade 2 material, with minimum individual membrane thickness of 2.5 mm to CGSB 37-GP-56M.

.1 Paradiene 20 TG by Siplast Inc.

.2 Sopraply Base 520 by Soprema Inc.

.3 Base Sheet Flashing/Stripping (Self-adhered): Type 2, Class C, Grade 2 material, with minimum individual membrane thickness of 2.5 mm to CGSB 37-GP-56M.

.1 Paradiene 20 SA by Siplast Inc.

.2 Sopralene Flam Stick by Soprema Inc.

2.3 SPRAY FOAM INSULATION

.1 Spray-Applied Polyurethane Foam Insulation: ULC certified sprayed/frothed rigid closed cell, low expansion foam to CAN/ULC S705.1 with properties indicated below.

.1 Heatlok 0240 insulation by Demilec Inc.

.2 Walltite by BASF Canada.

.2 Density (in place): to ASTM D1622, 62.3 kg/m3 (1.5 lb/ft3) minimum.

.3 Closed cell content: to ASTM D2856, minimum 90%.

.4 Fire Hazard Classification:

.1 To ASTM E84, flame spread rating of 75 and Smoke Development of 450.

.2 To CAN/ULC – S102M, Flame Spread rating of 335.

2.4 ROOFING ACCESSORIES

.1 Primers: Primers for self-adhesive membranes as required by the membrane manufacturer, and for use under climatic conditions to be encountered. Ensure primer compatible with all adjacent products and materials.

.2 Adhesives: Adhesives for insulation, insulation overlay board and membranes as recommended by manufacturer of materials being adhered, and for use under climatic conditions to be encountered.

2.5 METAL FLASHINGS AND TRIM

.1 Prefinished Sheet Material:

.1 Minimum CSSBI/MGS 0.610 mm (24 gauge), design (nominal) base thickness.

.2 Zinc coated sheet, commercial grade A to ASTM A653M or ‘Galvalume Plus” aluminum zinc alloy coated to ASTM A792M both sides.

.3 Profile as detailed.

.2 Finish coating:

.1 Pre-finished, one side.

.2 Kynar 500, Hylar 5000 PVDF or WeatherXL finish.

.3 Metal Flashing Accessories:

.1 Cleats and Starter Strips: of same material, and temper as sheet metal, minimum 50 mm (2”) wide x thickness same as sheet metal being secured.

.2 Fasteners: of same material as sheet metal, corrosion resistant, to CSA B111, flat head roofing nails of length and thickness suitable for metal flashing and trim application.

.3 Washers: of same material as sheet metal, 1.0 mm thick with rubber packings.

.4 Touch-Up Paint: as recommended by the prefinished material manufacturer.

2.6 SEALANTS

.1 Joint Cleaner: Xylol, methylethylketone, alcohol, or non-corrosive type recommended by sealant manufacturer and compatible with joint forming materials.

.2 Primers: Types recommended by sealant manufacturer.

.3 Sealants: Types recommended by sealant manufacturer for metal-to-metal sealing.

.4 Standard of Acceptance:

.1 Spectrem 2 by Tremco.

.2 Sikaflex 1a by Sika.

.3 Chem-Calk 500 by Bostik.

.4 Approved alternate.

Part 3 Execution

3.1 DECK PREPARATION

.1 Surface must be smooth, clean, dry and free of debris.

.2 No materials shall be installed in the rain or snow.

.3 Repair or replace deck that is unsuitable to receive roofing materials as defined by roofing system manufacturer or as directed by the Consultant.

3.2 PRIMER

.1 Apply by brush or spray at a rate as designated by manufacturer.

3.3 VAPOUR RETARDER

.1 Prime substrate as recommended by manufacturer.

.2 Install under new wood blocking.

.3 Apply pressure to membrane surface to ensure adequate adhesion. Avoid fishmouths, buckles, or any other application defect. Stagger end laps by a minimum of 300mm.

3.4 BASE SHEET MEMBRANE

.1 With a torch, adhere the underside of the membrane. Carefully heat underside of membrane and slowly unroll. Constantly check adhesion to ensure proper bonding is achieved.

.2 Side laps must cover the selvage edge and be a minimum of 75 mm, end laps must be 150 mm.

.3 At all head laps where “T” joints occur, cut corner of membrane to be overlapped, on a 45 degree angle.

.4 Using a torch and round nosed roofing trowel, embed surface granules (if present) into heated and soft bitumen, from the chalk line to the edge of the base sheet at the top of the horizontal surface (a minimum distance of 200 mm from the edge of the sheet).

.5 Reinforce around projections using additional ply of base sheet as per manufacturer’s instructions.

.6 Turn roof membrane down over exposed insulation at the end of each day and make watertight temporary seal. Remove this for next working day.

3.5 CAP SHEET MEMBRANE

.1 Plan membrane application so that side laps of cap sheet are staggered by 300mm from base sheet side laps and cap sheet end laps are staggered by 300mm from base sheet end laps.

.2 With a torch, adhere one-ply of the membrane, granule side up. Carefully heat underside of membrane and slowly unroll. Constantly check adhesion to ensure proper bonding is achieved.

.3 Side laps must cover the selvage edge and be a minimum of 75 mm, end laps must be 150 mm.

.4 At all head laps, where "T" joints occur, cut corner of membrane to be overlapped, on a 45 degree angle.

.5 Using a torch and round nosed roofing trowel, embed surface granules into heated and soft bitumen, from the chalk line to the edge of the cap sheet at the top of the horizontal surface (a minimum distance of 200 mm) from the edge of the cap sheet).

.6 Turn roof membrane down over exposed insulation at the end of each day and make watertight temporary seal. Remove this for next working day.

3.6 METAL FLASHINGS

.1 Fabricate metal flashings and other sheet metal work in accordance with applicable RCABC and SMACNA details and specifications.

.2 Install sheet metal working accordance with applicable RCABC specifications.

3.7 SPRAY FOAM INSULATION

.1 Prepare surfaces in strict accordance with manufacturer's requirements.

.2 Apply foam insulation primer, when required, to properly prepared substrates in strict accordance with manufacturer's guidelines so as to achieve minimum dry film thicknesses required and allow to cure.

3.8 FIELD QUALITY CONTROL

.1 The review and testing service does not relieve the Contractor of its responsibility for quality control.

FIRE STOPPING

Part 1 General

1.1 RELATED SECTIONS

.1 Section 06 10 00 Rough Carpentry

.2 Section 09 21 16 Gypsum Board Assemblies

.3 Section 09 22 16 Non-Structural Metal Framing

.4 Mechanical Drawings and Specifications

1.2 REFERENCES

Proceed in accordance with the current edition of the following:

.1 CAN/ULC-S115, Standard Method of Fire Tests of Firestop Systems.

.2 ASTM E841, Standard Test Method for Fire Test of Penetration Firestop Systems.

.3 UL 1479, Standard for Fire Test of Penetration Firestops.

1.3 GENERAL

.1 Fire stopping is required wherever piping, tubing, ducts, wiring conduits, or electrical outlet boxes penetrate a fire separation, whether specifically indicated on the drawings or not including:

.1 Fire stopping is required at termination, intersection and penetration of rated wall and floor construction:

.1 At framing members.

.2 At Mechanical and Electrical services.

.3 At floors and roofs including deflection joints.

.4 At walls and other abutting assemblies.

.2 Install U.L. certified fire resistant sealant at the top of all partitions where a fire resistance rating is required to the partition or underside of deck.

.3 Refer to drawings for locations of fire separations and fire resistance ratings.

1.4 FIRE STOPPING AND FIRE RATED ASSEMBLY CONSTRUCTION

.1 Refer to and coordinate with the drawings and the following sections:

.1 Section 09 21 16 Gypsum Board Assemblies

.2 Section 09 22 16 Non-Structural Metal Framing

.2 Fire stopping design depends on deflection track design and construction. Drawings and specifications indicate specific methods and systems. Any variation from those shown on drawings and specified requires system design and shop drawing submittal.

1.5 ACTION AND INFORMAL SUBMITTALS

.1 Submit in accordance with Section 01 33 00 - Submittal Procedures.

.2 Submit Product Data: Manufacturer's specifications and technical data for each material including the composition and limitations, documentation of ULC or cUL firestop systems to be used and manufacturer's installation instructions.

.3 Submit specific material and application details as applicable to each situation.

1.6 QUALITY ASSURANCE

.1 Engage an experienced Installer who is certified, licensed, or otherwise qualified by the firestopping manufacturer as having the necessary training to install manufacture's products per specified requirements.

.2 Installer shall have not less than 3 years experience with fire stop installation.

Part 2 Products

2.1 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.

.2 Fire stop system rating: FT.

.2 Service penetration assemblies: systems tested to CAN-ULC-S115.

.3 Service penetration fire stop components: certified by test laboratory to CAN-ULC-S115.

.4 Fire-resistance rating of installed fire stopping assembly in accordance with NBC.

.5 Fire stopping and smoke seals at openings intended for ease of re-entry such as cables: elastomeric seal.

.6 Fire stopping and smoke seals at openings around penetrations for pipes, ductwork and other mechanical items requiring sound and vibration control: elastomeric seal.

.7 Primers: to manufacturer's recommendation for specific material, substrate, and end use.

.8 Water (if applicable): potable, clean and free from injurious amounts of deleterious substances.

.9 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.

.10 Sealants for vertical joints: non-sagging.

Part 3 Execution

3.1 MANUFACTURER'S INSTRUCTIONS

.1 Compliance: comply with manufacturer's written recommendations or specifications, including product technical bulletins, handling, storage and installation instructions, and datasheets.

3.2 PREPARATION

.1 Examine sizes and conditions of voids to be filled to establish correct thicknesses and installation of materials.

.2 Ensure that substrates and surfaces are clean, dry and frost free.

.3 Prepare surfaces in contact with fire stopping materials and smoke seals to manufacturer's instructions.

.4 Maintain insulation around pipes and ducts penetrating fire separation.

.5 Mask where necessary to avoid spillage and over coating onto adjoining surfaces; remove stains on adjacent surfaces.

3.3 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.

.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.

3.4 FIELD QUALITY CONTROL

.1 Inspections: notify Consultant when ready for inspection and prior to concealing or enclosing fire stopping materials and service penetration assemblies.

JOINT SEALANTS

Part 1 General

1.1 RELATED SECTIONS

.1 Section 06 20 00 Finish Carpentry

.2 Section 06 40 00 Architectural Woodwork

.3 Section 09 21 16 Gypsum Board Assemblies

.4 Section 09 91 00 Painting

1.2 GENERAL

.1 Caulking is required wherever necessary to conform to sound construction practice and between dissimilar materials to make the building water resistant, whether specifically indicated on the drawings or not. Do not obstruct window drainage holes.

1.3 ACTION AND INFORMATIONAL SUBMITTALS

.1 Submit in accordance with Section 01 33 00 - Submittal Procedures.

.2 Submit product data.

.3 Submit cured samples of exposed sealants for each colour.

1.4 SITE CONDITIONS

.1 Joint-Width Conditions:

.1 Proceed with installation of joint sealants only where joint widths are more than those allowed by joint sealant manufacturer for applications indicated.

.2 Joint-Substrate Conditions:

.1 Proceed with installation of joint sealants only after contaminants capable of interfering with adhesion are removed from joint substrates.

Part 2 Products

2.1 SEALANT MATERIALS

.1 Do not use caulking that emits strong odours, contains toxic chemicals or is not certified as mould resistant in air handling units.

.2 When low toxicity caulks are not possible, confine usage to areas which off gas to exterior, are contained behind air barriers, or are applied several months before occupancy to maximize off gas time.

.3 Where sealants are qualified with primers use only these primers.

2.2 SEALANT MATERIAL DESIGNATIONS

.1 Type 1: Mildew resistant, one component neutral cure silicone sealant. Meeting the specified requirements of specification CGSB-19GP22M. Tremsil 600 by Tremco Ltd. Use on fixtures and vanity tops (white at white fixtures, clear elsewhere), between glazed tiles, junction of washroom fixtures to floors, junction of vanities to walls and between finished resilient base and door frames.

.2 Type 2: One component, paintable acrylic latex sealant. Meeting the specified requirements of specification CGSB-19-GP-17M. Tremflex 834 by Tremco Ltd. Use in interior non-moving joints that may be painted.

.3 Colours of sealants to be selected by the Consultant from the range of manufacturer's standard colours.

2.3 JOINT CLEANER

.1 Non-corrosive and non-staining type, compatible with joint forming materials and sealant in accordance with sealant manufacturer's written recommendations.

.2 Primer: in accordance with sealant manufacturer's written recommendations.

Part 3 Execution

3.1 EXAMINATION

.1 Verification of Conditions: verify that conditions of substrate previously installed under other Sections or Contracts are acceptable for joint sealants installation in accordance with manufacturer's written instructions.

.1 Visually inspect substrate.

.2 Proceed with installation only after unacceptable conditions have been remedied.

3.2 SURFACE PREPARATION

.1 Examine joint sizes and conditions to establish correct depth to width relationship for installation of backup materials and sealants.

.2 Clean bonding joint surfaces of harmful matter substances including dust, rust, oil grease, and other matter which may impair Work.

.3 Do not apply sealants to joint surfaces treated with sealer, curing compound, water repellent, or other coatings unless tests have been performed to ensure compatibility of materials. Remove coatings as required.

.4 Prepare surfaces in accordance with manufacturer's directions.

3.3 PRIMING

.1 Where necessary to prevent staining, mask adjacent surfaces prior to priming and caulking.

.2 Prime sides of joints in accordance with sealant manufacturer's instructions immediately prior to caulking.

3.4 BACKUP MATERIAL

.1 Apply bond breaker tape where required to manufacturer's instructions.

.2 Install joint filler to achieve correct joint depth and shape, with approximately 30% compression.

3.5 MIXING

.1 Mix materials in strict accordance with sealant manufacturer's instructions.

3.6 APPLICATION

.1 Sealant:

.1 Apply sealant in accordance with manufacturer's written instructions.

.2 Mask edges of joint where irregular surface or sensitive joint border exists to provide neat joint.

.3 Apply sealant in continuous beads.

.4 Apply sealant using gun with proper size nozzle.

.5 Use sufficient pressure to fill voids and joints solid.

.6 Form surface of sealant with full bead, smooth, free from ridges, wrinkles, sags, air pockets, embedded impurities.

.7 Tool exposed surfaces before skinning begins to give slightly concave shape.

.8 Remove excess compound promptly as work progresses and upon completion.

