



# REQUEST FOR PROPOSALS

FOR

# CONDITION ASSESSMENT FOR THE SUMMERLAND AQUATIC CENTRE

RFP #: 2018-RFP-13

ISSUED ON: MAY 31, 2018

CLOSING DATE AND TIME: JUNE 21, 2018 AT 2:00PM LOCAL TIME

## Summary, Contents & Instructions:

### Summary:

Through this Request for Proposals, the District of Summerland invites proposals to perform a facility condition assessment for the Summerland Aquatic Centre, located at 3205 Kelly Ave, Summerland, BC. The District has a maximum budget of \$50,000 (excluding GST) to complete the project and all work must be complete by August 30<sup>th</sup>, 2018. Further details on the project scope and deliverables are provided in Part A of this RFP.

This RFP document sets-out: the details of the Services required; the process for submission, evaluation and award of the Contract; the terms and conditions of the Contract; plus forms which outline the information a Respondent to this RFP should submit in their Proposal.

### Contents:


This Request for Proposals (the “RFP”) is organized into the following parts:

- **Part A: The Services** – full details of the consulting Services required
- **Part B: The RFP Process** – the process for submissions, evaluation and award of the Contract
- **Part C: The Contract** – the Contract the District will enter into with the selected Consultant
- **Part D: Submission Forms** – the forms a Respondent should submit in their Proposal

### Instructions:

Whenever you see the following symbol and box throughout this document, this box is providing instructions to a Respondent on what this section means and/or what a Respondent must do:

*Example:*

	Whenever you see this box throughout the RFP document, the text is providing instructions or information on what this section means and/or what a Respondent must do.
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## Part A: The Services



This Part A provides details on the Services required by the District of Summerland. Respondents should ensure they are fully capable of providing all of the requirements outlined, as this section will form the scope of work in the final Contract.

### 1. Background:

#### 1.1. District of Summerland:

The District of Summerland is a municipality of approximately 11,600 residents, located in British Columbia's Okanagan Valley, between Kelowna and Penticton. Further details on the District can be found at [www.summerland.ca](http://www.summerland.ca)

#### 1.2. Summerland Aquatic Centre:

Located at 3205 Kelly Ave, Summerland, BC, the Summerland Aquatic Centre (referred to herein as the "Facility") opened in 1976 and includes a six-lane 25-meter pool, changerooms, hot tub, sauna, small multipurpose room, reception area and offices. A 2200 square foot fitness room was added in 1996. At 42 years old, the facility is nearing the end of its serviceable life. According to the BC Recreation & Parks Association (2009), the facility is at Stage 5 which indicates when facilities typically become costlier to operate and maintain.

Some upgrades to the boiler, lighting, filter system, roof, solar panels and air handling have been implemented, however the building is experiencing many challenges including significant building leaks (roof and walls), termite infestation, water supply issues, cracked floors/walls/ceilings, and aged mechanical systems.

A scanned copy of the 1975 building drawings are attached as Exhibit 1 to this RFP. Due to the age of these documents, the scan quality is not of a high standard. A scanned copy of the 1988 building addition drawings is attached in Exhibit 2. A scanned copy of the 1996 fitness room addition building drawings is attached in Exhibit 3. Respondents may arrange to view the originals by contacting the RFP Contact Person named in Part B to arrange a viewing.

### 2. Services Required (Scope of Work):

#### 2.1. Main Objectives:

The main objectives for the Project are detailed below. The Services and deliverables shall fully address all aspects of these objectives:

- a) To determine the existing physical condition and remaining life of Facility assets through an audit of the building's structural integrity, mechanical systems, electrical systems, building envelope and energy efficiencies. This shall include a full asset life-cycle plan for the Facility.
- b) To identify and prioritize required upgrades as well as provide costing and recommended timelines to meet operational requirements and applicable code compliance.

- c) To produce a Cost-Benefit analysis to determine if future funds should be invested in further building upgrades or the construction of a new facility. This analysis shall be a standalone section of the final report and shall address the following;
  - Analysis of investment dollars required to upgrade versus build a new facility;
  - Consultant's determination and recommendation on whether to upgrade or build new; and
  - Analysis and recommendations with sufficient detail to be used to support grant applications for future capital infrastructure grant opportunities.
- d) To identify any existing or potential health and safety concerns, including recommendations on requirements to meet applicable code requirements.

