

# THE TOWNSHIP OF FAUQUIER-STRICKLAND

## CONTRACT DOCUMENTS FOR TENDER: FAUQUIER MEDICAL CENTRE

TENDER CLOSING DATE: 2:00 PM ON 13 MAY 2022

Owner:

FAUQUIER-STRICKLAND TOWNSHIP  
20 DOYON STREET  
C.P/P.O. BOX 40  
FAUQUIER, ON  
P0L 1G0

Consultant:

PARALLEL ARCHITECTURE INC.  
639 QUEEN STREET SUITE 300  
TORONTO, ONTARIO  
M4M 1G4

19 April 2022

parallel

BIDS MAY BE RECEIVED BY IN A SEALED OPAQUE ENVELOPE IF SENT PHYSICALLY CLEARLY MARKED WITH THE NAME AND ADDRESS OF THE TENDERER, CLEARLY MARKED AS "TENDER FAUQUIER MEDICAL CLINIC" PRIOR TO THE CLOSING DATE AND TIME.

OR

BIDS MAY ALSO BE RECEIVED IN AN ELECTRONICALLY ZIPPED FILE SENT TO SMAK@PARALLELARCH.CA AND NVACHON@FAUQUIERSTRICKLAND.COM PRIOR TO THE CLOSING DATE AND TIME. ORIGINAL TENDER DOCUMENTS MUST BE SEALED AND THE ORIGINAL DOCUMENTS PROVIDED NO LATER THAN TWENTY-FOUR HOURS AFTER BEING REQUESTED. SCANNED DOCUMENTS OR PHOTOGRAPH ARE REQUIRED OF SIGNATURE AND SEAL PAGE. BIDDERS ARE ENCOURAGED TO REQUEST CONFIRMATION OF RECEIPT OF EMAILED SUBMISSIONS.

TENDERERS ARE SOLELY RESPONSIBLE FOR ENSURING BIDS ARE RECEIVED BY THE TREASURER PRIOR TO THE CLOSING DATE AND TIME. FAILURE TO SUBMIT THE BID AS REQUESTED WILL RESULT IN IT BEING DISQUALIFIED. THE TENDERERS TAKE FULL RESPONSIBILITY FOR FAILURE OF DELIVERY OF ELECTRONIC MAIL.

TENDERS SHALL BE ADDRESS TO:

OWNER:

NATHALIE VACHON  
DIRECTOR OF MUNICIPAL SERVICES  
FAUQUIER-STRICKLAND TOWNSHIP  
20 DOYON STREET  
C.P/P.O. BOX 40  
FAUQUIER, ON  
P0L 1G0  
NVACHON@FAUQUIERSTRICKLAND.COM

CONSULTANT:

PARALLEL ARCHITECTURE INC.  
639 QUEEN STREET SUITE 300  
TORONTO, ONTARIO  
M4M 1G4  
CONTACT: STEPHEN MAK, OAA  
EMAIL: SMAK@PARALLELARCH.CA

**DATA SHEET FOR TENDERERS**

Project Name:

Fauquier Medical Centre

Closing Date and Time (local time):

2:00 PM on 13 May 2022

Date of Non-Mandatory Pre-Tender Meeting (Virtual)

11:00 AM on 25 April 2022 – Registration Required  
by email to smak@parallelarch.ca

Virtual Zoom Meeting. Tenderers are required to have capabilities to attend Zoom calls, however an option by telephone will be made available.

Questions, Inquiries or Clarifications, Cut-off Date and Contact Information

4:00 PM on 10 May 2020  
smak@parallelarch.ca

All questions, inquiries, or clarification shall be made in writing by email.

Tentative Commencement Date

THE COMMENCEMENT DATE BY THE TENDERERS MUST BE WITHIN THE 2022 CALENDAR YEAR AND SHALL BE REVIEWED IN CONJUNCTION WITH THE TENDER PRICE.

Working Days/Completion Date

THE COMPLETION DATE BY THE TENDERERS SHALL BE REVIEWED IN CONJUNCTION WITH THE TENDER PRICE AND COMMENCEMENT DATE.

Bid Deposit

NONE

Bonding

Performance

NONE

Labour and Material

NONE

Open For Acceptance

Ninety (90) Calendar Days

Warranty Term

12 Months from Completion unless for elements otherwise noted in the Project Manual

Liquidated Damages

COMPLETION DATE: FAILURE TO MEET THE CONTRACTUAL COMPLETION DATE SHALL INCUR \$5,000/MONTH OR EACH PORTION OF A MONTH AFTER THE FIRST DAY OF EACH MONTH TWO MONTHS BEYOND THE STATED COMPLETION DATE

ADDITIONAL FIELD REVIEWS DUE TO POOR WORKMANSHIP (ie failure to rectify previously noted deficient items, failure to have items completed as requested prior to field review) \$2,500 per visit.

Contract Administrator

Parallel Architecture

Contact Person  
Stephen Mak, OAA

Phone Number: 416.986.4717

Email: smak@parallelarch.ca

**FORM OF TENDER**

Tenderer's business name: \_\_\_\_\_

Type of business: Proprietorship  Corporation  Partnership  (place checkmark in appropriate box)

Business address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

H.S.T. Number: \_\_\_\_\_

*The Tenderer has carefully examined the locality and site of the proposed works, as well as the Contract Documents related to the works, including the Tender, CCDC2 Stipulated Sum Contract upon which the Contract shall be based, Contract Drawings, Specifications, and Addenda No. to inclusive\_\_\_\_ \*, relating to the said Contract(s).*

\* The Tenderer shall insert here the number of the Addenda received by them during the tendering period and taken into account by them in preparing his Tender.

FAILURE TO ACKNOWLEDGE ALL ISSUED ADDENDA SHALL RESULT IN THE TENDER BEING REJECTED.

1. The Tenderer hereby accepts and agrees that the items referred to in (1.) above form part of the Contract(s)
2. The Tenderer hereby submits his Tender and offers to enter into a Contract(s) to construct all that is set out in the Contract Documents on the Terms and Conditions and under the provisions set out or called for in the

Contract Documents for the Total Contract Price of:

\$\_\_\_\_\_ H.S.T. NOT included

\_\_\_\_\_ Dollars

3. If awarded the Contract, the Tenderer agrees to substantially complete the work by the Completion date noted in this tender. If this tender is accepted, the Tenderer agrees to execute the contract and to provide any requested information 7 days after being notified in writing to do so by the Township. In the event of default or failure on the Tenderer's part, to execute the contract, the Tenderer agrees that the Township shall be at liberty to accept the next lowest or any other tender, or to advertise for new tenders, or to carry out the works in any other way it

may deem best and the Tenderer further agrees to pay to the Township the difference between the amount of this tender and any greater sum which the Township may expend or incur by reason of such default or failure, or by reason of such action on the part of the Township, including the cost of advertisement for new tenders and to indemnify and save harmless the Township and its officers and servants from all loss, damage, cost, charges, and expenses which it or they may suffer or be put to by reason of any such default or failure.