.2 Curing:

.1 Cure sealants in accordance with sealant manufacturer's instructions.

.2 Do not cover up sealants until proper curing has taken place.

METAL FRAMES

Part 1 General

1.1 RELATED SECTIONS

.1 Section 06 10 00 Rough Carpentry.

.2 Section 07 92 00 Joint Sealing.

.3 Section 08 71 00 Door Hardware.

.4 Section 09 21 16 Gypsum Board Assemblies.

.5 Section 09 22 16 Non-Structural Metal Framing.

.6 Section 09 91 00 Painting.

1.2 REFERENCES

Proceed in accordance with the current edition of the following:

.1 ASTM A653/A653M: Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.

.2 CSA G40.20/G40.21: General Requirements for Rolled or Welded Structural Quality Steel/Structural Quality Steel.

.3 CSA W59-M1989: Welded Steel Construction (Metal Arc Welding).

.4 CSDMA: Specifications for Commercial Steel Doors and Frames.

.5 CSDMA: Storage and Installation Guide.

1.3 ACTION AND INFORMAL SUBMITTALS

.1 Submit in accordance with Section 01 33 00 - Submittal Procedures.

.2 Shop Drawings:

.1 Indicate frame types, sizes, finish and cutouts.

.2 Indicate each type of door, material, steel core thicknesses, mortises, reinforcements, location of exposed fasteners, location of lead lining, openings, glazed, louvered, arrangement of hardware and fire rating and finishes.

.3 Indicate each type frame material, core thickness, reinforcements, location of anchors and exposed fastenings and reinforcing finishes.

.4 Include schedule identifying each unit, with door marks and numbers relating to numbering on drawings and door schedule.

.5 Coordinate installation requirements for door finish hardware and provide backing and rough-ins required.

1.4 CLOSEOUT SUBMITTALS

.1 The manufacturer shall guarantee product by written certification, for a period of two (2) years from date of certified substantial performance of the project, against any defects in design, materials and workmanship. Any defects as described will be made good by the manufacturer at no additional cost to the owner.

1.5 DELIVER, STORAGE, HANDLING AND PROTECTION

.1 Deliver, store, handle and protect materials in accordance with Section 01 61 00 - Common Product Requirements and with manufacturer's written instructions.

Part 2 Products

2.1 MATERIALS

.1 Hot dipped galvanized steel sheet: to ASTM A653M, ZF75, minimum base steel thickness in accordance with CSDMA Table 1 - Thickness for Component Parts.

.2 Reinforcement channel: to CSA G40.20/G40.21, Type 44W, coating designation to ASTM A653M, ZF75.

2.2 PRIMER

.1 Touch-up prime CAN/CGSB-1.181.

2.3 PAINT

.1 Spray apply paint to steel frames. Protect weather strips, gaskets and hardware from paint. Provide final finish shall be free of scratches or other blemishes.

2.4 ACCESSORIES

.1 Door silencers: single stud rubber/neoprene type.

.2 Metallic paste filler: to manufacturer's standard.

2.5 FRAMES FABRICATION GENERAL

.1 All frames shall be wrap around frames.

.2 Fabricate frames to profiles and maximum face sizes as indicated.

.3 1.6 mm welded type construction in new partitions.

.4 Blank, reinforce, drill and tap frames for mortised, templated hardware using templates provided by finish hardware supplier. Reinforce frames for surface mounted hardware.

.5 Prepare frame for door silencers, 3 for single door.

.6 Manufacturer's nameplates on frames and screens are not permitted.

.7 Conceal fastenings except where exposed fastenings are indicated.

.8 Provide factory-applied touch up primer at areas where zinc coating has been removed during fabrication.

2.6 FRAME ANCHORAGE

.1 Provide appropriate anchorage to floor and wall construction.

.2 Locate each wall anchor immediately above or below each hinge reinforcement on hinge jamb and directly opposite on strike jamb.

.3 Provide 2 anchors for rebate opening heights up to 1520 mm.

2.7 FRAMES: WELDED TYPE

.1 Welding in accordance with CSA W59.

.2 Accurately mitre or mechanically joint frame product and securely weld on inside of profile.

.3 Cope accurately and securely weld butt joints of mullions, transom bars, centre rails and sills.

.4 Grind welded joints and corners to a flat plane, fill with metallic paste and sand to uniform smooth finish.

.5 Securely attach floor anchors to inside of each jamb profile.

.6 Weld in 2 temporary jamb spreaders per frame to maintain proper alignment during shipment.

Part 3 Execution

3.1 INSTALLATION GENERAL

.1 Install frames to CSDMA Installation Guide.

3.2 FRAME INSTALLATION

.1 Set frames plumb, square, level and at correct elevation.

.2 Secure anchorages and connections to adjacent construction.

.3 Brace frames rigidly in position while building-in. Install temporary horizontal wood spreader at third points of door opening to maintain frame width. Remove temporary spreaders after frames are built-in.

.4 Install horizontal blocking equal to stud size at all door latch/lock points for three stud spaces.

.5 Install vertical blocking nested within stud space for anchor screw penetration and stud reinforcement.

.6 Make allowances for deflection of structure to ensure structural loads are not transmitted to frames.

3.3 FINISH REPAIRS

.1 Touch up with primer finishes damaged during installation.

.2 Fill exposed frame anchors and surfaces with imperfections with metallic paste filler and sand to a uniform smooth finish.

FLUSH WOOD DOORS

Part 1 General

1.1 RELATED SECTIONS

.1 Section 06 10 00 Rough Carpentry

.2 Section 08 12 00 Metal Frames.

.3 Section 08 71 00 Door Hardware.

1.2 REFERENCES

Proceed in accordance with the current edition of the following:

.1 North American Architectural Woodwork Standards:

- .1 Architectural Woodwork Manufactures Association of Canada (AWMAC)
- .2 Woodwork Institute (WI)

.2 CAN/CSA O132.2 Series-90, Wood Flush Doors.

.3 ANSI/WDMA I.S. 1A: Industry Standard for Architectural Wood Flush Doors.

1.3 ACTION AND INFORMAL SUBMITTALS

.1 Provide submittals in accordance with Section 01 33 00 - Submittal Procedures.

.2 Submit product data.

.3 Submit Shop Drawings:

- .1 Indicate door types, identify door openings to include elevations, sizes, bevels, undercuts, types, fire ratings, swings, machining specifications, core construction, lead sheet locations, finish and cutouts.

.4 Submit copy of manufacturer's warranty.

Part 2 Products

2.1 WOOD FLUSH DOORS

.1 Construction:

- .1 Surface Material: Medium Density Overlay.
- .2 Crossbands: One piece High Density Fibreboard.
- .3 Vertical Edges: Full length hardwood-SCL Backer.
- .4 Horizontal Edges: Structural composite lumber.
- .5 Adhesive: Type I (waterproof) for interior doors.
- .6 Core construction: Wood-based particleboard.
- .7 Finish: Factory prime.

.2 Approved Product: Masonite Aspiro series or approved equal.

Part 3 Execution

3.1 MANUFACTURER'S INSTRUCTIONS

.1 Compliance: comply with manufacturer's written data, including product technical bulletins, product catalogue installation instructions, product carton installation instructions, and data sheets.

3.2 DOOR INSTALLATION

.1 Unwrap and protect doors in accordance with CAN/CSA-O132.2 Series, Appendix A.

.2 Install doors and hardware in accordance with manufacturer's printed instructions and CAN/CSA-O132.2 Series, Appendix A.

.3 Adjust hardware for correct function.

.4 Provide even margins between doors and jambs and doors and finished floor and thresholds as follows.

.1 Hinge side: 3.0 mm.

.2 Latchside and head: 3.5 mm.

.3 Finished floor, noncombustible sill and thresholds: 12 mm.

.4 Finished floor, where undercuts are denoted: 19 mm.

.5 Adjust operable parts for correct function.

3.3 ADJUSTMENT

.1 Re-adjust doors and hardware just prior to completion of building to function freely and properly.

INTERIOR ALL-GLASS ENTRANCES

Part 1 General

1.1 SUMMARY

.1 Section includes sliding interior all-glass door assemblies.

1.2 REFERENCE STANDARDS

Proceed in accordance with the current edition of the following:

.1 AAMA 611: Voluntary Specification for Anodized Architectural Aluminum

.2 ASTM C1048: Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass

.3 ANSI/BHMA A156 Series

.4 16 CFR 1201: Safety Standard for Architectural Glazing Materials

.5 ICC A117.1: Accessible and Usable Buildings and Facilities (ANSI)

.6 Safety Glazing Certification Council (SGCC): Certified Products Directory.

.7 U.S. Architectural & Transportation Barriers Compliance Board: www.access-board.gov:

.1 Americans with Disabilities Act (ADA) and Architectural Barriers Act (ABA) Accessibility Guidelines for Buildings and Facilities

1.3 ADMINISTRATIVE REQUIREMENTS

.1 Coordination:

.1 Coordinate installation of interior glass door assemblies with installation of floor and wall opening construction to comply with tolerance requirements of recessed components.

.2 Coordinate installation of anchors and blocking indicated on approved all-glass entrance shop drawings.

1.4 ACTION AND INFORMAL SUBMITTALS

.1 Submit in accordance with Section 01 33 00 - Submittal Procedures.

.2 Submit Product Data: For each all-glass entrance component, including:

.1 Glass panels.

.2 Track and carriers.

.3 Door hardware and accessories.

.3 Submit Shop Drawings: For interior glass door assemblies.

.1 Include plans, elevations, sections, and details. Use glass panel type designations where specified.

.2 Locations and requirements for recesses and attachments to other work.

.3 Door hardware locations, mounting heights, and installation requirements.

1.5 INFORMATIONAL SUBMITTALS

.1 Qualification Data: For qualified installer.

.2 Warranty: Sample of unexecuted manufacturer warranty.

1.6 CLOSEOUT SUBMITTALS

.1 Submit in accordance with Section 01 78 00 - Closeout Submittals.

.2 Maintenance Data: For interior glass door assemblies, to include in maintenance manuals.

1.7 QUALITY ASSURANCE

.1 Installer Qualifications: Experienced Installer equipped and trained for installation of interior glass door assemblies required for this Project with record of successful completion of not less than five projects of similar scope.

1.8 WARRANTY

.1 Special Manufacturer's Warranty: Standard form in which manufacturer agrees to repair or replace components of interior glass door assemblies that demonstrate deterioration or faulty operation due to defects in materials or workmanship under normal use within warranty period specified.

.1 Warranty Period: [2] years date of Substantial Completion.

Part 2 Products

2.1 MANUFACTURERS

.1 Basis-of-Design Product: Provide DRS 120 interior sliding glass door assemblies manufactured by DORMA USA, Inc. or comparable products of other manufacturer approved by Architect.

.2 Source Limitations: Provide interior glass door assemblies through one source from a single manufacturer.

2.2 GLASS PANELS

.1 A. Glass Panels, General:

.1 Provide glass panels that comply with 16 CFR 1201, Category II requirements for safety glazing. Permanently mark glazing with certification label of the SGCC.

.2 Provide glass panels with exposed edges machine ground and flat polished.

.2 Fully Tempered Clear Float Glass : ASTM C1048, Kind FT, Condition A, Type I, Class 1, Quality-Q3;

2.3 SLIDING DOOR ASSEMBLIES

.1 Accessibility Standard: Comply with applicable provisions in ADA-ABA Accessibility Guidelines for Buildings and Facilities.

.2 Door Panels and Sidelights: Glass panels of material and thickness specified.

.3 Sliding Door Track: Full-width extruded aluminum track 143 mm high factory-finished side covers and end caps, designed for operation, size, and weight of specified glass panel door, with concealed roller carriers, integrated end-of-travel stops, and floor guide.

.1 1. Finish: Anodic Finish: AAMA 611, Class II, 0.010 mm or thicker.

.1 Color: Clear Anodised.

.4 Track Mounting:

.1 Ceiling surface-mounted.

.5 Door Panel Clamp Patch and Carriers: Concealed trolley system designed for operation, size, and weight of glass panel door, with ball-bearing wheels, and with gasketed clamp patches for attaching glass panels that require no glass penetration.

.6 Manual Sliding Door Operation:

.1 Single door with exposed rail top and bottom fittings, ceiling-mounted:

.1 Basis of Design: DORMA DRS 120.

.7 Sidelights: Captured by U channels integrated with door top track assembly. Bottom of sidelites held within dry gasket glazing channel.

2.4 DOOR HARDWARE AND FITTINGS

.1 Door Hardware, General: All-glass door hardware units in types, sizes, quantities, and mounting locations recommended by manufacturer for glass door types, sizes, and operation.

.2 Pulls and Handles: Back-to-back.

.1 Design: selected by Architect from manufacturer's standard designs.

.3 Locking Ladder Pull: Pair of tubular lockable pull handles with thumb turns, Grade 316L stainless steel, accommodating key cylinder, with floor-recessed deadbolt and head-mounted deadbolt.

.1 Basis of Design: DORMA, Locking Ladder Pulls.

.2 Unit Length: 1245 mm

. 4 Lock Cylinders: Tumbler type, stainless steel, BHMA A156.5, Grade 1, permanent removable cores; with face finish matching lockset, keyed to master key system.

2.5 FABRICATION

.1 General: Fabricate interior glass door assemblies in sizes, profiles, and configurations shown on Drawings.

.2 Provide holes and cutouts in glass to receive hardware, fittings, and accessories prior to tempering glass. Do not cut, drill, or make other alterations to glass after tempering.

.1 Fully temper glass using horizontal (roller-hearth) process, and fabricate so that when glass is installed, roll-wave distortion is parallel with bottom edge of door or lite.

Part 3 Execution

3.1 EXAMINATION

.1 Examine door opening to determine if work is within all-glass entrance manufacturer's required tolerances and ready to receive work. Proceed with installation once conditions affecting installation and performance meet manufacturer's requirements.

3.2 DOOR ASSEMBLY INSTALLATION

.1 General: Comply with all-glass entrance manufacturer's written installation instructions and approved shop drawings.

.2 Install interior glass door assemblies after other finishing operations have been completed. Coordinate installation of recesses housings with installation of adjacent finishes.

.3 Secure track to building structure using manufacturer's recommended fasteners suitable for application. Install floor guides and track stops.

.4 Attach glass panels to track carriers and adjust panels to level, plumb, and true to line, with uniform clearances as recommended in writing by manufacturer.

3.3 ADJUSTING

.1 Adjust door panel carriers and door hardware to produce smooth operation and uniform fit.

.2 Replace damaged glass panels and accessories.