## **2.2. Scope:**

The Consultant will perform a full physical inspection, assessment and report of the entire Facility, which shall include but not be limited to, the following aspects:

- Structural: overall building structure, including the building's structural integrity and building envelope issues such as; the roof and walls, termite infestation, and cracked floors/walls/ceilings.
- Mechanical: all mechanical systems including HVAC system, boilers, and plumbing systems.
- Electrical: all electrical systems, including lighting and solar panels.
- Energy Consumption: an assessment of the Facility's energy consumption and efficiency. This will include identifying opportunities for improvements to the building that will reduce GHG emissions and water use.
- Plant, Pool & Associated Equipment: an assessment of the pool systems, hot tub, sauna and associated equipment, including pool life cycle, chemical treatment status, use of chlorine, and overall energy consumption. This shall include consideration of whether the addition of a UV system to reduce chlorination and maintenance costs is worthwhile.

## **2.3. Deliverables:**

The following deliverables will be provided to the District as a result of the Project:

- A comprehensive facility condition assessment report, which details all of the Work and objectives as required under this section 2. The report shall be delivered in two bound paper copies, along with an electronic version provided in PDF format.
- A presentation on the report's key findings to the District of Summerland Council at the District's offices.

## **2.4. Schedule:**

The Services can start at any time following contract execution. All deliverables must be complete no later than August 30<sup>th</sup>, 2018.



**2.5. Budget:**

For completion of all Services described in this section 2, the District has a maximum budget of \$50,000 (excluding GST).

**3. Pre-Requisites of the Consultant:**

The Consultant should meet the following pre-requisites:

- The Consultant's team (either employees or through sub-consultants), should include professionals who are able to complete assessments and recommendations on the various aspects of the facility, such as: structural, mechanical, energy and electrical.
- The Consultant's team should have experience in performing similar Services for municipal facilities.

## Part B: The RFP Process



This Part B details the terms and conditions of how this RFP process will be run by the District, and how the Consultant will be selected. Respondents to this RFP must ensure they follow all the terms detailed below. Failure to follow the terms of this Part B may result in a Proposal being rejected.

### 1. Key Details:

#### 1.1. RFP Contact Person:

The point of contact at the District of Summerland for any queries or questions related to this RFP is:

- Lori Mullin, Recreation Manager
- lmullin@summerland.ca

All questions regarding this RFP must be submitted in writing prior to the Deadline for Questions detailed under Section 1.2 of this Part B. Questions received after the Deadline for Questions will be addressed if time permits. The Respondent is solely responsible for seeking any clarification required regarding this RFP, and the District shall not be held responsible for any misunderstanding by the Respondent.

#### 1.2. Timetable:

This RFP process will run to the following timetable. This timetable may be amended at the District's discretion through the issuance of an addendum to this RFP.

Event:	Date:
Issue Date of this RFP	May 31, 2018
Deadline for Questions	June 13, 2018 at 12:00 PM PST
Last Day for Issue of Addenda	June 15, 2018
RFP Closing Date and Time:	June 21, 2018 at 2:00 PM PST
Notice of Award Date (estimated)	June 29, 2018

#### 1.3. Site Meeting:

No site meeting will be held for this RFP. Respondents should submit any questions they may have in accordance with Section 1.1 of this Part B.

#### 1.4. Submission of Proposals (Address, Date & Time, Format):

Proposals to this RFP should be submitted in accordance with the following:

- **Closing Location:** Proposals must be submitted at:  
District of Summerland Municipal Hall  
13211 Henry Ave, PO Box 159  
Summerland, BC. V0H 1Z0
- **RFP Closing Date and Time:** Proposals must be received no later than the RFP Closing Date and Time detailed in section 1.2 above.

- **Proposal Format:** Two complete printed paper copies, together with one electronic copy (on USB drive, in PDF format), in a sealed envelope containing all the information required in the forms listed under Part D – Submission Forms. The envelope should be clearly marked with the name and address of the Respondent, as well as the words “2018-RFP-13 Condition Assessment for the Summerland Aquatic Centre RFP”.

It is the Respondent’s sole responsibility to ensure that the Proposal is received before the RFP Closing Date and Time. Proposals sent by facsimile or email will not be accepted.

## 2. Definitions Used in this RFP:



The following are definitions used in this RFP document. Whenever one of the following terms is used with a capitalized first letter, the term shall have the meaning as set out in this section.

- 2.1. “Addenda” or “Addendum” means additional information or amendments to this RFP, issued by the District in accordance with Section 5 of this Part B.
- 2.2. “District” means the District of Summerland
- 2.3. “Contract” means a written agreement for the provision of the Services that may result from this RFP, executed between the District and the successful Respondent to this RFP.
- 2.4. “Consultant” means the successful Respondent to this RFP who enters into a Contract with the District.
- 2.5. “Closing Date and Time” means the date and time that Proposals to this RFP must be received by in accordance with Section 1.2 of this Part B.
- 2.6. “Proposal” means a Proposal submitted by a Respondent in response to this RFP.
- 2.7. “Respondent” means a person or entity that submits a Proposal to this RFP.
- 2.8. “RFP” means this Request For Proposals # 2018-RFP-13, including all Parts A to D.
- 2.9. “Section” means the numbered section of the referenced part of this RFP.
- 2.10. “Services”, “Work” or “Project” means the condition assessment for the Summerland Aquatic Centre which the District seeks to be provided by the Consultant, as detailed in Part A.
- 2.11. “Sub-Consultant” means a person, partnership, firm or corporation that the Respondent proposes to contract with to deliver part of the Services, in a subordinate relationship to the Respondent.