4. The Tenderer declares that:

- (a) No person, firm or corporation other than the Tenderer has any interest in this Tender or in the proposed Contract for which this Tender is made and;
- (b) This Tender is made without any connection, knowledge, comparison of figures or arrangements with any other person or persons making a Tender for the same work and is in all respects fair and without collusion or fraud and;
- (c) No appointed officer or employee of the Township of Fauquier-Strickland is, will be, or has become interested, directly or indirectly, as a contracting party, partner, shareholder, surety or otherwise in the Tender or in the proposed contract or in any portion of the profits thereof, or of any supplies to be used therein, or in any of the moneys to be derived therefrom and;
- (d) The several matters stated in the Form of Tender are in all respects true.

5. Tenderer acknowledges that a review of the documents listed in the Information for Tenders has been undertaken.

Dated on the \_\_\_\_\_ day of May, 2022

in the \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_  
(Town/City) (Province)

Tenderer: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_  
I have the authority to bind the corporation

AFFIX CORPORATE SEAL

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

## **GENERAL CONDITIONS OF TENDER**

### **TENDERS**

1. Sealed Tenders will be received by:

Nathalie Vachon, Director of Municipal Services  
20 Doyon Street in Fauquier Ontario

2. Envelopes shall be sealed and clearly marked as to their contents, labelled as follows:

Tender for Fauquier Medical Clinic

3. Tenders shall be submitted in an envelope provided by the Contractor not later than 2:00pm (local time) On 11<sup>th</sup> of May 2022.
4. Conditions relating to tendering as prescribed in the Tender Documents must be complied with. The lowest or any Tender shall not necessarily be accepted.
5. Tenders will be assessed by the qualifications of the tenderer, the price and the time of commencement, and completion time. Tenderers are required to submit along with their tender, the five (5) most recent projects of similar size and scope.

### **CONTRACT FORM**

6. Form of Contract shall be CCDC2 current edition, Lump Sum Fixed Price Contract.
7. The Consultant for the project is Parallel Architecture, smak@parallelarch.ca, telephone 416.986.4717

### **TENDER ADMINISTRATION**

8. Each bidder must review all tender documents and promptly report and request clarification of any discrepancy, deficiency, ambiguity, error, inconsistency, or omission contained therein 2 working days prior to tender closing not including Saturdays, Sundays and Statutory Holidays. Any such request must be submitted to the Consultant in writing, by email, prior to the question deadline noted in the Data Sheet for Tenderers. Directing inquiries to other than the Contract Administrator may result in the submission being rejected.
9. Where a request results in a change or a clarification to the tender, the Consultant will prepare and issue an Addendum to this tender which will be emailed to all tenderers. Save for an Addendum delaying the closing or cancelling of this Tender, no Addendum will be issued within the twenty-four (24) hours prior to closing.
10. Bidders are advised not to submit bids prior to the date and time cut-off for Addenda issuance but will be entitled to submit new tenders if required. New tenders shall acknowledge the latest tenders in the tender form. It is the sole responsibility of the Contractor to ensure all addenda are received and acknowledged.
11. Tenders will be available upon receipt of a written request to the Township Administration. FAILURE TO ACKNOWLEDGE ALL ISSUED ADDENDA SHALL RESULT IN THE TENDER BEING REJECTED.

12. The Township and Consultant will not be responsible for any verbal instruction given to the Tenderer during the tendering period, and any verbal instructions or communication shall not be construed to be in any way part of the contract.
13. The tender price or prices quoted in the Tender shall be all amounts due for all labour, equipment, materials, temporary utilities, transportation, overhead, burden, profit, warranty resolution, management, traffic control, temporary facilities, security, insurance, and any other direct services necessary to perform and complete all work under the Contract, including all miscellaneous work, whether specifically included in the Tender Documents or not.
14. It is the intention of the Drawings and Specifications to provide finished work. Any items omitted therefrom which are clearly necessary for the completion of the work shall be considered part of the work, though not directly specified in the Tender Documents.

#### PERMITS

15. Permits and approvals shall be obtained by the Township at their expense.

#### INSURANCE

16. Prior to the commencement of any work, the Contractor shall provide to the Township, at the Contractor's expense, certificate(s) of insurance satisfactory to the Township, as set out below. If the certificate(s) of insurance is/are not satisfactory, the Township may require the Contractor to provide a certified copy of the policy. The Contractor shall further provide that evidence of the continuance of said insurance is filed at each policy renewal date for the duration of the Contract.
17. All insurance policies of the Contractor shall be underwritten by an insurer licensed to conduct business in the Province of Ontario and shall include a waiver of subrogation against the Township of Fauquier-Strickland, its and their respective successors, assigns, elected officials, directors, officers, agents, and employees.
18. The insurance certificates shall also list Parallel Architecture Inc. and their related corporations, their employees, officers and directors as additional insureds on the policy.
19. The certificate(s) for the coverage and amounts listed below to be provided:
  - (a) \$1 million – Automobile Policy
  - (b) \$3 million – Commercial General Liability
  - (c) \$2 million – Environmental Liability / Contractor Pollution Liability (CPL)
  - (d) Project Cost – Builder's Risk

The Commercial General Liability policy shall contain:

- A "Cross Liability" clause or endorsement certifying that the Township of Fauquier-Strickland and Parallel Architecture are added as additional insured;
- An endorsement to the effect that the policy or policies will not be altered, cancelled, or allowed to lapse without thirty days prior written notice to the Township of Fauquier-Strickland;
- Non-owned automobile coverage with a limit of at least \$1 million, including contractual non-owned coverage;
- Products and complete operations coverage.
- The Environmental Liability/Contractor Pollution Liability (CPL) shall include Sudden and Accidental coverage; and Gradual Release coverage (if applicable to the work). The gradual release coverage shall continue for an additional twelve (12) months following substantial completion of the contract.



- The Environmental Liability/Contractor Pollution Liability policy shall cover the work and services described in this agreement including coverage for loss or claims arising from contamination to third party property or bodily injury during transit.
  - The Contractor shall maintain and pay for a Builder's All Risk Policy satisfactory to the Township in the joint names of the Township of Fauquier-Strickland and the Contractor, in the amount of 100 percent of the total value of the Contract. All monies paid under such insurance shall be received by the Township, which shall pay as much of it as may be required for the purpose of replacing, rebuilding, or repairing the work and all such material which has been damaged or destroyed according to the appropriate Manager or Consultants certificate and the balance, if any, shall be paid to the Contractor on completion. Such replacing, rebuilding, repairing and completion shall be carried out in every way subject to the terms and conditions of the Contract. The Builder's All Risks Policy shall remain in the custody of the Township and shall be kept in force by the Contractor until the work has been completed and accepted in writing by the Township.
20. At the time of execution of the Contract, the successful Tenderer shall furnish the Corporation with a Certificate of Clearance from the Workplace Safety and Insurance Board. The successful Tenderer shall further maintain that good standing throughout the contract period.
21. In addition, the successful Tenderer will also be required to produce a Certificate of Clearance from the Workplace Safety and Insurance Board throughout the Contract, including all payment certificates. If the Tenderer fails to pay the required assessment or compensation, the Township may pay such assessments or compensation to the Workplace Safety and Insurance Board and deduct such amounts from the Contractor.