3.4 CLEANING

.1 Clean glass panels in accordance with glass manufacturer's written instructions. Do not use cleaning agents or methods not approved by glass manufacturer.

.2 Clean exposed metal surfaces to factory new appearance.

DOOR HARDWARE

Part 1 General

1.1 RELATED SECTIONS

.1 Section 08 11 14 Metal Doors & Frames.

.2 Section 08 14 10 Flush Wood Doors.

1.2 ACTION AND INFORMAL SUBMITTALS

.1 Provide submittals in accordance with Section 01 33 00 - Submittal Procedures.

.2 Submit product data.

.3 Submit contract hardware list. Indicate specified hardware, including make, model, material, function, size, finish and other pertinent information.

.4 Provide keying schedule in consultation with Owner.

1.3 CLOSEOUT SUBMITTALS

.1 Submit in accordance with Section 01 78 00 - Closeout Submittals.

.2 Submit operation and maintenance data for door hardware for incorporation into manual.

1.4 MAINTENANCE MATERIALS SUBMITTALS

.1 Supply maintenance materials in accordance with Section 01 78 00 - Closeout Submittals.

.2 Supply 2 sets of wrenches for door closers, locksets, and fire exit hardware.

Part 2 Products

2.1 GENERAL

.1 Use one manufacturer's products only for similar items.

2.2 DOOR HARDWARE

.1 Locks and latches:

- .1 Manufacturer: Corbin Russwin, CL3300 Series, Extra Heavy-Duty Cylindrical Lever Locksets.
- .2 Lever handles: Newport.
- .3 Passage latch: CL3310
- .4 Office lockset: CL3361
- .5 Storeroom lockset: CL3357
- .6 Deadlock: DL3213

.7 Finishes: 626 Satin Chromium Plated

.8 Substitutions: Not permitted.

.2 Butts and hinges:

.1 Five knuckle concealed ball bearing hinges, grade 1, suited for standard doors, full mortise, brass base metal, US32D finish.

.3 Door Closers and Accessories:

.1 Corbin Russwin DC8200 and DC8210 Series.

.1 Complete with required heavy-duty arms and mounting accessories including through bolts at doors, size to suit door.

.4 Slide Flush Bolt for Dutch door:

.1 Hager 281D

.5 Door Edge Protection: 914 mm high, 1mm thickness, all edges beveled, stainless steel, mechanically fastened, US32D finish.

.1 Hager 182P

.6 Kick Plate: 254 mm high, 1mm thickness, all edges beveled, stainless steel, mechanically fastened, US32D finish.

.1 Hager 190S

.7 Door Stop:

.1 Floor type - Hager 248E, US32D finish.

.8 Kick Down Door Holder:

.1 Hager 207C

.9 Door Floor Stop and Holder:

.1 Hager 327F

.10 Threshold:

.1 Pemko 18/1 AK J37400 or similar.

.11 Door position switch:

.1 Schlage 679-05HM, or approved alternative.

.12 Power Supplies.

.1 Provide hardware manufacturer's 120V to 24V AND/OR 12 V power supplies in enclosures for all electrically operated devices as required.

.1 Coordinate and verify interface voltage with other systems including but not limited to Security system, DDC system and Fire Alarm System.

.2 Power supplies to be from manufacturer of electronic hardware devices. Provide compatible individual power supplies for each electrical device, multiple adjacent hardware devices may utilize adequately sized single power supplies only if individual control connections are provided. Place power supplies and make connections within metal cabinets concealed within ceiling spaces.

.3 Power supplies to be complete with fire alarm, security and keyless access contacts and 2-hour battery back-up.

.4 For doors with electric strikes or electric retraction panics also equipped with power door operators, provide single power source with integrated circuit and programing to retract strike or panic prior to energising the power door operator.

.5 Size power supply for designated devices.

.2 Electrical low voltage wiring: all wiring to be concealed, installed in metal conduit or 'flex" to allow for re-wiring. Comply with any additional requirements of Electrical Documents. Provide for local inter-connection to building DDC system and fire alarm.

.13 Electric Strikes.

.1 Von Duprin 6000 series to suit application, Dual Switch Monitoring DS-LC, fail secure and fail-safe configurations, location for configuration to be confirmed with shop drawings, 12/24VDC to be confirmed, ULC Listed, power supply.

.14 Access Control System:

.1 Corbin Russwin IN Series. Intelligent IP-Enabled Access Control.

.2 Comply with any additional requirements of Electrical Documents. Provide for local inter-connection to building DDC system, fire alarm and programmed to existing server to required access levels.

2.3 FASTENINGS

.1 Use only fasteners provided by manufacturer. Failure to comply may void warranties and applicable licensed labels.

.2 Supply screws, bolts, expansion shields and other fastening devices required for satisfactory installation and operation of hardware.

.3 Exposed fastening devices to match finish of hardware.

.4 Use fasteners compatible with material through which they pass.

2.4 KEYING

.1 All locks to be keyed to suit requirements of owners.

.2 All keys to be stamped "DO NOT DUPLICATE"

.3 Supply 2 cut keys for each lockset and cylinder.

.4 Tag and identify keys to room number and door number with lock that key operates

.5 Provide a list of key numbers with corresponding room names

Part 3 Execution

3.1 MANUFACTURER'S INSTRUCTIONS

.1 Compliance: comply with manufacturer's written data, including product technical bulletins, product catalogue installation instructions, product carton installation instructions, and data sheets.

3.2 INSTALLATION

.1 Install hardware to standard hardware location dimensions in accordance with Canadian Metric Guide for Steel Doors and Frames (Modular Construction) prepared by Canadian Steel Door and Frame Manufacturers' Association.

.2 Use only manufacturer's supplied fasteners. Failure to comply may void manufacturer's warranties and applicable licensed labels. Use of "quick" type fasteners, unless specifically supplied by manufacturer, is unacceptable.

3.3 ADJUSTING

.1 Adjust door hardware, operators, closures and controls for optimum, smooth operating condition, safety and for weather tight closure.

.2 Lubricate hardware, operating equipment and other moving parts.

.3 Adjust door hardware to provide tight fit at contact points with frames.

3.4 CLEANING

.1 Clean hardware with damp rag and approved non-abrasive cleaner, and polish hardware in accordance with manufacture's instructions.

.2 Remove protective material from hardware items where present.

GLAZING

Part 1 General

1.1 RELATED SECTIONS

.1 Section 06 40 00 Architectural Woodwork

.2 Section 08 42 26 Interior All Glass Entrances

1.2 REFERENCES

Proceed in accordance with the current edition of the following:

.1 CAN/CGSB-12.1: Safety glazing

.2 CAN/CGSB-12.2: Flat, Clear Sheet Glass.

.3 CAN/CGSB-12.3: Flat, Clear Float Glass

1.3 CLOSEOUT SUBMITTALS

.1 Warranty to cover full replacement of product and labour, including stops, trim, clips and sealants at no cost to owner.

1.4 QUALITY ASSURANCE

.1 Perform Work in accordance with Glazing Contractors Association of British Columbia for glazing installation methods.

.2 Installer Qualifications: Company specializing in performing the work of this section with minimum five years uninterrupted experience and membership in good standing with the Glazing Contractors Association of British Columbia.

1.5 SITE CONDITIONS

.1 Environmental Requirements:

.1 Install glazing when ambient temperature is 10 degrees C minimum. Maintain ventilated environment for 24 hours after application.

.2 Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds.

Part 2 Products

2.1 MATERIALS

.1 Clear sheet glass: to CAN2-12.2 "B" quality, maximum sizes as per current edition of National Building Code of Canada.

.2 Laminated safety glass: conform to CAN/CGSB-12.1, type 1, Class B Float, clear.

2.2 ACCESSORIES

.1 Setting blocks and spacers: neoprene, size and thickness as required by glass size and weight.

.2 Glazing tape: As supplied by glazing and window system manufacturer and specified in each glazing and window system section.

.3 Glazing clips: manufacturer's standard type.

.4 Primer, sealers, and cleaners: Refer to Section 07 92 00 - Joint Sealants for VOC content limitations. Dow Corning® 999_A Silicone Building and Glazing Sealant.

Part 3 Execution

3.1 MANUFACTURER'S INSTRUCTIONS

.1 Comply with manufacturer's written data, including product technical bulletins, product catalogue installation instructions, product carton installation instructions, and data sheets.

3.2 EXAMINATION, PREPERATION AND EXECUTION

.1 Verify that openings for glazing are correctly sized and within tolerance.

.2 Verify that surfaces of glazing channels or recesses are clean, free of obstructions, and ready to receive glazing.

3.3 INSTALLATION

.1 Refer to drawings for glass type locations note noted herein.

.2 Manufacturer's Instructions: comply with manufacturer's written data, including product technical bulletins, product catalogue installation instructions, product carton installation instructions, and data sheets.

.3 Dry gasket interior glazing where ever possible.

.4 Install glass with glazing materials, specified in accordance with manufacturers recommendations for each type of installation.

.5 Refer to frame elevations and window elevations.

3.4 CLEANING AND WASTE MANAGEMENT

.1 Perform cleaning after installation to remove construction and accumulated environmental dirt.

3.5 PROTECTION

.1 Protect installed products and components from damage during construction.

.2 Repair or replace damage to adjacent materials caused by work of this section.

GYPSUM BOARD ASSEMBLIES

Part 1 General

1.1 RELATED SECTIONS

.1 Section 06 10 00 Rough Carpentry

.2 Section 07 84 00 Fire Stopping

.3 Section 07 92 00 Joint Sealants

.4 Section 08 12 00 Metal Frames

.5 Section 08 43 13 Aluminum-Framed Storefronts

.6 Section 09 22 16 Non-Structural Metal Framing

1.2 REFERENCES

Proceed in accordance with the current edition of the following:

.1 ASTM C475, Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board.

.2 ASTM C840, Standard Specification for Application and Finishing of Gypsum Board.

.3 ASTM C1002, Standard Specification for Steel Self-Piercing Tapping Screws for the Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs.

.4 ASTM C1047, Standard Specification for Accessories for Gypsum Wallboard and Gypsum Veneer Base.

.5 ASTM C1396/C1396M, Standard Specification for Gypsum Wallboard.

.6 Underwriters' Laboratories of Canada (ULC).

.7 CAN/ULC S102 07, Standard Method of Test of Surface Burning Characteristics of Building Materials and Assemblies.

.8 Association of Wall and Ceilings Contractors AWCC Specifications Standards Manual.

1.3 FIRE STOPPING AND FIRE RATED ASSEMBLY CONSTRUCTION

.1 Refer to and coordinate with the drawings and the following sections:

.1 Section 07 84 00 Firestopping

.2 Section 09 22 16 Non-Structural Metal Framing

.2 Fire stopping design depends on deflection track design and construction. Drawings and specifications indicate specific methods and systems. Any variation from those shown on drawings and specified requires system design and shop drawing submittal.

1.4 ACTION AND INFORMAL SUBMITTALS

.1 Submit in accordance with Section 01 33 00 - Submittal Procedures.

.2 Submit Product Data: For each type of product.

Part 2 Products

2.1 MANUFACTURER

.1 USG Corporation

.2 Georgia Pacific Gypsum.

.3 CertainTeed Gypsum Canada, Inc.

.4 National Gypsum Company.

2.2 INTERIOR GYPSUM BOARD

.1 Gypsum Wallboard: ASTM C 1396/C 1396M.

.1 Basis-of-Design Product:

.1 USG Corporation; USG Sheetrock® Brand Gypsum Panels.

.2 Georgia-Pacific Gypsum; DensArmor Plus High-Performance Interior Panel.

.3 Or approved alternative.

.2 Thickness: 15.9 mm.

.3 Long Edges: Tapered and featured (rounded or beveled) for prefilling.

.2 Gypsum Board, Type X, fire rated: ASTM C 1396/C 1396M.

.1 Basis-of-Design Product:

.1 USG Corporation; USG Sheetrock® Brand Firecode® X Panels.

.2 Georgia-Pacific Gypsum; DensArmor Plus Fireguard High-Performance Interior Panel.

.3 Or approved alternative.

.2 Thickness: 15.9 mm.

.3 Long Edges: Tapered and featured (rounded or beveled) for prefilling.

.3 Gypsum Ceiling Board: ASTM C 1396/C 1396M.

.1 Basis-of-Design Product:

.1 USG Corporation; USG Sheetrock® Brand Gypsum Panels.

.2 Georgia-Pacific Gypsum; DensArmor Plus High-Performance Interior Panel

.3 Or approved alternative.

.2 Thickness: 15.9 mm.

.3 Long Edges: Tapered.

2.3 TRIM ACCESSORIES

.1 Interior Trim: ASTM C 1047.

.1 Material: Galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized-steel sheet.

.2 Use one manufacturer's products only for all similar items.

.3 Shapes:

.1 Cornerbead.

.2 LC-Bead: J-shaped; exposed long flange receives joint compound.

.3 L-Bead: L-shaped; exposed long flange receives joint compound.

.4 Expansion (control) joint.

2.4 ACCESSORIES

.1 Mullion Mate extruded aluminum partition closures:

.1 Pre-assembled and spring loaded to provide a tight fit for vertical junctures of partitions and window walls.

.2 Aluminum extrusions: 6063-T5 temper, tensile strength 31 KSI to ASTM B 221, ASTM B 221 M.

.1 Mullion Mate 3 for openings 73mm – 100mm

.3 Finish:

.1 Clear Anodized finish.

.2 Spray applied water-borne cross-linked baked acrylic finish to match mullions.

.3 Acrylic-Polyester hybrid powder coat paint finish.

.4 Custom paints

.4 Approved manufacturer: Gordon, Inc. or approved alternative.

.2 Barrier Mesh For Security, High-Strength Expanded Metal Mesh For Walls And Ceilings.

.1 Type II, Class 1 - Carbon Steel - Mesh, Complying to ASTM F1267

.1 Sheet Size: 1220 x 2440mm

.2 Thickness:

.1 13 gauge, Diamond 19mm

.3 Secure clips to ASTM F1267,

.1 Thickness: 0.5mm.

.2 Size: 70 x 38mm.

.2 Approved manufacturer: ClarkDietrich or approved alternative.

2.5 JOINT TREATMENT MATERIALS

.1 General: Comply with ASTM C 475/C 475M.

.2 Joint Tape:

.1 Interior Gypsum Board: Paper.

.3 Joint Compound for Interior Gypsum Board: For each coat, use formulation that is compatible with other compounds applied on previous or for successive coats.