## 3. Amendment of a Proposal by Respondent:

A Respondent may amend a Proposal at any time up until the RFP Closing Date and Time. Amendments must be submitted in the same way as the original Proposal, as detailed in Section 1.3 of this Part B. Amendments to a Proposal must be clearly labelled as such, must contain the RFP reference number and title, and the full legal name and legal address of the Respondent. Amendments must clearly detail which part(s) of the Proposal is being amended or replaced.

## 4. Withdrawal of a Proposal by Respondent:

A Respondent may withdraw a Proposal that is already submitted at any time throughout the RFP process, including after the Closing Date and Time.

## 5. Addenda Issued by District:

This RFP may only be amended by way of an Addendum issued in accordance with this Section. At any time up until the Closing Date and Time, the District may issue an Addendum in order to amend, clarify, or answer questions to this RFP. Each Addendum will be issued at the same location and in the same manner as this RFP document (at [www.summerland.ca/business-economy/bid-opportunities](http://www.summerland.ca/business-economy/bid-opportunities)). Each Addendum will form an integral part of this RFP. Respondents are solely responsible for checking for Addenda up until the Closing Date and Time. If the District deems it necessary to issue an Addendum after the Last Day for Issue of Addenda, as detailed in Section 1.2 of this Part B, then the District may extend the Closing Date and Time in order to provide Respondents with more time to complete their Proposal.

Proposals should confirm receipt of all Addenda in Appendix A – Certification Form of their Proposal.

## 6. Evaluation of Proposals & Award of Contract:

The District will conduct the evaluation of Proposals and selection of a successful Respondent in accordance with the process detailed in this Section. Evaluation of Proposals will be by an evaluation committee which may include the District's external Purchasing Consultant, as well as key District employees. The District's intent is to enter into a Contract with the Respondent who has met all mandatory criteria and minimum scores, and who has the highest overall ranking based on this evaluation process.

### 6.1. Mandatory Criteria:

Proposals not clearly demonstrating that they meet the following mandatory criteria will be excluded from further consideration in the evaluation process.

<b>Mandatory Criteria:</b>	
1	The Proposal must be received by the Closing Date and Time, in accordance with the requirements of Section 1.4
2	The Proposal must include the following completed form: <ul style="list-style-type: none"> <li>• Appendix A – Certification Form</li> </ul>

### 6.2. Scored Criteria:

Proposals that meet all of the Mandatory Criteria will be further assessed against the following scored criteria.

<b>Scored Criteria</b>	<b>Weighting</b>	<b>Minimum Score (Out of 100)</b>
Total Fixed Lump Sum Contract Price (based on Appendix B submission)	25%	NA
Suitability of Methodology (based on Appendix C submission)	30%	50
Suitability of Project Team (based on Appendix D submission)	20%	50
Suitability of Experience (based on Appendix E submission)	15%	50
Ease of Accepting Proposed Exceptions to Contract (based on Appendix F submission)	10%	50

Proposals that do not meet the minimum score within a scored criterion will not be evaluated further.

### 6.3. Scoring Method:

The following method will be used to score the scored criteria:

- Total Fixed Lump Sum Contract Price: Total Fixed Lump Sum Contract Price will be scored relative to other Respondents' Total Fixed Lump Sum Contract Prices using the following formula:
  - $\text{Lowest Total Fixed Lump Sum Contract Price} \div \text{Respondent's Total Fixed Lump Sum Contract Price} \times \text{Weighting} = \text{Score}$
- Other Criteria: All other criterion (except Total Fixed Lump Sum Contract Price) will be scored by the evaluation committee out of 100, which will then be multiplied by the Weighting factor to provide a weighted score.

### 6.4. Clarifications & Remedy Period:

Notwithstanding the requirements for mandatory criteria and scored criteria detailed in this Section 6, the District will allow the following remedies and clarifications at its sole discretion:

- Remedy for missing Mandatory Criteria: If the District finds that a Proposal fails to meet all of the mandatory requirements detailed in Section 6.1, then the District may at its sole discretion provide written notification to a Respondent which identifies the requirements not met and provides the Respondent with 2 calendar days to remedy and supply the requirements. The 2 calendar days shall commence upon notification by the District to the Respondent. This option to remedy missing requirements shall not apply to Proposals not received by the Closing Date and Time.
- Clarification of Proposals: During evaluation of the scored criteria, the District may at its sole option, request further details or clarification from the Respondent and/or third parties, on aspects of a Proposal by way of a written request for clarification. The written request shall clearly state the required clarification and time limit to supply the information requested. Following receipt of the clarification information, the District may use this information to reassess and/or re-score the Proposal according to the scored criteria.