#### TENDERER CORPORATION

22. The Tenderer's business name shall be inserted in at least one of the two spaces provided in the Form of Tender and the original signature in ink of the person authorized to bind the Tenderer shall be inserted in the space provided in the Form of Tender. No photocopies, facsimiles, or digital signatures will be accepted with the exception of scanned submissions by email. Upon request, within 24 hours, the Tenderer shall provide original copies to the Township.

#### POST TENDER PROCEDURES

23. The Tenderer shall keep his Tender open for acceptance and irrevocable until 90 days have elapsed from the closing date of the Tender or a formal contract is executed or upon written notification by the Township.
24. The awarding of the Contract, based on this Tender, shall constitute and be an acceptance of this Tender, and the Township shall notify the successful tenderer of the contract award.
25. Subject to an award of the Contract by the Township, the Tenderer is required to submit the following documentation in a form satisfactory to the Township for execution within seven (7) days after being notified in writing to do so by the Township.
- (a) Executed Agreement
  - (b) All required Certificates of Insurance
  - (c) Workplace Safety and Insurance Board - Certificate of Clearance
  - (d) Ontario RSO 1990 C.IO Occupational Health and Safety Act & Regulations (Notice of Project)
  - (e) Verification of Registration as Contractor (with Ministry of Labour)
- Note: only required once for the Owner's files

26. If the Successful Bidder for any reason, defaults or fails in any matter or thing referred to under "Requirements at Time of Execution", the Township reserves the right to retain another qualified Tenderer and claim any monies against the Tenderer for any amount incurred by the Township as liquidated damages.
27. A Tenderer who has submitted a Tender may submit a further Tender at any time up to the official closing time. The last Tender received shall supersede and invalidate all Tenders previously submitted by that Tenderer for this Contract.
28. A Tenderer may withdraw his Tender at any time up to the official closing time by letter bearing the signature of any person authorized by the Tenderer. All withdrawn or superseded Tenders will be returned unopened.
29. No Tender will be considered from any Tenderer unless known to be skilled and regularly engaged in work of a character similar to that covered by the Drawings and Specifications. In order to aid the Township in determining the ability of any Tenderer, the Tenderer shall, within 48 hours after being requested in writing by the Consultant, furnish evidence satisfactory to the Township of the Tenderer's experience and familiarity with work of the character specified and his financial ability to prosecute the proposed work properly to completion within the specified time. The evidence requested may, without being limited thereto, include the following:
  - (a) The Tenderer's performance record with listing of work of a similar character and proportions which he has constructed, giving the name of the owner, date built and construction cost.
  - (b) A tabulation of other work now under contract, giving the location, type, size, required date of completion and the percent of completion to date of each job.
  - (c) A listing of the major parts of the work which are proposed to be sublet.
  - (d) The Tenderer's latest financial statement.
  - (e) Evidence that the Tenderer is licensed to do business in the Province of Ontario, in the case of corporation organized under the laws of any other Province or Country.
30. The Township may, in its absolute sole discretion, reject a Tender or Proposal submitted by the Tenderer if the Tenderer, or any officer or managing director of the Tenderer is or has been engaged, either directly or indirectly through another corporation, in a legal action against the Township, its elected or appointed officers and employees in relation to:
  - (a) Any other contract or services; or
  - (b) Any matter arising from the Township's exercise of its powers, duties, or functions.

In determining whether or not to reject a quotation, tender or proposal under this clause, the Township will consider whether the litigation is likely to affect the Tenderers ability to work with the Township, its consultants and representatives, and whether the Township's experience with the Tenderer indicates that the Township is likely to incur increased staff and legal costs in the administration of the contract if it is awarded to the Tenderer.

31. If a single tender only is received, it may be opened and the Township reserves the right to accept or reject it. The following documents are required for review and or approval prior to any construction related activities:
32. A Construction Schedule, list of sub-contractors and traffic plan control shall be submitted to Consultant at least 14 days prior to preconstruction meeting
33. Sub-surface soil investigation has been included in the Tender Documents and shall form part of the contract documents.

## TAXES

34. Harmonized Sales Tax applies to all goods and services purchased by the Township of Fauquier-Strickland. H.S.T. is calculated, at the applicable tax rate, on these purchases and is payable by the Township at the time payment is made for the purchase. It shall be identified in all cases as a separate cost.
35. Tenderers will be required to register for purposes of the tax, collect the tax on their taxable supplies to the Township of Fauquier-Strickland and remit as required by legislation. Tenderers must supply the Township of Fauquier-Strickland with their H.S.T. registration number.
36. The total contract price shall be inclusive of all government sales taxes, with the exception H.S.T., custom duties and excise taxes applicable with respect to the contract and shall be paid by the Tenderer unless otherwise provided by statute.

#### HEALTH AND SAFETY

37. The Successful Bidder shall submit a copy of their health and safety policy as required under Section 25 (2) (j) of the Occupational Health and Safety Act. If the Successful Bidder is a proponent of Sec. 25.(4) whereby they regularly employ five (5) or less employees a policy is not required under the Act, under such circumstances provide procedures or a written description of safety practices applicable to the work that will be performed under the contract.
38. The Successful Bidder may be required to provide additional documentation such as programs, procedures - documented safety protocol with respect to safety practices applicable to the work being performed on behalf of the Township and as outlined in the contract requirements.

## **SCOPE OF WORK AND GENERAL CONDITIONS**

1. The Scope of Work of this tender is for the construction of the Fauquier Medical Clinic including all exterior improvements, servicing and interior finishes as noted in the drawings and Project Manual.
2. The building is an approximately 2,200 square foot wood framed structure located on vacant lands located on Doyon Street.

### **MANDATORY SITE VISIT**

1. A visit to the site is required prior to the submission of the tender. Failure to visit the site prior to tender shall any claims for additional costs for elements reasonably discernable from the documents and a site visit will not be allowed. Tenderers shall make themselves familiar with any conditions or restrictions for access, existing conditions, locations for temporary construction facilities that will be required during the construction and conduct of the work. Tenderers are responsible for ascertaining any difficulties or barriers to the completion of the work, and shall be accounted for in their tender. Failure to make the necessary examinations or investigations shall not be accepted as an excuse for any default on the part of the Bidder to fulfil in every detail all the requirements of the said contract or be accepted as a basis for any claims whatsoever for extra compensation or an extension of time.