.1 Prefilling: At open joints and damaged surface areas, use setting-type taping compound.

.2 Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use drying-type, all-purpose compound.

.1 Use setting-type compound for installing paper-faced metal trim accessories.

.3 Fill Coat: For second coat, use drying-type, all-purpose compound.

.4 Finish Coat: For third coat, use drying-type, all-purpose compound.

2.6 AUXILIARY MATERIALS

.1 General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written instructions.

.2 Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.

.1 Adhesives shall have a VOC content of [50] <Insert value> g/L or less.

.2 Adhesive shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."

.3 Steel Drill Screws: ASTM C 1002 unless otherwise indicated.

.1 Use screws complying with ASTM C 954 for fastening panels to steel members from 0.84- to 2.84-mm thick.

.4 Sound-Attenuation Blankets:

.1 Non-combustible, lightweight, semi-rigid stone wool batt insulation to CAN/ULC S702, Type 1, that provides fire resistance to ASTM E136 and a sound control to ASTM E90 and ASTM C423.

.1 Size: 616 x 1219 mm.

.2 Thickness: To suit metal stud sizes and as indicated.

.3 Acceptable Material: ROXUL INC., ROXUL AFB®.

.5 Acoustical Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.

.1 Basis-of-Design Product: Subject to compliance with requirements, provide USG Corporation; USG Sheetrock® Brand Acoustical Sealant or a comparable product by one of the following:

.1 Accumetric LLC.

.2 Franklin International.

.3 Grabber Construction Products.

.4 Hilti, Inc.

.5 Pecora Corporation.

.6 Specified Technologies, Inc.

.2 Sealant shall have a VOC content of 250 g/L or less.

.3 Sealant shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."

.6 Water: Fresh, clean, potable, free from deleterious matter or alkali.

Part 3 Execution

3.1 GENERAL

.1 Do not apply gypsum board until bucks, anchors, blocking, insulation, electrical and mechanical work which will be concealed after gypsum board application are approved by Owners Consultants.

.2 Install wallboard by mechanics skilled in this trade in accordance with the following application standards to produce a first class drywall job.

.3 The work shall be properly co-ordinated with the work of other trades.

3.2 EXAMINATION

.1 Verification of Conditions: verify conditions of substrates previously installed under other Sections or Contracts are acceptable for gypsum board assemblies installation in accordance with manufacturer's written instructions.

.1 Visually inspect substrate.

.2 Proceed with installation only after unacceptable conditions have been remedied.

3.3 ERECTION

.1 Do application and finishing of gypsum board to ASTM C840 except where specified otherwise.

.2 Do application of gypsum sheathing to ASTM C1280.

.3 Erect hangers and runner channels for suspended gypsum board ceilings to ASTM C840 except where specified otherwise.

.4 Support light fixtures by providing additional ceiling suspension hangers within 150 mm of each corner and at maximum 600 mm around perimeter of fixture.

.5 Install work level to tolerance of 1:1200.

.6 Frame with furring channels, perimeter of openings for access panels, light fixtures, diffusers, grilles.

.7 Furr for gypsum board faced vertical bulkheads within and at termination of ceilings.

.8 Furr above suspended ceilings for gypsum board fire and sound stops and to form plenum areas.

.9 Install wall furring for gypsum board wall finishes to ASTM C840, except where specified otherwise.

.10 Furr openings and around built-in equipment, cabinets, access panels, electrical panels, on four sides. Extend furring into reveals. Check clearances with equipment suppliers.

.11 Furr duct shafts, beams, columns, pipes and exposed services where indicated.

3.4 SINGLE LAYER APPLICATION

.1 Erect gypsum wallboard vertically or horizontally, whichever results in fewer end joints. Locate end joints over supporting members.

.2 Arrange end joints to occur on different studs on opposite sides of a partition. Keep end joints away from prominent locations and central portions of ceilings.

.3 Locate vertical joints at least 300mm from the jamb lines of openings.

.4 Drive screws with a power screw gun and set with countersunk head slightly below the surface of the gypsum wallboard. The paper face of the gypsum wallboard shall not be broken by the screw.

.5 Perimeter screws shall not be less than 9 mm nor more than 12 mm from edges and ends and shall be opposite the screws on adjacent boards.

.6 Space screws for fire rated gypsum wallboard 200 mm OC at board edges and 300 mm OC on board field on walls and 200 mm OC on all ceilings, unless otherwise required by ULC, ULl, or WHl Design Test assembly for fire rating specified.

.7 Space screws for other applications at 300 mm OC on the field and edges.

3.5 FINISHING

.1 Field joints and internal angles shall be taped, filled and sanded as follows, using specified paper tape.

.2 Corners: Secure metal beads with screws. Exposed screws, beads, and trim shall be filled and sanded as follows.

.1 Surfaces above wall to wall ceilings: AWCC level 2 plus additional work as required to meet ULC or BCBC 1998 requirements for fire resistance ratings.

.2 Surfaces covered by other finish materials greater than 7mm in thickness (not including millwork): AWCC level 3.

.3 All exposed surfaces and those covered by other finish materials less than7mm in thickness: AWCC level 4.

.3 Ample drying time shall be allowed between coats of filler.

3.6 ACOUSTIC INSULATION APPLICATION

.1 Install acoustic insulation in all partitions, walls, and ceilings where indicated on the drawings.

.2 Friction fit between framing members, around electrical boxes, pipes, etc.,

.3 Do not over compress the insulation during installation.

3.7 ACOUSTICAL SEALANT APPLICATION

.1 Seal joints between sound rated partitions and floor, and joints where partitions abut walls or vertical surfaces of other materials, with sealant specified to prevent noise transmission.

.2 Extrude a full 9 mm diameter bead into each joint between first layer of wallboard and floor to effectively block airborne sound transmission.

.3 Seal joints around any penetrations in sound rated partitions using glass fibre insulation to fill joints completely.

3.8 CUTTING AND PATCHING

.1 Include all cutting and fitting of gypsum wallboard to accommodate recessed items in partitions and/or furring including, but not necessarily limited to mechanical and electrical equipment, electrical cabinets, fire hose cabinets, electrical receptacles, gas outlets, and other recessed fixtures as indicated or required.

.2 Point up and patch gypsum wallboard, point up and around trim and other set work and leave work complete and perfect.

NON-STRUCTURAL METAL FRAMING

Part 1 General

1.1 SCOPE

.1 The work of this Section shall include the supply and installation of interior non-load bearing steel stud framing, and associated accessories.

.2 All drawing and specification references to steel framing, steel studs, z-bars, hat track sections, and framing channels, furring channels, angles and similar descriptions all refer to this Section implies all forms of such framing.

1.2 REFERENCES

.1 Proceed in accordance with the current edition of the following:

.1 ULC listing for rated assemblies.

.2 ASTM C645- Standard Specification for Non-structural Steel Framing Members.

.3 ASTM C754 - Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products.

.4 ASTM C955 - Standard for Load-Bearing (Transverse and Axial) Steel Studs, Runners (Tracks), and Bracing or Bridging for Screw Application of Gypsum Panel Products and Metal Plaster Bases.

.5 ASTM C1007 - Standard Specification for Installation of Load Bearing (Transverse and Axial) Steel Studs and Related Accessories.

1.3 FIRE STOPPING AND FIRE RATED ASSEMBLY CONSTRUCTION

.1 Refer to and coordinate with the drawings and the following sections:

.1 Section 07 84 00 Firestopping

.2 Section 09 21 16 Gypsum Board Assemblies

.2 Fire stopping design depends on deflection track design and construction. Drawings and specifications indicate specific methods and systems. Any variation from those shown on drawings and specified requires system design and shop drawing submittal.

1.4 DESIGN CRITERIA

.1 Design Engineer by this Section. Comply with the most restrictive requirement noted below:

.1 Comply with earthquake (E) requirements resulting from BCBC 2012 Specified Loads and Effects 4.1.2, Sentence 4.1.2.1(3), Table 4.1.2.1 Importance Categories for Buildings: Importance Category Normal

.2 Design interior wall systems and installation to withstand imposed axial loads, and lateral loads

.3 Calculate in accordance with British Columbia Building Code and applicable local regulations or as shown on the drawings.

.4 Deflection of the systems under live loading shall not exceed 1/240th of the span at 360 Pa.

.5 Distributed and point loading imposed by millwork, doors and window systems.

.6 Design wall system to prevent structural system deflection transferring vertical loads to walls using double deflection tracks under structure or slide clips between structure and wall.

.7 Design system to be free of: vibration, wind noise, thermal movement noise, damage to adjoining building components.

1.5 QUALITY ASSURANCE

.1 All materials and installation shall comply with the most restrictive requirement noted below or elsewhere in the Section:

.1 Current Association of Wall and Ceiling Contractors of B.C. (AWCC) Specification Standards Manual, together with authorized additions and amendments shall be used as a reference standard and shall form part of this project specification.

.2 Current Canadian Sheet Steel Building Institute Technical Bulletins and Guide Specifications.

.3 CAN/CSA-S136-0, CAN/CGSB-7.1-98 for interior walls.

1.6 DELIVERY, STORAGE, AND HANDLING

.1 Deliver, store and handle materials in accordance with manufacturer's written instructions.

Part 2 Products

2.1 GENERAL

.1 Conform to CSA136.

.2 AZM 180 zinc coating to ASTM-A653M; roll formed from ASTM A446 grade 'A' steel.

.3 Bolts, nuts and washers: ASTM a307 or ASTM A325; Z180 hot dipped galvanized for interior work, stainless steel for exterior or exterior wall cavity work.

2.2 STEEL FRAMING MEMBERS

.1 Knurled faces, pre-punched pass through holes and hemmed edges to flange returns and lips.

.2 Flange depth shall be 32 mm minimum, stud widths 41 mm, 64 mm, 92 mm, 152 mm and 203 mm as shown on drawings.

.3 Steel studs shall be colour coded for gauge.

2.3 FLOOR TRACK

.1 U shaped, edge hemmed minimum 0.46 mm material

2.4 STRUCTURAL DEFLECTION TOP TRACK

.1 U shaped, hot dipped galvanized steel, minimum one thickness greater than stud after galvanizing, edge hemmed, minimum Track leg height 50 mm, width to suit; use only double tracks nested and allow for minimum 25mm deflection of structure.

2.5 SHEET STEEL ANGLES AND PLATES

.1 Sheet steel angles and bent plates as detailed shall be formed of .939 mm galvanized sheet steel.

2.6 PROPRIETARY CONNECTORS

.1 Manufactured specialty connectors for stud to steel or concrete structural framing including deflection capable clips between exterior wall studs and structural members.

2.7 BACKING

.1 Backer bar horizontally between stud spaces to suit application.

.1 Grade 33ksi min. yield strength, CP60, 33mils: 0.836mm (20ga)

.2 Dimensions:

.1 Legs: 32mm minimum

.2 Width: 127mm minimum

.3 Lengths: for 305mm, 406mm and 610mm o.c. spacing.

.3 Approved product: ClarkDietrich Backer Bar or approved alternative.

Part 3 Execution

3.1 COORDINATION

.1 Coordinate work with related Sections.

.2 Provide additional vertical and horizontal members at corners, deflection joints, openings and finish changes.

3.2 WORKMANSHIP

.1 Steel studs and steel furring for gypsum wallboard shall be erected by mechanics skilled in this trade and as follows.

.2 Finished work shall be rigid, secure, square, level or plumb, framed and erected to maintain the finish wall line dimensions and contours indicated.

3.3 INSTALLATION OF STEEL STUD

.1 Install steel stud interior partitions as indicated on drawings.

.2 Coordinate sequence of installation with various trades whose materials and/or services are being installed within the partitions.

.3 Install track at floor and ceiling, accurately align according to partition layout. Secure at 600 mm OC maximum using concrete stub nails, shield screws, or power driven fasteners, or other suitable fasteners as required to meet Design Criteria as noted above.

.4 At partition corners extend one runner to end of corner and butt other runner; allow clearance for wallboard thickness, do not mitre runners.

.5 Fix interior wall studs to runners by screws or by crimping.

.6 Unless noted otherwise install steel studs vertically at 400 mm OC maximum and not more than 50 mm from abutting walls, openings and each side of corners and termination with dissimilar materials.

.7 Provide space for deflection under deck, beams, joists and structural slabs to avoid transmission of structural loads to studs, by use of double 50 mm leg ceiling tracks.

.8 Splice interior studs only where necessary by boxing and lap minimum four (4) times the width of steel studs. Fasten with two screws or rivets per stud flange located not more than 25 mm from ends of splice.

.9 Permanently attach all studs for free standing partitions to top and bottom track.

.10 Reinforce all 64 mm steel studs with flat strip bridging at 1200 mm OC maximum.

.11 Where horizontal runs of service lines are to be installed and if standard openings in studs are too small for service lines, splice studs together as necessary, splice piece to be minimum 300 mm longer than height of the cutout; splice as specified above.

.12 Reinforce and frame all openings in steel stud partitions to adequately carry loads, by the use of additional framing members.

.13 Openings:

.1 Install runner channel or boxed header at head and/or sill or openings to accommodate intermediate studs. Each end screw to studs. Install intermediate studs above and/or below openings in same manner and spacing as specified above. Extend stud on each side of door openings from floor to underside of structure over. Fix to runner channel with screws at structure over.

.2 Coordinate work with installation of aluminum frame and pressed steel frame framing anchors.

.3 Minimum double studs at jambs of openings exceeding stud spacing and for openings exceeding 700mm minimum headers formed from boxed studs matching wall thickness.

.14 Install pressed steel frames (supplied by others) in steel stud partitions. Screw fix frame anchor clips to jamb, header, and /or sill members; fixing to be adequate to prevent movement of frame relative to stud. Refer to Backing clause below.

.15 Walls supporting upper cabinets to be braced above ceiling plane on cabinet side of wall with diagonal bracing as follows:

.1 Install continuous 92 mm horizontal track 100mm above ceiling plane against gypsum board and screw to each stud

.2 Install 92mm steel stud diagonal bracing at maximum 1200mm oc between horizontal track and structural deck above.

3.4 INSTALLATION OF FURRING

.1 Install all vertical and horizontal furring as indicated for gypsum wallboard finishes and as required, complete with metal furring steel studs and/or furring channels. Secure to structure.

.2 Steel stud furring members shall be spaced 400 OC maximum. Where board is applied to one side only brace horizontally at 1200 mm OC; provide backing at floor and ceiling.

.3 Set furring studs in track, top and bottom.

.4 Shim furring studs level as required.