### 6.5. Ranking of Respondents:

Following completion of the evaluation against the scored criteria, the weighted scores for each Proposal will be added together, and Proposals will be ranked according to their total weighted scores. The Respondent with the highest-ranked Proposal will be invited to conclude a Contract with the District. In the event that two or more Proposals have an equal total weighted-scored, then the Respondent with the Lowest Total Price will be invited to enter into a Contract with the District.

### 6.6. Conclusion and Execution of a Contract

Neither the District nor any Respondent will be legally bound to provide or purchase the Services until the execution of a written Contract. Following an invitation to a Respondent, by

the District, to conclude a Contract, it is expected that the District and that Respondent would enter into discussions which may include, among other things:

- Clarification or amendment to the scope of work, plus any resulting price adjustments, based on items submitted in the Proposal.
- Amendments to the terms and conditions of the Contract (Part C), based on items submitted in the Proposal.

The District would seek to execute a Contract within 30 days of issuing an invitation to the Respondent to conclude a Contract. If the District and Respondent do not, for any reason, execute a Contract within this time-period, the District may discontinue the process with that Respondent and invite the Respondent with the next-highest-ranked Proposal to conclude a Contract. The District may then continue this process until a Contract is executed, or there are no further Respondents, or the District otherwise elects to cancel the RFP process entirely. For clarity, the District may discontinue discussions with a Respondent if at any time the District is of the view that it will not be able to conclude a Contract with that Respondent.

## 7. Other Terms & Conditions of this RFP Process:

The following terms and conditions shall also apply to this RFP:

### 7.1. Proposals in English:

All Proposals are to be in the English language only.

### 7.2. Only One Entity as Respondent:

The District will accept Proposals where more than one organization or individual is proposed to deliver the Services, so long as the Proposal identifies only one entity that will be the lead entity and will be the Respondent with the sole responsibility to perform the Contract if executed. The District will only enter into a Contract with that one Respondent. Any other entity involved in delivering the Service should be listed as a Sub-Consultant. The Respondent may include the Sub-Consultant and its resources as part of the Proposal and the District will accept this, as presented in the Proposal, in order to perform the evaluation. All Sub-Consultants to be used in the Service must be clearly identified in the Proposal.

### 7.3. Proposals to Contain All Content in Prescribed Forms:

All information that Respondents wish to be evaluated must be contained within the submitted Proposal. Proposals should not reference external content in other documents or websites. The District may not consider any information which is not submitted within the Proposal or within the pre-prescribed forms set-out in this RFP.

### 7.4. References and Experience:

In evaluating a Respondent's experience, as per the scored criteria, the District may consider information provided by the Respondent's clients on the projects submitted in the Proposal, and may also consider the District's own experience with the Respondent.

### 7.5. RFP Scope of Work is an Estimate Only:

While the District has made every effort to ensure the accuracy of the Services described in this RFP, the District makes no guarantees as to the accuracy of the information provided.

Any quantities or measurements provided are estimates only and are provided to describe the general nature and scale of the Services. Respondents must obtain all information they deem necessary, including verification of quantities or measurements in order to complete a Proposal.

**7.6. Respondent's Expenses:**

Respondents are solely responsible for their own expenses in participating in this RFP process, including costs in preparing a Proposal and for subsequent finalizations of an agreement with the District, if required. The District will not be liable to any Respondent for any claims, whether for costs, expenses, damages or losses incurred by the Respondent in preparing its Proposal, loss of anticipated profit in connection with any final Contract, or any matter whatsoever.

**7.7. Retention of Proposals and FOIPPA:**

All Proposals submitted to the District will not be returned and will be retained in accordance with the Freedom of Information and Protection of Privacy Act ("FOIPPA"). Respondents should note that in accordance with the provisions of FOIPPA, certain details of this RFP and any executed Contract may be made public, including the Consultant's Name and total Contract price. Respondents should identify with their Proposal any information which is supplied in confidence, however, Respondents should be aware of and review the District's obligations under FOIPPA and the District's limited ability to refuse to disclose third party information pursuant to section 21 of FOIPPA.

**7.8. Clarification of Proposals:**

The District may, at its sole discretion, seek clarification from Respondents on any aspect of their Proposal, in order to clarify meaning, intent or to help inform the District's evaluation process outlined under Section 6 of this Part B.