### **COMPLETION AND SCHEDULE**

2. Completion of the building, ready for occupancy, including all necessary commissioning of the project and necessary inspections by the local authorities having jurisdiction shall be complete on or before the date provided in the tender. Failure to meet the completion date without proper notice as afforded in the contract shall incur \$5,000/month or each portion of a month after the first day of the month two months beyond the stated completion date.
3. The Successful Tenderer shall be required, within a period of seven (7) calendar days after receiving notice of their success, to submit to the Consultant for review a detailed schedule with sufficient information to demonstrate completion of all aspects of the works required under the Contract within the completion date requirements of the Contract and the above constraints.
4. Time shall be of the essence of all Contracts. Work shall not commence until the Contractor has received authorization from the Municipality and in receipts of permits.
5. The Contractor may be required, at the discretion of the Consultant, to postpone or halt work until conditions become acceptable.
6. The Contractor shall not carry out operations on Saturdays, Sundays or any Statutory Holiday without permission in writing from the Township of Fauquier-Strickland.
7. The Contractor is advised the site is in close proximity to near-by residents; it is highly unlikely work will be approved outside regular working hours.
8. The Contractor shall provide a competent representative to be constantly on site during all working hours and ongoing throughout the execution of the works required by the Contract. The Contractor's representative shall, at all times, be in full control and be responsible for all activities and all phases of work including those portions of the works performed by sub-contractors.

9. The Contractor guarantees that the said work shall, for a period of twelve (12) months from the date of completion and acceptance in writing of the facility by the Township, remain in such condition as will meet with the approval of the Township. The Township will arrange for a final inspection of the works at that time. The Contractor will be required by the Township to make good in a permanent manner, satisfactory to the Township, any imperfections due to materials or workmanship used in the works.
10. The decision of the Township in conjunction with the consultant is to be final as to the nature and cause of such imperfection and the necessity for removing same and is governed by the Contract.
11. Should the Contractor fail to comply with the direction of the Township, the latter may, after giving the Contractor twenty-one (21) days written notice, perform the necessary work and the cost may be deducted by the Township from monies owing to the Contractor, or to recover the cost from the Contractor.
12. Notwithstanding the expiration of the maintenance period, the Contractor shall not be relieved of correcting any defects or faults of which notice has been given to the Contractor prior to the expiration of the maintenance period.
13. The Contractor shall give all necessary notices, obtain all necessary permits, pay all fees and furnish all necessary certificates as evidence that all work, as installed, conforms with the laws of all governing authorities before the final Certificate of Payment is issued by the Township. All changes and alterations required by an authorized inspector of any authority having jurisdiction shall be carried out without charge to the Township.
14. The Contractor shall conform to and enforce strict compliance with the Occupational Health and Safety Act (OHSA) including the Contractor's obligations as an "Employer" under Section 25 and 26 thereof and with all regulations under the OHSA including.
15. It is understood that the Contractor, by executing the Contract, unequivocally acknowledges that it is the "constructor" within the meaning of the OHSA and amendments thereto, as applicable to the scope of work outlined in the Bid Document and Contract, with complete control for health and safety matters over all persons who may be present at the site, whether such persons are members of the Contractor's own forces, employees of the Township, utility companies or other sub-contractors or are third parties present at the site.
16. The Township of Fauquier-Strickland shall not be the Constructor. The Contractor hereby confirms that it has assumed such responsibility as the constructor for all purposes.
17. The Contractor shall provide and maintain the necessary first aid items and equipment as called for under the First Aid Regulations of the Workplace Safety and Insurance Act and OHSA.
18. The Contractor shall be responsible for making application and submitting all electrical drawings and specifications as required to the Inspection Department of Electrical Safety Authority (ESA). It is essential this be done soon after award of contract.
19. The contractor is responsible for leaving the site in a clean fashion that is, at minimum, restored to preconstruction condition. If any fencing, roadways, or other items that are to be left in place, are damaged or disturbed they must be restored to, at minimum, their preconstruction condition. Final restoration and cleaning shall be completed to the satisfaction of the Consultant.
20. Provide proof of concrete in foundation work to be as required by Code.
21. The Contractor shall apply for, obtain, and pay for all permits, licenses, inspection, examination testing and fees required with the exception of the Building Permit fee.

22. The Contractor shall arrange for inspection of all work by the authorities having jurisdiction over the work. On completion of the work, the Contractor shall present to the Municipality the final unconditional certificate of approval of the inspecting authorities.
23. Comply with the requirements of the latest edition of the applicable CSA standards, the requirements of the authorities, federal, provincial, and municipal codes, the standard of the Underwriters Association and all other authorities having jurisdiction. These codes and regulations constitute an integral part of these specifications. In case of conflict, the codes take precedence over the Contract Documents. In no instance, reduce the standard established by the drawings and specifications by applying any of the codes referred to herein.
24. Before starting any work, submit the required number of copies of drawings and specifications to the authorities for their approval and comments. Comply with any changes requested as part of the Contract but notify the Municipality immediately of such changes for proper processing of these requirements. Prepare and furnish any additional drawings, details or information as may be required.
25. Any work rejected or requiring correction by the inspection authority shall be rectified at the Contractor's expense and any additional inspections caused by deficient work shall also be paid for by the Contractor.
26. All work is subject to inspection by video camera or by still photo. The cost of such inspection will be at the Municipality's expense.
27. The consultant will carry out general visual inspections and will, if necessary, prepare a deficiency list for action by the Contractor, during and upon completion of the project.
28. When manufacturers' instructions are intended to govern or are required to supplement the specifications for the assembly and installation of specific materials or equipment, the Contractor or Supplier shall provide sufficient copies of such instructions so that each crew working on the items affected has ready access to the instructions. The Contractor shall provide to the Consultant one copy of the instructions for his office records, one copy for on-site use by the inspector and one additional copy for the Municipality. Provide all necessary equipment, materials and labour to safely off-load equipment at the site or nearest point of delivery and provide for any additional transportation necessary for storage or installation on the site. The methods employed for handling and storage must meet the requirements of the manufacturer, the specifications and the Consultant. The Contractor shall plan delivery of any required equipment to meet construction schedule.
29. Arrange for prompt off loading and pay any additional costs due to delays from any cause. Prior to accepting delivery examine all materials to be incorporated into the work for damage and remedy any damage due to shipping and handling. Provide adequate measures for the protection of work to be installed to prevent damage. If not required for immediate use, store equipment and materials separately on the site, in original sealed packaging and provide suitable protection to prevent their deterioration or the intrusion of foreign matter. Arrange for all materials and equipment to be stored in a manner at all times to avoid theft or vandalism.
30. Protect the materials and the finishes of the work from damage. This required protection shall be in effect up until the date of total completion of the work as defined in the General Conditions.
31. Failure to deliver equipment on time, or at all, does not in any way relieve the Contractor of the responsibility to complete the Contract by the stipulated Completion Date.
32. Under no circumstances shall the Municipality take over the work from the Contractor or shall the Consultant issue a Certificate of Substantial Performance, without all items being in operational order.