.5 For furring installed horizontally, attach a furring stud not more than 100 mm from both floor and ceiling lines. For furring installed vertically, attach a furring stud not more than 100 mm from abutting walls.

.6 Secure with hardened nails, power actuated fasteners or equivalent fastenings. Maximum spacing 600 mm alternating to opposite flanges.

3.5 BACKING

.1 Install backer bar, complete with 19 mm x 125 mm plywood nested inside of backer bar with minimum 4 screws thru backer bar to plywood, as required to space-out and support casework, cabinets, counter tops, grab bars, accessories, wall and ceiling finishes and other work as required.

3.6 CLEANING

.1 Final Cleaning: upon completion remove surplus materials, rubbish, tools and equipment.

ACOUSTICAL PANEL CEILINGS

Part 1 General

1.1 RELATED SECTIONS

.1 Section 09 21 16 Gypsum Board Assemblies

.2 Section 09 53 00 Acoustical Ceiling Suspensions Assemblies

.3 Mechanical: Trim for recessed mechanical fixtures

.4 Electrical: Trim for recessed light fixtures

1.2 REFERENCES

Proceed in accordance with the current edition of the following:

.1 ASTM E1264, Classification for Acoustical Ceiling Products.

.2 CAN/CGSB-92.1-M89, Sound Absorptive Prefabricated Acoustical Units.

.3 CAN/ULC-S102, Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies.

1.3 CLOSEOUT SUBMITTALS

.1 Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

1.4 ENVIRONMENTAL REQUIREMENTS

.1 Commence installation after dust generating activities completed.

.2 Permit wet work to dry before commencement of installation.

1.5 DELIVERY, STORAGE AND HANDLING

.1 Deliver, store and handle materials in accordance with manufacturer's written instructions.

1.6 WARRANTY

.1 Ceiling Panel: Submit a written warranty executed by the manufacturer, agreeing to repair or replace panels that fail within the warranty period. Failures include, but are not limited to:

.1 Ceiling Panels: Rust and manufacturing defects.

.2 Ceiling panels: One (1) year from date of substantial completion.

Part 2 Products

2.1 MATERIALS

.1 USG Interiors, LLC, "F Fissured Basic".

.1 Classification: Provide ceiling panels complying with ASTM E 1264 for type, form and pattern as follows:

.1 Type: III, mineral base with painted finish

.2 Form: 4, Cast or Molded

.3 Pattern: D, Fissured

.2 Color: Flat White 050.

.3 LR: Not less than 0.79.

.4 NRC: Not less than 0.70.

.5 CAC: Not less than 35.

.6 Edge/Joint Detail: [SQ Square.

.7 Suspension Grid/Width: to match existing

.8 Modular Size: 610 x 1220 mm, imperial.

.2 USG Interiors, LLC, "Mars High-NRC/High-CAC with plant based binder".

.1 Classification: Provide ceiling panels complying with ASTM E 1264 for type, form and pattern as follows:

.1 Type: IV, mineral base with membrane faced overlay

.2 Form: 1 & 2, Nodular and water felted

.3 Pattern: E & G, smooth and light texture

.2 Color: Flat White 050

.3 LR: Not less than 0.90. (White)

.4 NRC: Not less than 0.90. (White)

.5 CAC: Not less than 30.

.6 Edge/Joint Detail: FLB Flush reveal.

.7 Suspension Grid/Width: DXT 14 mm.

.8 Modular Size: 610 x 610 mm, imperial.

Part 3 Execution

3.1 EXAMINATION

.1 Do not install acoustical panels and tiles until work above ceiling has been inspected by Consultant.

3.2 INSTALLATION

.1 Install acoustical panels and tiles in ceiling suspension system.

.2 Install panels in compliance with ASTM C636, with the authorities having jurisdiction and in accordance with the manufacturer's installation instructions.

.3 Install acoustical units with edge unit not less than 50% of unit width. Refer to reflected ceiling plan for orientation.

.4 Scribe acoustic units to fit adjacent work. Butt joints tight, terminate edges with moulding.

.5 Fit acoustic units in place, free from damaged edges or other defects detrimental to appearance and function.

.6 Install units after above ceiling work is complete.

.7 Install acoustic units level, in uniform plane, and free from twist, warp, and dents.

.8 Cutting Acoustic Units:

.1 Cut to fit irregular grid and perimeter edge trim.

.2 Cut square reveal edges to field cut units.

.9 Where round obstructions or partitions occur, provide preformed closures to match perimeter moulding.

3.3 INTERFACE WITH OTHER WORK

.1 Do not erect ceiling suspension system until anchors, blocking, sound or fire barriers, electrical and mechanical work above ceiling have been inspected and approved by Architect.

.2 Co-ordinate ceiling work to accommodate components of other sections, such as fireproofing, mechanical, electrical, light fixtures, diffusers, speakers, sprinkler heads, to be built into acoustical ceiling components.

3.4 ERECTION TOLERANCES

.1 Maximum Variation from Flat and Level Surface: 6mm in 3m.

.2 Maximum Variation from Square: 1.5mm in 610mm.

.3 Maximum Variation from Plumb of Grid Members Caused by Eccentric Loads: 2 degrees.

3.5 CLEANING

.1 Final Cleaning: upon completion remove surplus materials, rubbish, tools and equipment.

3.6 PROTECTION

.1 Protect installed products and components from damage during construction.

.2 Repair damage to adjacent materials caused by acoustical suspension installation.

ACOUSTICAL CEILING SUSPENSION ASSEMBLIES

Part 1 General

1.1 RELATED SECTIONS

.1 Section 09 21 16 Gypsum Board Assemblies

.2 Section 09 51 13 Acoustical Panel Ceiling

.3 Mechanical: Trim for recessed mechanical fixtures

.4 Electrical: Trim for recessed light fixtures

1.2 DESIGN REQUIRMENTS

.1 Comply with earthquake (E) requirements resulting from BCBC Current Edition Specified Loads and Effects 4.1.2, Sentence 4.1.2.1(3), Table 4.1.2.1 Importance Categories for Buildings: Importance Category: Normal.

.1 Design ceilings to withstand dead loads and live loads, calculated in accordance with British Columbia Building Code and applicable local regulations or as shown on the drawings.

.2 Deflection of the systems under live loading shall not exceed 1/360th of the span.

.3 Suspension System Installation for Seismic Restraint: ASTM E580/E580M Standard Practice for Application of Ceiling Suspension System for Acoustical Tile and Lay-in Panel Areas Requiring Seismic Restraint.

.4 ASTM reference for Suspension System Installation: ASTM C636/C636M Standard Practice for Installation of Metal Ceiling Suspension System for Acoustical Tile and Lay-in Panel Areas

.5 Metal suspension system: Specification ASTM C 635/C635M for the Manufacture, Performance, and Testing of Metal Suspension Systems for Acoustic Tile and Lay-in Panel Ceilings.

1.3 CLOSEOUT SUBMITTALS

.1 Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

1.4 DELIVER, STORAGE, HANDLING AND PROTECTION

.1 Deliver, store, handle and protect materials in accordance with manufacturer's written instructions.

Part 2 Products

2.1 MATERIALS

.1 New and adjusted ceiling grid to match the existing ceiling grid.

.2 Exposed tee bar grid components: shop painted satin sheen white colour to match existing. Components die cut. Main tee with double web, rectangular bulb and rolled cap on exposed face. Cross tee with rectangular bulb; web extended to form positive interlock with main tee webs; lower flange extended and offset to provide flush intersection.

.3 Hanger wire: galvanized soft annealed steel wire:

.1 3.6 mm diameter for access tile ceilings.

.2 To ULC design requirements for fire rated assemblies.

.3 2.6 mm diameter for other ceilings.

.4 Hanger inserts: purpose made.

.5 Accessories: splices, clips, wire ties, retainers and wall moulding flush, to complement suspension system components, as recommended by system manufacturer.

.6 Touch-up Paint: Type and colour to match grid units.

Part 3 Execution

3.1 EXAMINATION

.1 Verification of Conditions: verify conditions of substrates previously installed under other Sections or Contracts are acceptable for acoustical ceiling tile and track installation in accordance with manufacturer's written instructions.

.1 Visually inspect substrate

.2 Proceed with installation only after unacceptable conditions have been remedied.

3.2 INSTALLATION

.1 Manufacturer's Instructions: comply with manufacturer's written recommendations, including product technical bulletins, product catalogue installation instructions, product carton installation instructions, and data sheets.

.2 Install suspension system to manufacturer's instructions, submittal requirements and requirements of the Authority Having Jurisdiction.

.3 Do not erect ceiling suspension system until work above ceiling has been inspected and approved by Consultant.

.4 Secure hangers to overhead structure using attachment methods as required by Professional Engineer noted under submission requirements.

.5 Lay out centre line of ceiling both ways, to provide balanced borders at room perimeter with border units not less than 50% of standard unit width and length, and according to reflected ceiling plan. Inform Consultant when standard unit width and length are less than 50%.

.6 Install hangers spaced at maximum 1200 mm centres and within 150 mm from ends of main tees.

.7 Ensure suspension system is co-ordinated with location of related components.

.8 Install wall moulding to provide correct ceiling height. Miter corners where wall moldings intersect or install corner caps. Install edge moulding into bed of acoustic sealant.

.9 Install wall moulding to provide correct ceiling height.

.10 Completed suspension system to support super-imposed loads, such as lighting fixtures, diffusers, grilles, and speakers.

.11 Support at light fixtures and diffusers with additional ceiling suspension hangers within 150 mm of each corner and at maximum 600 mm around perimeter of fixture.

.12 Interlock cross member to main runner to provide rigid assembly.

.13 Frame at openings for light fixtures, air diffusers, speakers and at changes in ceiling heights.

.14 Seismically restrain ceiling system in accordance with ASTM E580.

.15 Finished ceiling system to be square with adjoining walls and level within 1:1000.

3.3 CLEANING

.1 Final Cleaning: upon completion remove surplus materials, rubbish, tools and equipment.

3.4 PROTECTION

.1 Protect installed products and components from damage during construction.

.2 Repair damage to adjacent materials caused by acoustical suspension installation.

RESILIENT SHEET FLOORING & BASE

Part 1 General

1.1 RELATED REQUIREMENTS

.1 Section 06 40 00 Architectural Woodwork

.2 Section 08 12 00 Metal Frames

.3 Section 09 21 16 Gypsum Board Assemblies

.4 Section 09 65 16 Resilient Sheet Flooring & Base

1.2 REFERENCES

Proceed in accordance with the current edition of the following:

.1 ASTM F 1303, Specification for Sheet Vinyl Floor Covering with Backing.

.2 ASTM F 1913, Standard Specification for Vinyl Sheet Floor Covering without backing.

.3 B.C. Floor Covering Association's "Floor Covering Specification Manual".

1.3 ACTION AND INFORMAL SUBMITTALS

.1 Submit in accordance with Section 01 33 00 - Submittal Procedures.

.2 Submit product data.

.3 Submit manufacturer's installation instructions

.4 Submit samples for review and acceptance of each unit.

1.4 DELIVER, STORAGE, HANDLING AND PROTECTION

.1 Deliver, store, handle and protect materials in accordance with manufacturer's written instructions.

1.5 CLOSEOUT SUBMITTALS

.1 Provide maintenance data for materials for incorporation into manual .

.2 Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

Part 2 Products

2.1 MATERIALS

.1 Resilient sheet flooring to be based on the following products:

.1 Manufacturer and type:

.1 Interface; Studio Set; Pewter A00702

.2 Base: ASTM F1861 Type TP thermoplastic rubber; top set coved:

.1 Height: 102 mm

.2 Thickness: 3 mm thick

.3 Length: Roll.

.4 Manufacturers: Johnsonite

.5 Product line: Wall base for resilient flooring

.6 Colour: 40 Black B

.7 Substitutions: Not permitted.

.3 Jointing String: Manufacturer’s recommended coloured strips for heat welding. Color and material to match flooring.

.4 Primers and adhesives: low VOC, of types recommended by resilient flooring manufacturer for specific material on applicable substrate.

.5 Sub-floor filler and leveller: white premix latex requiring water only to produce cementitious paste as recommended by flooring manufacturer for use with their product.

.6 Edge strips:

.1 Aluminum extruded, smooth, mill finish stainless steel with lip to extend under floor finish, shoulder flush with top of adjacent floor finish.

.7 Edging to floor penetrations: aluminum, type recommended by flooring manufacturer.

Part 3 Execution

3.1 SITE VERIFICATION OF CONDITIONS

.1 Ensure concrete floors are clean and dry.

3.2 PREPARATION

.1 Remove or treat old adhesives to prevent residual, old flooring adhesives from bleeding through to new flooring and/or interfering with the bonding of new adhesives.

.2 Remove sub-floor and lower wall ridges and bumps. Fill low spots, cracks, joints, holes and other floor defects with sub-floor filler.

.3 Fill voids, cracks, joints, holes and other lower wall defects with concrete filler.

.4 Vacuum clean substrate.

.5 Clean floor and apply filler; trowel and float to leave smooth, flat hard surface. Prohibit traffic until filler cured and dry.

.6 Prime and seal concrete slab to resilient flooring manufacturer's printed instructions.

3.3 APPLICATION: FLOORING

.1 Install in accordance with manufacturer's instructions unless noted otherwise.

.2 Apply adhesive uniformly using recommended trowel. Do not spread more adhesive than can be covered by flooring before initial set takes place.

.3 Border widths minimum 1/3 width of full material.

.4 Double cut sheet joints and heat weld according to manufacturer's printed instructions.

.5 As installation progresses, and after installation roll flooring with 45 kg minimum roller to ensure full adhesion.

.6 Cut flooring neatly around fixed objects.

.7 Install feature strips and floor markings where indicated. Fit joints tightly.

.8 Continue flooring over areas which will be under built-in furniture.

.9 Terminate flooring at centreline of door in openings where adjacent floor finish or colour is dissimilar.

.10 Install metal edge strips at unprotected or exposed edges where flooring terminates.

.11 Install base in accordance with manufacturer’s instructions.

3.4 CLEANING

.1 Remove excess adhesive from floor, base and wall surfaces without damage.

.2 Clean, seal and wax floor and base surface to flooring manufacturer's printed instructions.

3.5 PROTECTION

.1 Protect new floors from time of final set of adhesive until final inspection.

.2 Prohibit traffic on floor for 48 hours after installation.