**7.9. Notification and Feedback to Unsuccessful Respondents:**

At any time up until or after the execution of a written Contract with the Consultant, the District may notify unsuccessful Respondents in writing that they have not been selected to conclude a Contract. Unsuccessful Respondents may then request a feedback email or telephone call with the District's Purchasing Department in order to obtain feedback on how their Proposal fared in the evaluation. Such requests for feedback must be made within 30 days of notification of the RFP results to the unsuccessful Respondent. Details of feedback provided will be at the District's sole discretion in order to protect the confidentiality of other Respondents and the District's commercial interest.

**7.10. Conflict of Interest:**

All Respondents must disclose an actual or potential conflict of interest, as set-out in Appendix A – Certification Form. The District may, at its sole discretion, disqualify any Respondent from this RFP process, if it determines that the Respondent's conduct, situation, relationship (including relationships of the Respondent's employees and District employees) create or could be perceived to create a conflict of interest.

The District may rescind or terminate a Contract entered into if it subsequently determines that the Respondent failed to declare an actual or potential conflict of interest during this RFP process, as required under Appendix A – Certification Form.

**7.11. Confidentiality:**

All information provided to Respondents by the District as part of this RFP process is the sole property of the District and must not be disclosed further without the written permission of the District.

**7.12. No Contract A and No Claims:**

This RFP process is not intended to create and no contractual obligations whatsoever (including what is commonly referred to as 'Contract A') shall arise between the District and any Respondent upon the submission of a Proposal in response to this RFP. For extra clarity, both the Respondent and the District are free to cancel their participation in this RFP process at any time up until the execution of a written Contract for the Services.

Without limiting the above paragraph, no Respondent shall have any claim whatsoever against the District for any damage or other loss resulting from a Respondent's participation in this RFP, including where the District does not comply with any aspect of this RFP and including any claim for loss of profits or Proposal preparation costs should the District not execute a Contract with the Respondent for any reason whatsoever.

**7.13. Right to Cancel RFP:**

Although the District fully intends to conclude a Contract as a result of this RFP, the District may at its sole discretion, cancel or amend this RFP process at any time without any liability to any Respondent.

**7.14. Governing Law and Trade Agreements:**

This RFP is governed by the laws of the Province of British Columbia and any other agreements which exist between the Province of British Columbia and other jurisdictions.



## Part C: The Contract



This Part C details the Contract terms and conditions that the District will enter into with the Consultant at the conclusion of the process outlined in Section 6.6 of Part B.

The District and the successful Respondent shall enter into a Contract for the Services using the following terms and conditions:

### AGREEMENT FOR CONSULTING SERVICES

**BETWEEN:** **DISTRICT OF SUMMERLAND**  
District of Summerland Municipal Hall  
PO Box 159, 13211 Henry Ave  
Summerland, BC. V0H 1Z0  
(the "District")

**AND:** **COMPANY**  
\_\_\_\_\_  
\_\_\_\_\_  
(the "Consultant")

GIVEN THAT the District wishes to engage the Consultant to provide certain services to the District and the Consultant wishes to contract with the District to provide such services to the District, THIS AGREEMENT is evidence that in consideration of the promises exchanged below, and other good and valuable consideration, (the receipt and sufficiency each party acknowledges), the District and the Consultant agree as follows:

#### 1. Definitions

In this Agreement, in addition to the words defined above,

- (a) "Consultant's Proposal" means the Consultant's written proposal to the District for performance of the Services, dated \_\_\_\_\_, a copy of which is attached.
- (b) "District Representative" means Lori Mullin, Recreation Manager or such other person as the District may appoint in writing.
- (c) "Governmental Approvals" means any licenses, permits, consents, authorizations, certificates, operating certificates and other approvals of any kind from any Governmental Authority that are required for or in connection with the performance of the Services.
- (d) "Governmental Authority" means any federal, provincial, local or other government or governmental agency, authority, board, bureau or commission.
- (e) "Personnel" means any individuals identified by name in the Consultant's Proposal and any individuals employed or otherwise engaged by the Consultant to perform the Services with the prior consent of the District;
- (f) "RFP" means the Request for Proposals for the services issued by the District dated \_\_\_\_\_.

- (g) “Services” means the services and work described in the RFP, including all acts, services and work necessary to achieve the objectives set out in the RFP.
- (h) “Specifications” means the specifications, scope of work and other requirements for the Services set out in the RFP.
- (i) “Standards” means any and all laws, enactments, bylaws, statutes, regulations, rules, orders, permits, licenses, codes, building codes, professional standards and specifications (including Canadian Standards Association standards) applicable to the provision of the Services, as they are in force from time to time or in the latest current version, as the case may be.

## **2. Consultant Services**

The Consultant shall perform the Services and shall do so in accordance with the Specifications, all Standards and the terms of this Agreement.