33. Where the manufacturer's standard guarantee or warranty is less than the period of guaranteed maintenance as required in the Contract Documents, provide for any additional warranty or guarantee period at the price bid for the item or lump sum tender price including the item or equipment.
34. Examine the work of all other trades and ensure that conditions are satisfactory for the completion of any subsequent work.
35. Make all necessary preparations in the work to provide for the satisfactory connections to, and execution of, all other trades affected.
36. Supply any articles which are to be built in by other trades and provide the necessary drawings and instructions for their proper location and installation.
37. Provide all other trades with sufficient notice when materials are to be supplied, set and/or installed by the trades. Co-ordinate work of trade with all other trades. Protect work from damage by other trades and prevent damage to work of other trades.
38. Make good any damage to work of other trades at no additional cost to the Municipality.
39. After each working day clean up as the work proceeds. Remove rubbish from the site at regular intervals and upon completion of the Work to maintain the site in a neat and orderly appearance.
40. When work is to be carried out in freezing weather, heat all crushed stone, sand, water and other such materials in compliance with the Consultant's requirements and protect the work from damage by frost during and after placement. Provide, at no additional cost, the necessary means of heating the materials and protecting the work.
41. The Contractor shall submit the required operation and maintenance data in conjunction with the final submission of shop drawings.
42. The Contractor shall provide all equipment and maintenance manuals prior to completion and occupancy by the Township.
43. Where Contract Documents do not provide sufficient information for completing installations comply with manufacturer's written instructions.
44. The Contractor shall provide and maintain at the Site, a completely equipped first aid kit, MSA FA 1035 or equal, in a clean orderly condition, which shall always be readily accessible to all employees and persons engaged on site. The Contractor shall designate particular employees who are properly instructed in First Aid, to be always available at the Site while Work is being carried out. A telephone call list for summoning aid such as doctors, ambulances and rescue squads from outside sources shall be conspicuously posted.
45. The Contractor shall undertake the role of the "Constructor" as defined in the Occupational Health and Safety Act.
46. Prior to the commencement of the Work, the Contractor shall notify the office of the Ministry of Labour, submit a Notice of Project and shall provide copies of the Notice to the Municipality and to the Consultant.
47. The Contractor will be responsible to take all necessary steps to protect personnel (workers, visitors, general public, etc.) and property, from any harm during the Contract.
48. The Contractor shall supply only competent personnel, who shall implement its safety program and ensure that the Contractor's standards, and those of the Occupational Health and Safety Act are being complied with.

49. The Contractor will report to the Municipality of Fauquier-Strickland, and jurisdictional authorities, any accident or incident involving the Contractor, Municipality of Fauquier-Strickland or public, personnel and/or property, arising from the Contractor's execution of the Work.
50. The Contractor will include all provisions of this Contract in any agreement with Subcontractors, and hold all Subcontractors equally responsible for safe work performance.
51. The Contractor is responsible for performing all work within the defined construction area in accordance with the Ontario Occupational Health and Safety Act, latest edition.
52. The Contractor shall be responsible for laying out the Work and for establishing reference points. The Contractor shall obtain an as-built survey at foundation levels to ensure that the building is set in the location indicated.
53. The Consultant may at any time check the Contractor's survey and layout of work, but this shall not relieve the Contractor of any of its responsibilities to carry out the Work to the lines and grades set out in accordance with the Drawings and Specifications or as otherwise necessary for performance of the Work in accordance with the Contract Documents.
54. Unless otherwise required, restore areas of the Work and areas affected by the performance of the Work to the conditions that existed prior to the commencement of the Work and to match the condition of similar adjacent, undisturbed areas.
55. The Contractor shall be designated as the "Constructor" as defined by the Occupational Health and Safety Act (OHSA) and shall comply with the Act, latest edition.
56. The Contractor shall review and become fully familiarized with construction occupational health and safety measures and requirements contained in all applicable law.
57. Ensure that all employees are competent, as prescribed by the applicable legislation in performing the Work and have been trained on the Contractor's Site-specific Health and Safety Plan prior to starting Work on the Contract.
58. Provide first aid, hygiene and medical facilities at the Site in accordance with the applicable provincial regulatory requirements. Designate trained employees to be in charge of first aid on the Site.
59. Erect signage acceptable to the Owner at all entry points to the Site to advise personnel entering the Site of the requirements respecting the use and wearing of personal protective equipment.
60. Erect signage acceptable to the Owner at all entry points to the Site identifying the name, address and telephone number of the Contractor and advising employees, Subcontractors and other individuals entering the Site that all personnel and employees on the Site are required to comply with safety policies, procedures and instructions of the Contractor and that any personnel failing to adhere to the safety policies, procedures and instructions of the Contractor may be removed from the Site and denied further access.
61. Erect signs relating to safety on the Site, and signs or notices required by the applicable provincial and local regulations or by the Contract Documents.
62. Inspect the physical condition of the workplace at least weekly, or as often as required by provincial health and safety regulatory requirements, in order to ensure that the Work is performed safely and that the Site is maintained in accordance with the provincial regulatory requirements. Prepare and maintain a documented record of each inspection describing the scope of inspection and findings. Copies of all safety inspections shall be kept on Site and available for review by the Contract Administrator.



63. Report all critical injuries/fatalities immediately to the Ministry of Labour, the Owner, and the Consultant and conduct a thorough investigation. A copy of all critical injury/fatality reports and investigations shall be provided to the Owner and the Consultant.
64. Comply with the requirements of the Occupational Health and Safety Act.
65. All materials on Site shall be stored, stacked, placed, removed and handled in a stable and secure manner so as not to endanger the safety of personnel or cause damage to property.
66. Design, construct, install and dismantle scaffolding in accordance with the applicable Provincial construction safety regulatory requirements and other applicable regulations and the requirements of CSA S269.2.
67. All persons working at heights shall utilize fall arrest and fall protection and shall have proof of appropriate training. At a minimum, systems and devices for fall prevention and/or fall arrest shall be used and/or worn for any Work activity where a worker may fall a vertical distance of 3 metres or more.
68. Comply with the latest edition of the following statutes and codes and all amendments thereto:
  - .1 The Ontario Building Code Act and Regulations.
  - .2 National Building Code of Canada.
  - .3 Occupational Health and Safety Act and Regulations for Construction Projects, covering safety, hazardous materials, and Workplace Hazardous Material Information.
  - .4 Ontario Plumbing Code.
  - .5 The Boilers and Pressure Vessels Act.
  - .6 The Energy Act Ontario.
  - .7 Ontario Regulation made pursuant to the Power Corporation Act regarding the Electrical Safety Code.
  - .8 Ontario Water Resources Act.
  - .9 Environmental Protection Act, Ontario Regulation 309.
  - .10 Canadian Environmental Protection Act
  - .11 Codes and Standards of the National Fire Protection Association (NFPA).
  - .12 CAN/CGA B105 M93 Code for Digester Gas and Landfill Gas Installations.
  - .13 Environmental - Air, Ontario Regulation 346.
  - .14 Environmental – Noise, Ontario Regulation NPC 205.
  - .15 Ontario Gas Utilization Code, Ontario Regulation 244.
  - .16 Canadian Electrical Code.
  - .17 Ontario Electrical Safety Code, 2002.
  - .18 Standard for Building Construction Operations FCC No. 301 by Fire Commissioner of Canada.
  - .19 Provincial Hydro Electrical Safety Codes and Bulletins.
  - .20 Ontario Reduce, Reuse and Recycle Regulations O.Reg. 101/94 -105/94.
  - .21 CSA Certificate Standards and Electrical Bulletins.
  - .22 Ministry of Labour, Occupational Health and Safety Branch Health & Safety Guidelines
  - .23 Engineering Data Sheets.
  - .24 Noise By-Law.
69. For purposes of the Occupational Health and Safety Act, the Contractor will be designated as the “Constructor” and assumes the responsibility of the “Constructor” as set out in this Act and its regulations. Submit the information required under Part 1 of Ontario Regulation 213 to the Ministry of Labour prior to commencing Work.
70. The Contract Administrator’s acceptance of the Work may be withheld until any department in the municipality or the Contract Administrator has issued its acceptance.