TILE CARPETING

Part 1 General

1.1 RELATED REQUIREMENTS

.1 Section 06 40 00 Architectural Woodwork

.2 Section 08 12 00 Metal Frames

.3 Section 09 21 16 Gypsum Board Assemblies

.4 Section 09 65 16 Resilient Sheet Flooring & Base

1.2 REFERENCES

Proceed in accordance with the current edition of the following:

.1 ASTM E 648/NFPA 253, Standard Test Method for Critical Radian Flux, Class 1

.2 ASTM E 662/NFPA 258, Standard Test Method for Smoke Density 450 or less

.3 CAN/CGSB-4.2 No.27.6M, Textile Test Methods - Flame Resistance - Methemine Tablet Test for Textile Floor Coverings.

.4 CAN/CGSB-4.129, Carpets for Commercial Use.

.5 National Floor Covering Specification Manual.

.6 CAN/ULC-S102, Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies.

.7 CAN/ULC-S102.2, Standard Method of Test for Surface Burning Characteristics of Flooring, Floor Coverings and Miscellaneous Materials and Assemblies.

1.3 ACTION AND INFORMATIONAL SUBMITTALS

.1 Submit in accordance with Section 01 33 00 - Submittal Procedures.

.2 Submit product data.

.3 Submit samples for review and acceptance of each unit.

1.4 CLOSEOUT SUBMITTALS

.1 Operation and Maintenance Data: submit operation and maintenance data for installed products for incorporation into manual.

1.5 MAINTENANCE MATERIAL SUBMITTALS

.1 Extra stock materials: deliver to Owner extra materials from same production run as products installed. Package products with protective covering and identify with descriptive labels.

.1 Carpet tile: 10 full tiles.

.2 Delivery, storage and protection: comply with Owner's requirements for delivery and storage of extra materials.

1.6 QUALITY ASSURANCE

.1 Qualifications:

.1 Manufacturer: capable of providing field service representation during construction and approving application method.

.2 Flooring Installer:

.1 Experienced in performing work of this Section who has specialized in installation of work similar to that required for this project.

.2 Certified by carpet manufacturer prior to bid submission.

.3 No sub-contract labour.

.4 Responsible for proper product installation, including floor testing and preparation as specified and in accordance with carpet manufacturer's written instructions.

1.7 WARRANTY

.1 Manufacturer's warranty: submit, for Consultant's acceptance, manufacturer's standard warranty document executed by authorized company official. Manufacturer's warranty is in addition to and does not limit other rights Owner may have under Contract Documents.

.2 Warranty period: 15 year, commencing on date of substantial performance of work.

.1 Warranty covers labour and repair or replacement of defective components.

Part 2 Products

2.1 MATERIALS

.1 Carpets required to have flame spread rating or smoke developed classification to be tested in accordance with ULC S102.2 for floor surface covering and be certified by ULC.

.2 Tile Carpet:

.1 Manufacturer: Mohawk

.1 Product line: Mathematician 983

.2 Product line: Basalt 7879

.3 Product line: Espresso 883

.3 Base: Refer to Specification Section 09 65 16 – Resilient Sheet Flooring

.4 Binder Bars: Aluminum

.5 Edge Strips: Aluminum

.6 Transition Mouldings: Aluminum flat threshold.

.7 Adhesive: 'release type' in accordance with manufacturer's recommendations for surface conditions

.8 Carpet protection: non-staining heavy duty kraft paper.

.9 Concrete floor sealer and primer: Low VOC, Premium Grade, in accordance with manufacturer's recommendations for surface conditions

.10 Subfloor patching compound: Portland cement base filler, mix with latex and water to form cementitious paste.

Part 3 Execution

3.1 INSTALLERS

.1 Use experienced and qualified technicians to carry out assembly and installation of tile carpet.

3.2 EXAMINATION

.1 Verification of Conditions: verify conditions of substrates previously installed under other Sections or Contracts are acceptable for carpet tile installation in accordance with manufacturer's written instructions.

.1 Inform Consultant of unacceptable conditions immediately upon discovery.

.2 Proceed with installation only after unacceptable conditions have been remedied.

3.3 PREPARATION

.1 Subfloor Preparation:

.1 Inspect concrete and determine special care required to make it a suitable for carpet.

.2 Comply with manufacturer's written recommendations for maximum patch thickness.

.3 Prime large patch areas with compatible primer.

.4 Ensure concrete substrates are cured, clean and dry.

.5 Ensure concrete substrates are free of paint, dirt, grease, oil, curing or parting agents, and other contaminates, including sealers, that interfere with the bonding of adhesive.

.6 Where powdery or porous concrete surface is encountered, apply primer compatible with adhesive to provide a suitable surface for glue-down installation.

.2 Surface Preparation: prepare surface in accordance with manufacturer's written recommendations.

.1 Prepare floor surfaces in accordance with CRI Carpet Installation Standard.

.3 Tile Carpeting Preparation: following manufacturer's written instructions.

3.4 INSTALLATION

.1 Install carpet tiles in accordance with manufacturer's written instructions, and CRI Carpet Installation Standard and co-ordinate with Section 01 73 00 - Execution.

.2 Co-ordinate tile carpeting work with work of other trades, for proper time and sequence to avoid construction delays.

.3 Install carpet tile after finishing work is completed but before demountable office partitions and telephone and electrical pedestal outlets are installed.

.4 Install carpet tile as per manufacturer's recommendation. This can include quarter-turn 90 degree format, monolithic, random, quarter turn ashlar, horizontal, herringbone or vertical ashlar.

.5 Snugly join carpet tiles in completed installation.

.1 Measure distance covered by 11 carpet tiles (10 joints) and ensure distance is in compliance with manufacturer specifications.

.2 Do not trap yarn between carpet tiles.

.6 Apply thin film of pressure-sensitive adhesive according to manufacturer's recommendations.

.7 Ensure finished installation presents smooth wearing surface free from conspicuous seams, burring and other faults.

.8 Use material from same dye lot.

.1 Ensure colour, pattern and texture match within visual areas.

.2 Maintain constant pile direction.

.9 Fit around architectural, mechanical, electrical and telephone outlets, and furniture fitments, around perimeter of rooms into recesses, and around projections.

.10 Install carpet tiles to underfloor duct system and to access covers.

.11 Extend carpet tiles into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.

.12 Install carpet tiles smooth and free from bubbles, puckers, and other defects.

.13 Protect exposed carpet tile edges at transition to other flooring materials with suitable transition strips.

3.5 CLEANING

.1 Proceed in accordance with Section 01 74 11 - Cleaning.

.1 Leave Work area clean at end of each day.

.2 Final Cleaning: upon completion remove surplus materials, rubbish, tools and equipment.

3.6 PROTECTION

.1 Protect installed products and components from damage during construction.

.2 Prohibit traffic on carpet for period of 24 hours minimum after installation and until adhesive is cured. Install carpet protection to satisfaction of Consultant.

.3 Repair damage to adjacent materials caused by tile carpeting installation.

PAINTING

Part 1 General

1.1 DESCRIPTION

.1 Section Includes: All labor, materials, tools and other equipment, services and supervision required to complete all exterior and interior painting and decorating work as indicated on Finish Schedules and to the full extent of the drawings and specifications.

.2 Work under this contract also include:

.1 Surface preparation of substrates as required for acceptance of painting, including cleaning, small crack repair, patching, caulking, and making good surfaces and areas to the limits defined under MPI preparation requirements.

.2 Surface preparation and prime painting surfaces for wall coverings prior to installation in accordance with MPI and wall covering manufacturer's requirements.

.3 Priming (except where pre-primed with an approved primer under other Sections of work) and painting of structural steel, miscellaneous metal, ornamental metal, and primed steel equipment.

.4 Priming and back-priming of wood materials as noted herein or specified in the MPI Architectural Painting Specification Manual.

.5 Re-painting of existing surfaces and finishes when adjacent to new painting work where applicable including surface preparation, prime and finish coats in accordance with MPI Repainting requirements.

.6 Provision of safe and adequate ventilation as required over and above temporary ventilation supplied by others, where toxic and/or volatile / flammable materials are being used.

.3 Refer to drawings and schedules (e.g., Finish Schedule) for type, location and extent of finishes required, and include all touch-ups and field painting necessary to complete work shown, scheduled or specified.

.4 This Section along with the drawings forms part of the Contract documents and is to be read, interpreted and coordinated with all other parts, including.

1.2 REFERANCES

.1 Proceed in accordance with the current edition of the following:

.1 Architectural Painting Specification Manual by the Master Painters Institute (MPI), including Identifiers, Evaluation, Systems, Preparation and Approved Product List. (hereafter referred to as the MPI Painting Manual) as issued by the local MPI Accredited Quality Assurance Association having jurisdiction.

.2 Test Method for Measuring Total Volatile Organic Compound Content of Consumer Products, Method 24 (for Surface Coatings) of the Environmental Protection Agency (EPA).

.3 National Fire Code of Canada.

1.3 QUALITY ASSURANCE

.1 This Contractor having a minimum of five (5) years proven satisfactory experience and show proof before commencement of work that he will maintain a qualified crew of painters throughout the duration of the work.

.2 Engaged only qualified journeypersons in painting and decorating work, as defined by local jurisdiction. Apprentices may be employed provided they work under the direct supervision of a qualified journeyperson in accordance with trade regulations

1.4 REGULATORY REQUIREMENTS

.1 Conform to the latest edition of Industrial Health and Safety Regulations issued by applicable authorities having jurisdiction in regard to site safety (ladders, scaffolding, ventilation, etc.).

.2 Conform to requirements of local authorities having jurisdiction in regard to the storage, mixing, application and disposal of all paint and related waste materials.

1.5 SAMPLES AND MOCK-UPS

.1 Submit duplicate minimum 300 mm square samples of surfaces or acceptable facsimiles requested painted with specified paint or coating in colours, gloss / sheen and textures required to MPI Painting Manual standards for review and approval. When approved, samples become acceptable standard of quality for appropriate on-site surface with one of each sample retained on-site.

1.6 SUBMITTALS

.1 Submit in accordance with Section 01 33 00 - Submittal Procedures.

.2 Submit consent of surety with Bid Submission as proof of ability to supply a 100% two (2) year Maintenance Bond, if an MPI Accredited Quality Assurance Association's guarantee option is not used.

.3 At project completion provide an itemized list complete with manufacturer, paint type and colour coding for all colours used for Owner's later use in maintenance.

.4 At project completion provide properly packaged maintenance materials as noted herein and obtain a signed receipt.

1.7 PROJECT AND SITE REQUIREMENTS

.1 Perform no interior painting or decorating work unless adequate continuous ventilation and sufficient heating facilities are in place to maintain ambient air and substrate temperatures above minimum requirements for 24 hours before, during

and after paint application. Provide supplemental ventilating and heating equipment if ventilation and heating from existing system is inadequate to meet minimum requirements.

.2 Perform no painting or decorating work when the relative humidity is above 85% or when the dew point is less than 3° C variance between the air / surface temperature.

.3 Perform no painting or decorating work when the maximum moisture content of the substrate exceeds:

.1 15% for wood.

.2 12 % for plaster and gypsum board.

.4 Apply paint only to dry, clean, properly cured and adequately prepared surfaces in areas where dust is no longer generated by construction activities such that airborne particles will not affect the quality of finished surfaces

1.8 MAINTENACE MATERIALS

.1 At project completion provide 4 liters of each type and colour of paint from same production run (batch mix) used in unopened cans] [full unopened cans of surplus paint], properly labeled and identified for Owner's later use in maintenance. Store where directed.

1.9 GUARANTEE

.1 Furnish either the local MPI Accredited Quality Assurance Association's two (2) year guarantee, or, alternatively, a 100% two (2) year Maintenance Bond - both in accordance with MPI Painting Manual requirements. The Maintenance Bond warrants that all painting work has been performed in accordance with MPI Painting Manual requirements.

.2 When painting and decorating Subcontractors choosing the Maintenance Bond option, provide a maintenance bond consent from a reputable surety company licensed to do business in Canada. Cash or certified check are not acceptable in lieu of surety consent.

Part 2 Products

2.1 MATERIALS

.1 Only materials (primers, paints, coatings, varnishes, stains, lacquers, fillers, etc.) listed in the latest edition of the MPI Approved Product List (APL) are acceptable for use on this project. All such material from a single manufacturer for each system used.

.2 All materials used, to be lead and mercury free and have low VOC content where possible.

.3 Where required, meet flame spread and smoke developed ratings designated by local Code requirements and/or authorities having jurisdiction for paints and coatings.

2.2 EQUIPMENT

.1 Painting and Decorating Equipment: to best trade standards for type of product and application.

.2 Spray Painting Equipment: of ample capacity, suited to the type and consistency of paint or coating being applied and kept clean and in good working order at all times.

2.3 FINISH AND COLOURS

.1 Unless otherwise specified herein, all painting work in accordance with MPI Premium Grade finish requirements.

.2 Colours to be as selected by the Consultant from a manufacturer's full range of colours. A Finish Schedule will be furnished after award of the Contract.

.3 Interior colours will be based on four (4) base colours and two (2) accent colours with a maximum of [one (1)] deep or bright colour. No more than [eight (6) colours will be selected for the entire project.

.4 Except as noted herein or indicated on the Finish Schedule, paint interior walls and ceiling in accordance with the following criteria over appropriate prime / sealer coat:

.1 Walls: All areas (except as noted): G4 (satin) finish.

.2 Ceilings: One gloss level lower than walls

.3 Door frames and trim: G6 (gloss) finish.

.4 Doors: G5 (semi-gloss) finish.

2.4 GLOSS AND SHEEN RATING

.1 Define paint gloss as the sheen rating of applied paint, in accordance with the following MPI values:

Gloss Level	Description	Units @ 60 degrees	Units @ 85 degrees
G1	Matte or Flat finish	0 to 5	10 max.
G2	Velvet finish	0 to 10	10 to 35
G3	Eggshell finish	10 to 25	10 to 35
G4	Satin finish	20 to 35	35 min.
G5	Semi-Gloss finish	35 to 70	
G6	Gloss finish	70 to 85	
G7	High-Gloss finish	> 85	

.2 Gloss level ratings of painted surfaces to be as specified herein and as noted on Finish Schedule.

Part 3 Execution

3.1 CONDITION OF SURFACE

.1 Commence no painting work until all such adverse conditions and defects have been corrected and surfaces and conditions are acceptable to the Painting Subcontractor and Inspection Agency.

.2 Commencement of work not to imply acceptance of surfaces except as qualified herein. Such surfaces as concrete, masonry, structural steel and miscellaneous metal, wood, gypsum board and plaster, is not be the responsibility of the Painting Subcontractor.