### **The Consultant shall:**

- (a) supply all labour, machinery, equipment, tools, supplies, material, labour and other services and things necessary to perform the Services in accordance with this Agreement;
- (b) obtain, maintain in good standing and comply with the terms of all Governmental Approvals;
- (c) perform promptly and safely all of its obligations under this Agreement;
- (d) be just and faithful in the performance of its obligations under this Agreement, in its dealings with the public and in its dealings with the District and the District Representative;
- (e) promptly pay amounts owing to the District under this Agreement when due; and
- (f) pay all costs and expenses whatsoever associated with performing the Services and its other obligations under this Agreement.

## **3. Project Scope Modifications**

The Consultant is advised that the District may modify elements of the project scope where these modifications are in the best interests of the District. This may include deletion of certain tasks/deliverables, and/or cancellation of the project. The District will ensure the Consultant is paid all eligible fees for works completed to the date of any proposed modification. Where unanticipated delays occur (for any reason) that impact (delay) aspects of the Consultant’s work program, the Consultant shall not seek compensation for said delays. Further, no additional works shall be undertaken in relation to this assignment without the prior written approval of District staff.

## **3. Term**

This Agreement shall commence on \_\_\_\_\_ and expire on completion of the Services, which is to be no later than August 30<sup>th</sup>, 2018.

**4. Consultant Personnel**

The Consultant will perform the Services using only the Personnel named in the Consultant's Proposal, unless otherwise approved in writing by the District Representative.

**5. Warranty as to Quality of Services**

The Consultant represents and warrants to the District that the Consultant and the Personnel have the education, training, skill, experience and resources necessary to perform the Services in accordance with this Agreement and the Consultant acknowledges and agrees that the District has entered into this Agreement relying on the representations and warranties in this section.

**6. Remuneration & Reimbursement**

The District shall pay the Consultant for the performance of the Services as follows:

A Fixed Lump Sum Contract Price of \_\_\_\_\_ excluding GST. This shall include for all labour, materials, supplies, travel and visits to the project site, overheads and profit, insurance, disbursements, expenses and all other costs and fees necessary to deliver the Services.

**7. Taxes**

The District shall be responsible for paying any goods and services taxes with respect to the provision of the services to the District.

**8. Invoices & Payment**

Not more than once each month, the Consultant may deliver an invoice to the District, in respect of the immediately preceding month, setting out a portion of the Fixed Lump Sum Contract Price claimed for Services performed in that preceding month, in accordance with the hours breakdown in the Consultant's Proposal. The District shall, to the extent the District is satisfied the Fixed Lump Sum Prices are for Services satisfactorily performed by the Consultant, pay the Consultant the Fixed Lump Sum Price(s) claimed in any invoice delivered in accordance with this section, within 30 days after delivery of such invoice to the District.

**9. Hold Back or Set Off**

Notwithstanding the invoicing process detailed in clause 8, the District may hold back payment or set off against payment if, in the opinion of the District acting reasonably, the Consultant has failed to comply with any requirements of the Contract, including adherence to the agreed milestones and schedule for the Services.

**10. District's Representative**

The District appoints the District Representative as the only person authorized by the District to communicate with the Consultant in respect of this Agreement. The District shall not be bound to the Consultant by communication from any person other than the District Representative or their delegate.

**11. Indemnity**

The Consultant shall indemnify, and save harmless, the District, and its elected and appointed officials, employees, Consultants and agents, from and against all claims, losses, damages, costs, expenses (including legal fees and disbursements), liabilities, actions and proceedings, suffered, made, incurred, sustained, brought, prosecuted, threatened to be brought or prosecuted, in any manner caused by, based upon, occasioned by or attributable to, any willful or negligent act or omission, or other actionable wrong, on the part of the Consultant, its employees, subconsultants or agents, connected with the performance or breach of this Agreement by the Consultant. The Consultant's obligations under this section shall survive the expiry or earlier termination of this Agreement

**12. Workers Compensation**

The Consultant shall, at all times, in providing the Services and otherwise performing its obligations under this Agreement, comply with the *Workers Compensation Act* (British Columbia) and all regulations and orders from time to time in force thereunder, including the Occupational Health and Safety Regulation, and, upon request from the District, provide evidence of any required registration under that Act and evidence of compliance with any requirement under that Act to make any payments or pay assessments.

**13. Insurance Requirements**

The Consultant shall obtain and maintain during the currency of this Agreement commercial general liability insurance providing coverage for death, bodily injury, property loss and damage and all other losses arising out of or in connection with the provision of the Services in an amount not less than \$2,000,000.00 per occurrence, or in such a greater amount as may be required by the District Representative from time to time, acting reasonably.