71. Municipal inspectors may be present during the construction of the Work. They have the power to order the Work stopped if, in their opinion, it is not being performed in accordance with the set lines and grades and the Contract Documents.
72. The Contractor is responsible to ensure the protection of the adjacent structures and property and will be responsible to make good any damage which can be attributed to the construction activities.
73. Confine operations to limits of the site working area to the incur the least amount of disturbance to neighbouring properties and other activities. Cordon off areas and secure areas to ensure the general public does not gain access to areas with hazardous, or construction activities.
74. Install fencing suitable to the Municipality to clearly define the working limits to the site working area, haul routes, parking areas, access routes and maintenance areas to ensure all activity is confined to these areas.
75. Make adequate protection and take precautions at times of inclement weather. Inclement weather or extra Work caused by such weather will not be accepted as reason for additional payment or an extension to the Time for Completion unless provided for in the contract.
76. Adhere to local noise by-laws as well as Contract Administrator direction regarding noise levels on-site.
77. Undertake dust control and mud tracking measures to prevent dust and mud nuisances from any phase of the construction operation.
78. The Contractor shall dispose of materials in accordance with local regulations.
79. In general, restore the site to condition equal to or, if specified elsewhere, to a condition better than existing conditions. Restore lands outside of the limits of the work which are disturbed by the work to their original condition in addition to complying with the General Conditions.
80. Field reviews shall be carried out by the Consultant at the following stages of construction, and the Contractor shall provide no less than seven days notice by email to Consultant for the purposes of attending to the site for field review. The Consultant may waive visits subject to alternative measures such as video calls.
  - a. Excavation Completion
  - b. Foundation completion prior to backfill
  - c. Rough framing
  - d. Insulation Vapour Barrier/Air Barrier
  - e. Roofing/Drywall
  - f. Final prior to occupancy and turnover

## **OUTLINE SPECIFICATIONS**

### **DIVISION 2: SITEWORK**

#### **2.1 SURVEYING & LAYOUT**

1. Survey and layout will be provided Contractor. Original survey was completed by EXP and shall provide a final survey showing location of building at the Contractor's expense.

#### **2.2 SERVICING**

1. All municipal services are located in Doyon Street and shall be confirmed as to location with the Township Engineering Department.

#### **2.3 SITE PROTECTION**

1. Protection of existing landscape features as "no disturbance zones" will be maintained by the Contractor and generally protecting specific plants and other natural features as required for the preservation during construction, and clearly delineated on-site, as indicated by the Municipality.
2. Contractor shall prevent loss of soil during construction by storm water runoff and/ or wind erosion, including protection of topsoil stockpiled for reuse.
3. Contractor shall prevent sedimentation and material to migrate from site to adjacent lands which may pond.
4. Protect all existing landscape and natural features during construction.
5. All natural areas shall be treated as finished landscapes unless otherwise indicated to minimize disturbed area and all existing vegetation not to be removed to be protected.
6. Snow fence to be installed as required, with sufficient walkthroughs, and all placements by Contractor.
7. Silt fencing will be installed as necessary to prevent erosion.
8. Protect trees from vehicular traffic and parking of vehicles by keeping vehicles outside the drip line of trees.

#### **2.4 SITE CLEARING & PREPARATION**

1. Clearing to be carried out with minimal site impact.
2. Remove all material not to be reinstalled on site offsite in a location designated for dumping.
3. Materials to be retained on site shall be stockpiled and protected to prevent wind and rain migration.
4. Includes removal of trees, shrubs, groundcovers according to site plan and field markings.

#### **2.5 EXCAVATION & BACKFILL**

1. Include excavation as required for new construction, sub-grade fill, footings, foundations wells, and underground utilities trenches from street to buildings.
2. Regrade site as indicate on drawing to control drainage as shown.
3. Contractor to promptly notify the Municipality and the Consultant of any unexpected sub-surface conditions.
4. Refer to the soils report contained in the project manual.
5. Excavation to be done according to site plan and elevation benchmarks, which shall be to 2" below top-of-footings.
6. Foundations will be backfilled in accordance with soils report.
7. Footings to be located in accordance with soils report.
8. Excess fill not suitable for road & parking areas is to be removed from site to minimize onsite storage.

#### **2.6 SITE SERVICING**

1. Include the supply and burial of the following utilities.

2. Water service at 2m minimum below finish grade from foundation to water line with tie-in in accordance with the local Municipal requirements.
3. Sanitary pipes sloped to drain with tie-in in accordance with the local Municipal requirements.
4. Electric power to be co-ordinated with local electrical authority. Contractor to pay for all permits, connections and other electrical authority/supplier requirements.
5. Natural gas to be co-ordinated with local gas supplier.
6. Contractor to pay for all permits, connections and other supplier requirements.

#### 2.7 PARKING AND ASPHALT

1. As indicated on drawings for layout.
2. Asphalt design to be in accordance with soils report.
3. Ensure that asphalt is carried out either over proper compaction and drying of sub-base, or return at an appropriate time to complete, at no cost to the Township.
4. In the case that asphalt is not laid, provide a trafficable surface with transitions from lower elevation for the purposes of barrier free access to building.

#### 2.8 SITE GRADING

1. Contractor to provide grading elevations and transitions. Sub-grading to be completed according to site plan, using soils recovered from on-site excavation and set 6" below final/ finished grade. Grade to be raised as appropriate to allow for drainage away from structure and as shown on the plan.
2. Finish grade to be completed after building exterior is completed. Care must be taken so that compaction of finished grading layer does not occur by vehicle or personnel. Utilize stockpiled topsoil, ensuring that only clean, loose topsoil. Amend the stockpile with organic composted material. Import additional topsoil as required.
3. Grade topsoil for final finish grade as shown on drawings.
4. All drainage directed away from buildings via surface pitch and ADS to daylight.

#### 2.9 WALKWAYS

1. Walkways to be brick pavers as indicated on drawings.
2. Pavers to be ARTLINE from Unilock in colours to be selected from manufacturer's standard range.

#### 2.10 LANDSCAPING

1. All areas to be reseeded with lawn or meadow mix to be prepared with 6" topsoil
2. Include CASH ALLOWANCE of \$10,000.00 for landscape material, trees and planting, labour and material.