.3 The Painting Subcontractor is not be responsible for the condition of the substrate or for correcting defects and deficiencies in the substrate which may adversely affect the painting work except for minimal work normally performed by the Painting Subcontractor and as indicated herein. It is the responsibility of the Painting Subcontractor to see that surfaces are properly prepared before any paint or coating is applied.

3.2 PREPERATION OF SURFACES

.1 Prepare all surfaces in accordance with MPI requirements. Refer to the MPI Painting Manual in regard to specific requirements.

.2 Sand, clean, dry, etch, neutralize and/or test all surfaces under adequate illumination, ventilation and temperature requirements.
.3 Protect all adjacent interior surfaces and areas, including rating and instruction labels on doors, frames, equipment, piping, etc., from painting operations and damage with drop cloths, shields, masking, templates, or other suitable protective means and make good any damage caused by failure to provide such protection.

.4 Substrate defects to be made good and sanded by others ready for painting particularly after the first coat of paint. Start of finish painting of defective surfaces (e.g. gypsum board) to indicate acceptance of substrate and any costs of making good defects to be borne by the painter including re-painting of entire defective surface (no touch-up painting).

3.3 APLICATION

.1 Do not paint unless substrates are acceptable and/or until all environmental conditions (heating, ventilation, lighting and completion of other subtrade work) are acceptable for applications of products.

.2 Apply paint or stain in accordance with MPI Painting Manual Premium Grade finish requirements.
.3 Painting coats specified are intended to cover surfaces satisfactorily when applied at proper consistency and in accordance with manufacturer's recommendations.

.4 Continue paint finish through behind all wall-mounted items (e.g. chalk and tack boards).

3.4 INTERIOR PAINT AND COATING SYSTEMS

Paint interior surfaces in accordance with the following MPI Painting Manual requirements:
.1 Galvanized Metal: (doors, frames, railings, misc. steel, pipes, overhead decking, ducts, etc.)

.1 INT 5.3N Institutional low odor / low VOC finish.

.2 Dressed Lumber: (including doors, door and window frames, casings, molding, etc.)

.1 INT 6.3V Institutional low odor / low VOC finish.

.3 Plaster and Gypsum Board: (gypsum wallboard, drywall, "sheet rock type material", etc., and textured finishes)
.1 INT 9.2M Institutional low odor / low VOC finish.

3.5 MECHANICAL AND ELECTRICAL EQUIPMENT AND RELATED SURFACES

.1 Unless otherwise specified or noted, paint all "unfinished" conduits, piping, hangers, ductwork and other mechanical and electrical equipment with colour and texture to match adjacent surfaces, in the following areas:
.1 Where exposed-to-view in all exterior and interior areas.
.2 Touch up scratches and marks on factory painted finishes and equipment with paint as supplied by manufacturer of equipment.
.3 Do not paint over nameplates.

3.6 FIELD QUALITY AND STANDARD OF ACCEPTANCE

.1 Inspect all surfaces, preparation and paint applications.
.2 Consider painted interior surfaces to lack uniformity and soundness if any of the following defects are apparent to the consultant:
.1 Brush / roller marks, streaks, laps, runs, sags, drips, heavy stippling, hiding or shadowing by inefficient application methods, skipped or missed areas, and foreign materials in paint coatings.

.2 Evidence of poor coverage at rivet heads, plate edges, lap joints, crevices, pockets, corners and re-entrant angles.
.3 Damage due to touching before paint is sufficiently dry or any other contributory cause.
.4 Damage due to application on moist surfaces or caused by inadequate protection from the weather.
.5 Damage and/or contamination of paint due to blown contaminants (dust, spray paint, etc.).

.3 Painted surfaces rejected by the inspector to be made good at the expense of the Contractor. Small affected areas may be touched up; repaint large affected areas or areas without sufficient dry film thickness of paint. Remove by scraper or by sanding runs and sags of damaged paint prior to application of paint.

3.7 PROTECTION

.1 Erect barriers or screens and post signs to warn of or limit or direct traffic away or around work area as required.

3.8 CLEANING

.1 Remove all paint where spilled, splashed, splattered or sprayed as work progresses using means and materials that are not detrimental to affected surfaces.
.2 Keep work area free from an unnecessary accumulation of tools, equipment, surplus materials and debris.
.3 Remove combustible rubbish materials and empty paint cans each day and safely dispose of same in accordance with requirements of authorities having jurisdiction.
.4 Clean equipment and dispose of wash water / solvents as well as all other cleaning and protective materials (e.g. rags, drop cloths, masking papers, etc.), paints, thinners, paint removers / strippers in accordance with the safety requirements of authorities having jurisdiction.

5. Scheduled Completion

Where required, the Bidder shall state the period within which the Bidder will substantially perform the Contract.

6. Completion of Bid Forms

6.1 Bidders shall submit their Bid on the Bid Form included with the Bid Documents. The completed Bid Form must be executed in accordance with provisions of Clause 5 of the Instructions to Bidders, - EXECUTION OF THE BID

6.2 Alteration(s), qualification(s) or omission(s) to the Bid Form may render the Bid liable to rejection by the Owner.

6.3 All erasures or corrections to the Bidder's entries on the Bid Form must be initialled by the Bidder.

7. IT Requirements

The contractor will verify existing site conditions and accuracy of drawings, including layout and dimensions. Refer to **Appendix J**

8. Construction Guidelines

In an effort to standardize the information provided to First Nations Health, the Facilities Management division has developed guidelines for contractors to adhere to when dealing with Construction Projects. Refer to **Appendix K**

9. Process for Administering Bid Irregularities

Refer to **Appendix L** for details

10. Milestones

FNHA anticipates the following milestones. Timing will be updated from time to time as project work progresses.

Milestone	Timing
Kick-off meeting	Jan 10, 2019
Start of Construction	Jan 14, 2019
Substantial Performance	April 9, 2019
Occupancy	April 16, 2019

Project Completion	April 31, 2019

11. Responsibility and Work Performed by FNHA Staff

The successful proponent will:

a) Have the full cooperation of First Nations Health Authority staff and access to information necessary to meet the accountabilities set out in this Request for Proposal and respond to reasonable inquires.

The FNHA will:

a. Provide a mutually agreed upon level of resources (human and financial resources) to the successful proponent to meet the accountabilities set out in this request for proposal.

12. **Proposal Format**

The following format, sequence, and instructions should be followed in order to provide consistency in Proponent response and to ensure that each proposal receives full consideration. All pages should be consecutively numbered, and as follows:

a) One (1) unaltered and completed *Request for Proposals cover page*, including Proponent Section completed in original form as per instructions;
b) Table of contents including page numbers;
c) A short (one or two page) summary of the key features of the proposal;
d) The body of the proposal, including pricing, i.e. the "Proponent Response"; and
e) A detailed description of all costs associated with the requirements listed in this RFP.

6.1 **Mandatory Items on the Proposal**

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

a) The Proponents proposal must be received at the closing location before the specified closing time;
b) The Proponents proposal must be in English and MUST NOT be sent by regular mail, facsimile or email;
c) Submissions are to be uploaded via the Bonfire website at: **https://fnha.bonfirehub.ca/opportunities**. Note that a Bonfire account is required. Visit the link above for more details and to register as a vendor.
d) Proponents must submit one (1) *Request for Proposals cover page,* with the *Proponent Section* in its original form, unaltered, fully completed and signed;
e) Description of the Proponents organization, size and structure. Indicate if appropriate, if the Proponent is a small or minority-owned business or First Nations owned;

6.2 **Desired Items in the Proposal**

Capability of the Individuals and/or Team**,** including:

a) Location of the proponent(s);
b) Years and types of experience. Please also provide a description of prior experience, including the following:
   i. Names;
   ii. Addresses;
   iii. Contact persons;
   iv. Telephone numbers;
c) The type of assistance that will be required from the FNHA staff;
d) The availability of the proponent's resources (IE staff) to ensure that deadlines are met in a timely manner;

•

a) Price. A detailed description of price, including: Fees, Expenses, GST, PST, and any additional taxes;
b) Work Experience – working with First Nations organizations and/or First Nations; and
c) FNHA procurement activities will be governed to ensure all vendors are treated fairly and have equal access to procurement activities; to the extent possible preference in awarding contracts will be given to First Nation organizations and/or First Nation individuals.

7. Evaluation

An evaluation committee will be formed by the FNHA and shall include employees and contractors of the FNHA. All personnel will be bound by the same standards of confidentiality.

The mandatory and desirable criteria against which proposals will be evaluated are identified in the Appendices. Proponents should ensure that they fully respond to all criteria in order to be comprehensively evaluated.

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

7.1 Evaluation Scoring

The following must be completed and proposals will be evaluated as identified below:

1) All responses must satisfy the Regulatory and Security Environments described herein to be considered.
2) The responses must pass all the mandatory criteria to be considered. Responses not satisfactorily meeting all mandatory requirements may be excluded from further evaluation at the discretion of the evaluation committee.
3) See table below:

Evaluation Criteria	Description	Weight
Corporate Criteria	Proponents must demonstrate that they are positioned so that services and support can be provided to FNHA over the long term.	5%

Financial Criteria	Proponents are to provide the solution that provides the best value for FNHA's investment, and provides the required services and functionality for the lowest total cost of ownership.	35%
Service/Technical Criteria	Proponents are to demonstrate, in detail, how the proposal will meet all of FNHA's service requirements.	55%
First Nations Criteria	Proponents can clearly demonstrate knowledge and understanding of First Nations culture.	5%
Total:		**100%**

7.2 Short Listed Proponents

The short-list will comprise of the highest-ranked Proponents based on the weightings for the criteria as identified above.

Proponents which are short listed may be requested to interview/deliver a presentation in person, and/or teleconference, with the assessment panel to discuss certain aspects of their submitted proposal.

13. The Contract

The successful Proponent will be required to sign a contract prepared by the FNHA as follows:

- Construct Work under single, stipulated price contract.
- CCDC 2 - 2008 Edition - The General Conditions of the Stipulated Price Contract - is the General Conditions between the Owner and Contractor. Refer to **Appendix F** for the CCDC 2 and **Appendix N** for CCDC2, 9A, 9B**.**

Appendix A – Overview of the FNHA

The First Nations Health Authority

The first and only provincial First Nations Health Authority in Canada. Transforming health services for First Nations and Aboriginal people in BC.

Why a First Nations Health Authority?

Statistically significant health disparities exist for First Nations people in BC and across Canada with health outcomes that consistently lag behind those of other Canadians. The First Nations Health Authority aims to reform the way health care is delivered to BC First Nations to close these gaps and improve health and wellbeing.

A New Relationship with our Partners

BC First Nations, the Province of BC, and the Government of Canada have all determined that First Nations health disparities are no longer acceptable. A New Relationship between these Tripartite Partners was forged and a series of precedent-setting agreements led to the creation of a First Nations Health Authority. The FNHA is mandated by two health agreements (the Transformative Change Accord: First Nations Health Plan [2006], and the Tripartite First Nations Health Plan [2007] – collectively "the Health Plans"), the BC Tripartite Framework Agreement on First Nation Health Governance [2011] and resolutions at the annual Gathering Wisdom events and the Framework Agreement.

In 2013, the First Nations Health Authority assumed responsibility for the design and delivery of health programs and services for BC First Nations formerly delivered by Health Canada's First Nations Inuit Health Branch – Pacific Region. The FNHA has a broad mandate to improve health services for BC First Nations through new partnerships, closer collaboration, and health systems innovation.

Making History Today and Tomorrow

As the First Nations Health Authority has assumed responsibility for the historic transfer of programs, resources, assets, staff, and responsibilities, we are developing an organization that reflects First Nations culture and philosophy. Establishing a strong foundation prepares us to innovate, transform, and redesign health service delivery with guidance from BC First Nations in the coming years.

Responsive, Visionary, Transformative

The First Nations Health Authority is part of a unique health governance structure that includes political representation and advocacy through the First Nations Health Council, and technical support and capacity development through the First Nations Health Directors Association. Collectively, this First Nations health governing structure works in partnership with BC First Nations to achieve our shared vision.

The mandate of the FNHA is to:

- Plan, design, manage, deliver and fund the delivery of First Nations Health Programs in British Columbia;
- Receive federal, provincial and other health funding for or to support the planning, design, management and delivery of First Nations Health Programs and to carry out other health and wellness related functions;
- Collaborate with the BC Ministry of Health and BC Health Authorities to coordinate and integrate their respective health programs and services to achieve better health outcomes for First Nations in British Columbia;

- Incorporate and promote First Nations knowledge, beliefs, values, practices, medicines and models of health and healing into the First Nations Health Programs, recognizing that these may be reflected differently in different regions of BC;
- Be constituted with good governance, accountability, transparency and openness standards;
- Establish standards for First Nations Health Programs that meet or exceed generally accepted standards;
- Collect and maintain clinical information and patient records and develop protocols with the BC Ministry of Health and the BC Health Authorities for sharing of patient records and patient information, consistent with law;
- Over time, modify and redesign health programs and services that replace Federal Health Programs through a collaborative and transparent process with BC First Nations to better meet health and wellness needs;
- Design and implement mechanisms to engage BC First Nations with regard to community interests and health care needs;
- Enhance collaboration among First Nations Health Providers and other health providers to address economies of scale service delivery issues to improve efficiencies and access to health care;
- Carry out research and policy development in the area of First Nations health and wellness;
- The FNHA may undertake other functions, roles and responsibilities connected to health and wellness of First Nations and other aboriginal people in BC.

The FNHA is governed by members of the Board of Directors who collectively brings years of experience in First Nations health, community development, financial management and political expertise at all levels of government. The Board provides leadership and oversight for all corporate activities of the FNHA.

The FNHA was created in conjunction with the First Nations Health Council, providing support services while the political consensus was being built among BC First Nations. As a result, the FNHA website – http://www.fnha.ca uses the FNHC name. For more information please visit the website or contact us at: info@fnha.ca.

Request for Proposal – Prince George Office Renovation

Appendix B - Definitions and Administrative Requirements

1. Definitions

Throughout this Request for Proposals, the following definitions apply:

a) "Contract" means the written agreement resulting from this Request for Proposals executed by the FNHA and the Contractor;
b) "Contractor" means the successful proponent to this Request for Proposals who enters into a written Contract with the FNHA;
c) "the FNHA" means the First Nations Health Authority;
d) "must" or "mandatory" means a requirement that must be met in order for a proposal to receive consideration;
e) "Proponent" means an individual or a company that submits, or intends to submit, a proposal in response to this Request for Proposals;
f) "Request for Proposals" or "RFP" means the process described in this document; and
g) "Should" or "desirable" means a requirement having a significant degree of importance to the objectives of the Request for Proposals.