The Consultant shall cause all policies of insurance required to be taken out by it under this Agreement to be with insurance companies satisfactory to the District and to:

- (a) name the District as additional insured
- (b) include that the District is protected notwithstanding any act, neglect or misrepresentation by the Consultant which might otherwise result in the avoidance of a claim and that such policies are not affected or invalidated by any act, omission or negligence of any third party which is not within the knowledge or control of the insureds;
- (c) be issued by an insurance company entitled to carry on the business of insurance under the laws of British Columbia;
- (d) be primary and non-contributing with respect to any policies carried by the District and shall provide that any coverage carried by the District is in excess coverage;
- (e) not be cancelled or materially changed without the insurer providing the District with 30 days written notice stating when such cancellation or change is to be effective;
- (f) be maintained for a period of 12 months per occurrence;
- (g) not include a deductible greater than \$5,000.00 per occurrence;
- (h) include a cross liability clause; and

- (i) be on other terms acceptable to the District Representative, acting reasonably.

**14. Errors & Omissions Insurance**

The Consultant shall, at the Consultant's expense, establish and maintain professional errors and omissions insurance, with the following minimum coverage limits:

- \$2,000,000 per occurrence; and
- \$5,000,000 aggregate.

The Consultant accepts responsibility for the acts and omissions of all Sub-Consultants it may engage in rendering the Service on the Project.

The Consultant's professional errors and omissions insurance shall remain in force for the life of the Project and for twenty-four (24) months after substantial completion of the construction of the project which the Services are for.

**15. Insurance Certificates**

The Consultant shall provide the District with certificates of insurance confirming the placement and maintenance of the insurance, promptly after a request to do so from time to time by the District.

**16. District May Insure**

If the Consultant fails to insure as required, the District may effect the insurance in the name and at the expense of the Consultant and the Consultant shall promptly repay the District all costs incurred by the District in doing so. For clarity, the District has no obligation to effect such insurance.

**17. Termination at District's Discretion**

The District may, in its sole discretion and without reason, terminate this Agreement upon notice to the Consultant. If the District terminates this Agreement under this section, the Consultant shall be entitled to be paid for all Services satisfactorily performed by the Consultant up to the date of such termination in accordance with this Agreement. The Consultant is not entitled to, and irrevocably waives and releases the District from any and all claims for, any damages or compensation for costs incurred, loss of profit or loss of opportunity, directly or indirectly arising out of termination of this Agreement.

**18. Termination for Default**

The District may terminate all or any part of, the Services by giving notice of termination to the Consultant, which is effective upon delivery of the notice, if:

- (a) the Consultant breaches this Agreement and the Consultant has not cured the breach, within five days after notice of the breach is given to the Consultant by the District; or
- (b) the Consultant becomes bankrupt or insolvent, a receiving order is made against the Consultant, an assignment is made for the benefit of its creditors, an order is made or

resolution passed for the winding up or dissolution of the Consultant, or the Consultant takes the benefit of any enactment relating to bankrupt or insolvent debtors.

Without limiting any other right or remedy available to the District, if the District terminates part or all of the Services under this section, the District may arrange, upon such terms and conditions and in such manner as the District considers appropriate, for performance of all or any part of the Services remaining to be completed, and the Consultant shall be liable to the District for any expenses reasonably and necessarily incurred by the District in engaging the services of another person to perform those Services (including the amount by which the fees, disbursements and other costs payable by the District exceed those that would have been payable to the Consultant for completion of the Services under this Agreement). The District may set off against, and withhold from amounts due to the Consultant, such amounts as the District estimates shall be required to cover the District's costs of correcting any breaches of the Consultant's obligations under this Agreement and to be incurred by the District to complete all or any part of the Services.

#### **19. Records**

The Consultant:

- (a) shall keep proper accounts and records of its performance of the Services, including invoices, receipts and vouchers, which shall at all reasonable times be open to audit and inspection by the District, which may make copies and take extracts from the accounts and records;
- (b) shall keep reasonably detailed records of performance of the Services, which shall at all reasonable times be open to inspection by the District, which may make copies and take extracts from the records;
- (c) shall afford facilities and access to accounts and records for audit and inspection by the District and shall furnish the District with such information as the District may from time to time require regarding those documents; and
- (d) shall preserve, and keep available for audit and inspection, all records described in this section for at least two years after completion of the Services, expiry of this Agreement or termination of this Agreement, whichever applies.

#### **20. Copyright & Intellectual Property**

The Consultant irrevocably grants to the District the unrestricted license for the District to use and make copies of for the District's purposes and activities any work whatsoever generated by or on behalf of the Consultant in performing the Services in which copyright may exist. Without limiting the foregoing, the Consultant irrevocably grants to the District the unrestricted license for the District to use for the District's purposes and activities all technical information and intellectual property, including inventions, conceived or developed, or first actually reduced to practice, in performing the Services. For clarity, the licenses granted by this section shall survive the expiry or earlier termination of this Agreement.