### **DIVISION 3: CONCRETE**

1. Concrete shall be designed mixed, placed, cured and tested in accordance with CAN3- A438.
2. Cement shall meet the requirements of CAN3-A5.
3. Agregates shall meet the requirements of CAN3-A23.1.
4. Admixtures shall conform to CAN3-A266.1 and CAN3A266.2.
5. Water to be clean free of deleterious materials.
6. Maximum slump 4 inches 100mm.
7. All concrete to be 3600psi (25 Mpa) at 28 days minimum; 4650 psi (32 Mpa) and 5% to 8% air entrained where exposed to weather
8. All concrete floors machine trowelled.

## **DIVISION 6: WOOD**

### **6.1 ROUGH FRAMING**

1. Rough framing to be in accordance with the requirements of the Ontario Building Code Part 9, and includes all wall and roof framing, and all necessary blocking.
2. All framing to be complete with kiln dried lumber, with minimal water content to minimize nail popping and shrinkage.
3. All nailing to be carried out in accordance with the Ontario Building Code.
4. TJIs, and beams to be in accordance with drawings.
5. Roof trusses to be pre-engineered and drawings for the design of the roof trusses shall be sealed by a Professional Engineer licensed to practice in the Province of Ontario.
6. In areas where grab rails, handrails, guard rails, and mounted equipment are required, provide blocking no less than ¾" plywood or solid lumber between studs.

### **6.1 EXTERIOR TRIM AND MILLWORK**

1. All exterior trim and millwork at entrance canopy to be clear no. 1 cedar.
2. All millwork to be completed to AWMAC standards. Plastic laminate finish, to be selected from manufacturer's standard range, Aborite or equivalent. All edges plastic laminate. Interior finish shall be melamine.
3. Drawer and cabinet handles to be D pulls in brushed nickel finish by Richlieu or equivalent.
4. Hinges to be Hettich Sensys 110 degree hinges or equivalent by Richlieu.
5. Countertop to be plastic laminate selected from manufacturer's standard range.
6. Boxes shall be ¾" MDF glued and mechanically fastened, exterior plastic laminate, and interior melamine finish.
7. All interior shelving to be adjustable.
8. All drawers shall be on glides, Richlieu or equivalent.
9. Door panels to be 3/8" MDF plastic laminate inside and outside.
10. No VOC finishes.
11. No urea-formaldehyde.

## **DIVISION 7: THERMAL & MOISTURE CONTROL**

### **7.1 CAULK & EXTERIOR SEALING**

1. All caulking to be first quality silicone, Tremco acoustical sealant or PL Premium in product suitable for application
2. Includes all sealing materials at dissimilar materials.
3. At exterior between dissimilar materials, at windows, door frames, at exterior siding as recommended by siding manufacturer.

### **7.2 ROOFING**

1. Standing seam metal roofing as indicated on drawings.
2. Colours to be selected from manufacturer's standard range.
3. Prior to complete installation, complete one section no less than 5 square metres showing all typical conditions for review by consultant.
4. Supply and install ice and water shield for a distance no less than 1.5m from eaves.
5. Provide ventilation at both eaves/soffit and roof to achieve OBC required minimum ventilation.
6. All flashings to be aluminium prefinished, colour to be selected from manufacturer's standard range. All flashing installed in strict accordance with supplier/manufacturer recommended detailing, locations and recommended procedures.

7. Provide prefinished aluminium eavestrough and rain water leaders in locations as indicated on drawings. Colours to be selected from manufacturer's standard range.

### 7.3 SIDING

1. All siding (including shingle siding) and trims to be cementitious siding as manufactured by James Hardie.
2. Colours to be selected from manufacturer's standard range.
3. All installation of siding to be in strict accordance with manufacturer's instruction, including caulking details, securement, and drained system.

### 7.4 INSULATION AND VAPOUR BARRIER AND AIR BARRIER

1. All exterior wall insulation to be fibreglass insulation from Johns Mansville, Owens Corning, or other alternative subject to review by Consultant.
2. All washroom walls, walls between public areas and treatment rooms to be insulated for privacy with Roxul acoustical insulation or other alternative subject to review by Consultant. Caulk with acoustic sealant at perimeter of all walls that have been insulated for acoustical properties.
3. Vapour barrier to be 6mil poly vapour barrier, mechanically fastened and tied into all opening at window frames and doors with sealant to maintain the continuity of vapour barrier.
4. Exterior air barrier to be Tyvek permeable air barrier, or alternative subject to review by Consultant.
5. Maintain continuity of all air barriers using compatible exterior tape.
6. Exterior insulation to be rigid XPS polystyrene insulation manufactured by Soprema or other alternative subject to review by Consultant.
7. All products to be installed in accordance with manufacturer's recommendations and guidelines.
8. Prior to installation of penetrations through walls, such as windows or door, provide one example for review by Consultant.
9. Maintain the continuity of all vapour barriers at all penetrations such as electrical outlets, plumbing penetrations, using an acrylic construction seaming tape as manufactured by Siga or alternative subject to review by Consultant.
10. The use of high density closed cell spray foam is permitted in locations to maintain continuity.
11. Seal windows, doors, louvers, vents, outdoor air ducts, etc. to their rough openings with low expansion polyurethane foam.
12. Seal at the flashing metal with caulk &/or vapor membrane.
13. Utility Penetrations: Seal all utility penetrations through exterior walls and ceilings with either low expansion polyurethane foam or caulk, depending on the size of the hole to be filled. As a guideline use foam for gaps or holes with a minimum dimension of 1/4", caulk for smaller gaps or holes.
14. Plumbing Stacks: Seal the aluminum flange of an interior boot to the underside of sheathing with caulk. o
15. Install sill seal and caulk between foundation and stud walls.

## DIVISION 8: DOORS, WINDOWS

1. Exterior entrance doors to be thermally broken prefinished aluminum entrance system with tempered safety glass in all lites. Provide samples and shop drawings for review. Keyed with lockset. Provide automatic opener for barrier free access.
2. All windows to be thermally broken prefinished aluminium windows with tempered safety glass as required by OBC and all windows to be triple glazed with Low-E argon gas sealed units. Provide samples and shop drawings for review.
3. All interior doors to be 1-3/8" solid core slab wood doors, Masonite finish ready for paint. Provide sample on site and catalogue cut for review.
4. All hardware to be lever type brushed nickel finish Schlage or alternative subject to review by Consultant.

- a. Treatment/exam rooms lockset, office function;
  - b. Washrooms lockset, privacy function;
  - c. All other doors and closets lockset, passage function'
  - d. Door stop;
  - e. Coat hook on all treatment/exam rooms, washrooms;
  - f. 1-1/2 pair hinges each leaf.
5. Frames to be MDF wood frames, paint ready c/w 4" square dressed casing.

## **DIVISION 9: FINISHES**

### **7.1 DRYWALL**

1. All drywall to be in accordance with dimensions and quantities as indicated on drawings.
2. Installation and fastening shall be in accordance with USG Gypsum Construction Handbook.
3. In cases of two layers of wallboard, layers to be staggered.
4. Drywall to be to Level 4 finish throughout.
5. Use moisture resistant drywall in damp locations.
6. Use accessories in accordance with USG Gypsum Construction Handbook.
7. Recycle all waste drywall.
8. Make effective use of sheets to minimize joints.
9. Between treatment/exam rooms and public areas, and in washrooms, use acoustical sealant at top and bottom of drywall.