2. Terms and Conditions

The following terms and conditions will apply to this RFP. Submission of a proposal in response to this RFP indicates acceptance of all terms that follow and that are included in any addenda issued by the FNHA. Provisions in proposals that contradict any of the terms of this RFP will be as if not written and do not exist.

3. Addenda

If FNHA determines that an amendment is required to this RFP, the FNHA Contact will issue a written addendum and post it to the BC Bid website. Each addendum will be incorporated into and become part of the RFP. No oral conversation will affect or modify the terms of this RFP or may be relied upon by any Proponent. No amendment of any kind to the RFP, whether in writing or oral, is effective unless it is contained in a written addendum issued by FNHA.

4. Additional Information Regarding the RFP

Proponents are advised to fill out and return the attached *Receipt Confirmation Form*. All subsequent information regarding this RFP including changes made to this document will be posted on the following websites: BC Bid, Bonfire and FNHA at www.fnha.ca. It is the sole responsibility of the Proponent to check for amendments on these websites.

5. Late Proposals

Proposals received after the Closing Time will not be accepted and will not be considered. Late Proposals will be returned to the Proponent upon the Proponent's request at the Proponent's expense. In the event of a dispute, the Proposal receipt time as recorded at the Closing Location shall prevail.

6. Eligibility

Proposals may not be evaluated if the current or past activities or interests of the Proponent, or any sub-contractors proposed by the Proponent, may, in the FNHA's opinion, give rise to an unresolved conflict of interest in connection with the project described in this RFP. This includes but is not limited to, involvement by a Proponent or any proposed sub-contractors in the preparation of this RFP. If a Proponent is in doubt as to whether there might be a conflict of interest, the Proponent should consult with the FNHA Contact Person identified in this RFP.

Proposals from not-for-profit agencies will be evaluated against the same criteria as those received from any other Proponents.

7. Confidentiality

Proposals will be treated in confidence. FNHA will not release to the public any specific information regarding any Proposal except as may be required by law. Proponents will treat all information received through the RFP process as confidential.

8. Evaluation

Evaluation of proposals will be by a committee formed by the FNHA and may include employees and contractors of the FNHA. All personnel will be bound by the same standards of confidentiality. The FNHA's intent is to enter into a Contract with the Proponent who has the highest overall ranking based upon such an evaluation.

9. Negotiation Delay

If a written Contract cannot be negotiated within thirty days of notification of the successful Proponent, the FNHA may at its sole discretion at any time thereafter, terminate negotiations with that Proponent and either negotiate a Contract with the next qualified Proponent or choose to terminate the RFP process and not enter into a Contract with any of the Proponents.

10. Debriefing

At the conclusion of the RFP process, all Proponents will be notified. Unsuccessful Proponents may request a debriefing meeting with the FNHA. FNHA may, in its sole discretion provide such debriefing, at which time, FNHA may advise the proponent in a general manner, of the reason for the non acceptance of the proponent's proposal. Only that proponent's proposal will be reviewed.

11. Alternative Solutions

If alternative solutions are offered, please submit the information in the same format, as a separate proposal.

12. Amendments to Proposals

Proposals may be amended but any amendment to a Proposal must be made in writing and delivered to the Closing Location before the Closing Time.

13. Proponents' Expenses

Proponents are solely responsible for their own expenses in preparing a proposal and for subsequent negotiations with the FNHA, if any. If the FNHA elects to reject all proposals, the FNHA will not be liable to any Proponent for any claims, whether for costs or damages incurred by the Proponent in preparing its proposal, loss of anticipated profit in connection with any final Contract, or any other matter whatsoever.

14. Limitation of Damages

Further to the preceding paragraph, by submitting a proposal, the Proponent agrees that it will not claim damages for whatever reason relating to the Contract or in respect of the competitive process, in excess of an amount equivalent to the reasonable costs incurred by the Proponent in preparing its proposal. Furthermore, by submitting a proposal the proponent further agrees to and hereby waives any claim for damages, loss of profits or loss of opportunity if no contract is made between FNHA and the proponent for any reason.

15. Proposal Validity

Proposals will be open for acceptance for at least 30 days after the closing date.

16. Firm Pricing

For the first one hundred and eighty (180) Business days into the term of the Contract, if the contracted services are offered to other health care institutions/Regional/National Groups (with similar annual volumes and delivery schedules) at a cost that is less than the current Contract Price, the Supplier agrees to reduce the Contract Price to that level. Prices will be firm for the entire Contract period unless this RFP specifically states otherwise.

17. Currency and Taxes

Prices quoted are to be in Canadian dollars, inclusive of duties where applicable; FOB destination with delivery charges included where applicable, and exclusive of the Goods and Services Tax (GST).

18. Completeness of Proposal

By submitting a proposal, the Proponent warrants that if this RFP is to design, create or provide a system or manage a program, all components required to run the system or manage the program have been identified in the proposal or will be provided by the Contractor at no charge.

19. Sub-Contracting

The use of a sub-contractor must be clearly defined in the proposal. This includes a joint submission by two Proponents having no formal corporate links. In such a case, one of the Proponents must be prepared to take overall responsibility for successful performance of the Contract and this must be clearly defined in the proposal.

Where applicable, the names of approved sub-contractors listed in the proposal will be included in the Contract. No additional sub-contractors will be added nor other changes made, to this list in the Contract without the written consent of the FNHA.

20. Acceptance of Proposals

This RFP should not be construed as an agreement to purchase goods or services. The FNHA is not bound to enter into a Contract with the Proponent who submits the lowest priced proposal, or with any Proponent. Proposals will be assessed in light of the evaluation criteria. The FNHA will be under no obligation to receive further information, whether written or oral, from any Proponent.

Neither acceptance of a proposal nor execution of a Contract will constitute approval by the FNHA of any activity contemplated in any proposal that requires any approval, permit, or license pursuant to any federal, provincial, regional district or municipal statute, regulation or by-law.

21. Definition of Contract

Notice in writing to a Proponent that it has been identified as the successful Proponent and the subsequent full execution of a written Contract will constitute a Contract for the goods or services. No Proponent will acquire any legal or equitable rights or privileges relative to the goods or services until the occurrence of both such events.

22. Contract Negotiation and Award

Following the evaluation and recommendation of the Evaluation Committee, the First Nations Health Authority may select one or more Proponents to enter into negotiations for a Contract or Contracts as follows:

(a) The First Nations Health Authority may elect to divide the Services into more than one Contract, and enter into negotiations with a Proponent with respect to a portion of the Services, and award more than one Contract with respect to the Services;

(b) If negotiations with any Proponent are not successful within such time period as the First Nations Health Authority may require, the First Nations Health Authority may at any time after the expiry of such time period discontinue further negotiation with that Proponent by written notice to the Proponent, and the First Nations Health Authority may at any time thereafter commence negotiations with another Proponent to finalize a Contract in accordance with the foregoing process with another Proponent. The foregoing process may be undertaken and/or repeated until either a Contract or Contracts are awarded by the First Nations Health Authority or until negotiations have been terminated by the First Nations Health Authority; and

(c) FNHA reserves the right to negotiate additional services of a similar functional or technological nature from the successful Proponent without further competitive procurements.

(d) Award of a contract is in all cases conditional on the Proponent agreeing to a contract on terms and conditions that are acceptable to FNHA.

23. Liability for Errors

While the FNHA has used considerable efforts to ensure information in this RFP is accurate, the information contained in this RFP is supplied solely as a guideline for Proponents. The information is not guaranteed or warranted to be accurate by the FNHA, nor is it necessarily comprehensive or exhaustive. Nothing in this RFP is intended to relieve Proponents from the responsibility of conducting their own investigations and research and forming their own opinions and conclusions with respect to the matters addressed in the RFP. Proponents will be solely responsible to ensure their proposal meets all requirements of the RFP, to advise FNHA immediately of any apparent discrepancies or errors in the RFP, and to request clarification if in doubt concerning the meaning or intent of anything in the RFP.

24. Discrepancies, Omissions and Questions

Proponents finding discrepancies, omission, ambiguities, or conflicts in this RFP, or having doubts as to the meaning or intent of any provision, should immediately notify the FNHA Contact in accordance to Appendix C. The FNHA Contact will review such submissions and, if FNHA determines that an amendment is required to this RFP, the FNHA Contact will issue an addendum in accordance to section.

25. Modification of Terms

The FNHA reserves the right to modify the terms of this RFP at any time in its sole discretion. This includes the right to cancel this RFP at any time prior to entering into a Contract with the successful Proponent.

26. Ownership of Proposals

Proposals submitted to the FNHA become the property of the FNHA. They will be received and held in confidence by the FNHA.

27. Use of RFP

Any portion of this document or any information supplied by the FNHA in relation to this RFP may not be used or disclosed for any purpose other than for the submission of proposals. Without limiting the generality of the foregoing, by submitting a proposal, the Proponent agrees to hold in confidence all information supplied by the FNHA in relation to this RFP.

28. No Lobbying

Proponents must not attempt to communicate directly or indirectly with any employee, contractor or representative of the FNHA, including the evaluation committee and any officials of the FNHA, or with members of the public or the media, about the project described in this RFP or otherwise in respect of the RFP, other than as expressly directed or permitted by the FNHA.

29. Collection and Use of Personal Information

Proponents are solely responsible for familiarizing themselves, and ensuring that they comply, with the laws applicable to the collection and dissemination of information, including resumes and other personal information concerning employees and employees of any sub-contractors. If this RFP requires Proponents to provide the FNHA with personal information of employees who have been included as resources in response to this RFP, Proponents will ensure that they have obtained written consent from each of those employees before forwarding such personal information to the FNHA.

30. Open for Acceptance

Proponent's offer shall remain open for thirty (30) business days from the closing date of the RFP. In the event that the Authority requires more time than the thirty (30) business days as identified, the additional time period will be requested from all Proponents.

31. Proponents Meeting

FNHA may at their option require Proponents to attend a Proponent's meeting and site visits to clarify the requirements as written in the RFP. Proponents will be advised when the meetings and site visits will occur.

32. Working Language

The working language of the FNHA is English and all responses to the RFP will be in English.

First Nations Health Authority
Health through wellness

Request for Proposal – Prince George Office Renovation

Appendix C – Site Visit

RFP – Prince George Office Renovations

Request for Proposals # 2019RFP-17

Please fill out this form in order to advise the FNHA that you intend to attend the site visit by December 11,2018

FNHA CONTACT INFORMATION AND QUESTIONS: All enquiries related to this RFP including any requests for information, questions, and clarification, are to be directed to the following email address: **fnha.contracts@fnha.ca.**

SITE VISIT: Thursday, December 13th, 2018 at the First Nations Health Authority, Unit 220, 250,260, 270 177 Victoria Street, Prince George, BC, Canada.

PLEASE COMPLETE THIS FORM AND THE NDA FORM AND EMAIL TO fnha.contracts@fnha.ca no later than December 11th, 2018 to confirm your firm's attendance.

Company: _____

Street Address: _____

City: _____ Postal/ZIP Code: _____

Province/State: _____ Country: _____

Phone Number: (___) _____

Email Address: _____

Contact Person and Title: _____

# of Attendees: _____

First Nations Health Authority
Health through wellness

Request for Proposal – Prince George Office Renovation

Appendix D – Receipt Confirmation Form

RFP – (Prince George Office Renovation)

Request for Proposals **# 2019RFP-17**

Please fill out this form in order to advise the FNHA that you intend to submit a proposal for this RFP

FNHA CONTACT INFORMATION AND QUESTIONS: All enquiries related to this RFP including any requests for information, questions, and clarification, are to be directed to the following email address: **fnha.contracts@fnha.ca.**

CLOSING DATE/TIME OF RFP: Proposals must be received before the date and time indicated on the front cover page.

PLEASE PROVIDE THE FOLLOWING INFORMATION ABOUT YOUR FIRM AND EMAIL TO fnha.contracts@fnha.ca no later than December 20th, 2018.

Company: _____

Street Address: _____

City: _____ Postal/ZIP Code: _____

Province/State: _____ Country: _____

Mailing Address, if different: _____

Phone Number: (___) _____

Contact Person: _____

Title: _____

Email Address: _____

Request for Proposal – Prince George Office Renovation

Appendix E- Evaluation Criteria

Corporate Criteria:

ID	Area	Criteria
1	Corporate	Description of the Proponents' organization, size and structure. Indicate, if applicable, whether the Proponent is a small or minority owned business.
2	Corporate	Provide an indication of the ability of your firm to manage a project of this scale (with appropriate administrative and project management support, identifying in-house resources versus external resources).
3	Corporate	Include a minimum of three (3) client references that have recently used your services of similar scope to validate your firm's ability to achieve the desired outcome outlined herein including direct comment to the strengths and capabilities Proponent brings to this opportunity. Public sector, First Nations or institutional references are preferred. - Include entity's name, contact person and title, address and phone number.
5	Corporate	• Full legal name of business; • GST number; • BC incorporation number or provincial registration number to do business in BC; and • Work Safe BC account number

Financial Criteria:

ID	Area	Question
1	Financial	1. Please provide your total fees to be charged. 2. GST to be on a separate line. 3. Provide a breakdown of fee structure as outlined in the stipulated price bid form. Refer to **Appendix M.** 4. Bid price to include travel cost and any incidental expenses (separate lines) that are anticipated.

First Nations Criteria:

ID	Area	Question
1	First Nations	Please self-identify if your firm is First Nations owned (Definition of First Nations owned is if a First Nations owns 51% or more of the company).
2	First Nations	Demonstrated knowledge and understanding of First Nations culture.

Service/Technical Criteria:

ID	Area	Question
1	Qualitative	Demonstrated Previous Work with FNHA or any Property Management Company. Provide date and details
2	Qualitative	Proven experience of similar services /works as outlined in the scope of services. Refer to Section 3 of this document.

Appendix F – CCDC-2008 Edition of the Stipulated Price Contract
Appendix G Mechanical List
Appendix H– Architectural
Appendix I- Electrical
Appendix J – IT Requirements
Appendix K – Construction Guidelines
Appendix L– Administering Bid Irregularities
Appendix M – Stipulated Price Bid Form
Appendix N- CCDC, 9A, 9B
Appendix 0 - Landlords Tenant and Contractor Construction Manual
Appendix P - Security Requirements
Appendix Q – Hazmat Report (By Addendum)