### **7.2 SUSPENDED ACOUSTIC CEILING**

1. Refer to drawings for extent of suspended acoustic ceiling.
2. Refer to drawings for selection of suspended acoustic ceiling.
3. All main suspension points shall be connected to structural elements only.
4. Arrange grid in accordance with drawings.

### **7.3 FLOOR FINISHES**

1. Refer to drawings for extent of floor finishes, type and colour.
2. Prior to installation of floor finishes, ensure that the substrate is clean, clear, and free of defects that would result in irregularities of finished floors.

### **7.4 CERAMIC TILE**

1. Refer to drawings for extent of ceramic tile wall finishes, type and colour.
2. Prior to installation of wall finishes, ensure that the substrate is clean, clear, and free of defects that would result in irregularities of tile.

### **7.5 INTERIOR PAINT**

1. All paint in treatment/exam rooms shall be semi-gloss
2. All paint in washrooms shall be gloss
3. Trim and doors shall be semi-gloss
4. All other paints shall be lustre.
5. Assume three (3) colours of paint on all walls, and one colour of paint on doors and trim.

6. Prior to application of paint, ensure that drywall is clean, clear and free of defects that would result in irregularities of paint finish.

#### 7.6 EXTERIOR PAINT/STAIN/SEALANT

1. Exterior cedar entrance canopy to be finished with semi-transparent stain in colour to be selected.
2. Siding nail holes are to be finished with paint as supplied by James Hardie where colour has been damaged during installation.

### **DIVISION 10: SPECIALTIES**

1. Washroom accessories
  - a. Toilet Paper Holder – Bobrick Classic Series Surface Mounted Multi-Roll Tissue Dispense B2888
  - b. Surface Mounted Napkin Disposal – Bobrick B-35138
  - c. Surface Mounted Paper Towel Dispenser – Bobrick B-9262 Fino Collection
  - d. Patient Washroom Only – Koala Kare Horizontal Baby Changing Table Gray KB200-01
  - e. Patient Washroom Only – Bobrick Fixed Position Tilt Mirror B-293 2436
  - f. Staff Washroom Only – Bobrick Welded Frame Mirror B-290 2436
  - g. Shelf in Patient Washroom Only – Bobrick B-683 x 24 Surface-Mounted Toiletry Shelf
  - h. Grab Bars – Knurled grab bars by Bobrick in configurations as indicated on drawings
  - i. Automatic Wall-Mounted Soap Dispenser Bobrick B-2111
2. Install all exam tables as supplied by Municipality in locations indicated on drawings. Co-ordinate the need for any electrical outlets with Municipality.
3. Install washer and dryer in Storage/Laundry room as supplied by Municipality.
4. Install refrigerator and microwave in meeting room as supplied by Municipality.

### **DIVISION 15: MECHANICAL**

#### 15.1 ROUGH PLUMBING

1. Plumbing shown on drawings is schematic and all traps, risers, vents, drains shall be installed by a licensed plumber in accordance with local code, and all applicable codes.
2. All water piping to be AquaPEX or copper tied into municipal water supply
3. All waste schedule to be schedule 40PVC.

#### 15.2 FIXTURES

1. Washroom
  - a. Toilet: American Standard Cadet Two-Piece Pressure Assist Floor Mounted Toilet Elongated
  - b. Seat: Open front seat American Standard
  - c. Faucet: American Standard Selectronic Touchless Faucet – Hardwired – include electric connection below sink.
  - d. Sink: American Standard Decorum 21 x 21 ¼" Wall hung sink single hole
  - e. Insulate Drain and trap
  - f. Water supply shut off for toilet and faucet



2. Laundry Room
  - a. Sink
  - b. Faucet
  - c. Water supply shut off for faucet
  - d. Laundry Taps
  - e. Laundry Drain and Trap and laundry sink Drain and Trap
  - f. Floor drain
  
3. Meeting Room
  - a. Sink
  - b. Faucet
  - c. Water supply shut off for faucet
  - d. Drain and trap
  - e. Water connection for refrigerator (capped) c/w shutoff
  - f. Water rough-in for dishwasher including supply and drain at sink c/w shutoff

### 15.3 HEAT AND DOMESTIC HOT WATER

1. Outside unit installed on a concrete condenser pad with 2" min. compacted and leveled sand. The outdoor unit is to be placed away from any obstructions in accordance with the manufacturers requirements.
2. Condensate lines – The condensate lines shall to a drain below the slab to the floor drain.
3. Refer to mechanical drawings for additional information.
4. Domestic hot water heater to be 50 gallon electric hot water heater. Outlet and inlet of water heater to be connected with hard cooper lines and fittings, fastened to wall with rigid fasteners.
5. Water heater to be provided by plumbing contractor and installed with all piping laid out to minimize hot water runs to bathrooms and kitchen.

### 15.4 VENTILLATION

1. System exhausts to run from each bathroom and be balanced so that exhaust flow is proportional to volumes of each exhausted space: 20 CFM continuous exhaust minimum from each bathroom.
2. Bathroom door bottoms to be undercut by 1" in order for air to circulate between the supply and the return zone.
3. Ductwork includes semi-rigid duct (round), balancing diffusers, registers (TBD).
4. Insulate cold side intake and exhaust ducts.
5. Provide vent and smooth ductwork for dryer to a point over future dryer location, with smooth ducts and elbows for connection to dryer.
6. Install dryer as supplied by Municipality.

## **DIVISION 16: ELECTRICAL**

### 15.1 SERVICE

1. Supply, co-ordinate and arrange for new 200A electrical service with local utility c/w panel and disconnect.
2. Temporary power shall be paid by the Contractor but billed to the Municipality upon installation of electrical service.

## 15.2 WIRING AND DEVICES

1. All wiring to be carried out by a person or persons licensed by the appropriate authority having jurisdiction.
2. Contractor shall obtain and pay for any and all permit costs (i.e. ESA), and obtain clearance upon completion.
3. All wiring and circuiting shall be at the discretion of the electrical sub-contractor but shall be in accordance with applicable code.
4. Devices and coverplates to be white, or as designated.
5. All wiring as shown on electrical plans, including receptacles, switches / dimmers, installation of fixtures, smoke detectors as required, waterproof receptacles, lamps & bulbs, etc.
6. Ground fault circuits as necessary.
7. Supply 3" PVC conduit from attic to future inverter location in crawl space for PV Array.
8. Wiring for bathroom fans and booster switches.
9. All low voltage wiring and thermostats for heating system.
10. Wiring for all appliances, and split circuits in kitchen.
11. Seal all holes where wiring passes treatment rooms and avoid having outlet boxes and junction boxes in the same stud space between treatment rooms and adjacent areas.
12. All necessary permits, fees, and inspections shall be included.
13. Provide one (1) exterior plug for outdoor use GFI
14. All lamping to be high efficiency LED lighting fixtures only.

**END OF OUTLINE SPECIFICATIONS**

**SOILS REPORT**