#### **21. Agreement for Services**

This is an agreement for the performance of services and the Consultant is engaged under this Agreement as an independent Consultant for the sole purpose of providing the Services. This Agreement does not create a joint venture or partnership. Neither the Consultant nor any of its

employees or Consultants is engaged by the District as an agent of the District or has any authority to bind the District in any way whatsoever.

**22. Withholding Taxes**

The Consultant will be pay and remit, and otherwise be responsible for, all withholding taxes, income taxes, Canada Pension Plan contributions, employment insurance deductions and any other deductions required by the applicable provincial or federal statutes for the Consultant and any of its employees. The Consultant agrees to indemnify and hold harmless the District should the District be required to pay any remittances described above.

**23. Assignment**

The Consultant shall not assign this Agreement or the benefit hereof without the prior written consent of the District, at its sole discretion.

**24. Time of the Essence**

Time is of the essence of this Agreement.

**25. Alternative Rights & Remedies**

Exercise by a party to this Agreement of any right or remedy of that party, whether granted in or under this Agreement or at law or equity, does not limit or affect any other right or remedy of any kind, whatever its source, that the party may have against the other party and does not affect the right of the party exercising the right or remedy to exercise other rights or remedies against the other party.

**26. Notice**

Any notice, direction, demand, approval, certificate or waiver which may be or is required to be given under this Agreement shall be in writing and delivered personally or by courier or sent by fax or e-mail, addressed as follows:

(a) To the District:  
District of Summerland  
District of Summerland Municipal Hall  
PO Box 159, 13211 Henry Ave  
Summerland, BC. V0H 1Z0  
Attention: Lori Mullin, Recreation Manager  
E-mail Address: lmullin@summerland.ca

(b) To the Consultant:  
\_\_\_\_\_  
E-mail Address: \_\_\_\_\_  
Attention: \_\_\_\_\_

or to such other address or e-mail address of which notice has been given as provided in this section.

Any notice, direction, demand, approval or waiver delivered is to be considered given on the next business day after it is dispatched for delivery. Any notice, direction, demand, approval or waiver sent by fax or e-mail is to be considered given on the day it is sent, if that day is a business day and if that day is not a business day, it is to be considered given on the next business day after the date it is sent. In this section, business day means a day other than a Saturday, Sunday or B.C. statutory holiday.

**27. Interpretation & Governing Law**

In this Agreement

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) reference to a particular numbered section or Schedule is a reference to the correspondingly numbered section or Schedule of this Agreement;
- (c) the word "enactment" has the meaning given to it in the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
- (d) reference to any enactment is a reference to that enactment as amended, unless otherwise expressly provided;
- (e) reference to a month is a reference to a calendar month; and
- (f) section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement.

This Agreement is governed by, and is to be interpreted according to, the laws of British Columbia.

**28. Binding on Successors**

This Agreement enures to the benefit of and is binding upon the parties and their respective successors, trustees, administrators and receivers, despite any rule of law or equity to the contrary.

**29. Entire Agreement**

This Agreement is the entire agreement between the parties and it terminates and supersedes all previous communications, representations, warranties, covenants and agreements, whether verbal or written, between the parties with respect to the subject matter of this Agreement.

**30. Waiver**

Waiver of any default by either party shall be express and in writing to be effective, and a waiver of a particular default does not waive any other default.



As evidence of their agreement to be bound by this Agreement, the parties have executed this Agreement below, on the respective dates written below.

**DISTRICT OF SUMMERLAND**

by its authorized signatories:

\_\_\_\_\_

Mayor:

\_\_\_\_\_

Clerk:

\_\_\_\_\_

Date:

**CONSULTANT:**

by its authorized signatories:

\_\_\_\_\_

Name:

\_\_\_\_\_

Name:

\_\_\_\_\_

Date:

## Part D: Submission Forms



This Part D contains forms detailing the information that should be included in a Proposal, as detailed under Section 6 of Part B.

### Part D Contents:

This Part D contains the following forms:

- Appendix A – Certification Form
- Appendix B – Pricing Form
- Appendix C – Methodology Form
- Appendix D – Project Team Form
- Appendix E - Experience Form
- Appendix F – Exceptions to Contract Form

## APPENDIX A – CERTIFICATION FORM



Respondents must complete all details requested in this Appendix A – Certification Form and include this completed form in the Proposal, as detailed under Section 6.1 (Mandatory Criteria) of Part B. No changes to this form must be made, except for completing the requested information in the spaces provided.

### 1. Respondent Details:

Full Legal Name of Respondent:	
Other “DBA” Names the Respondent Uses:	
Registered Address:	
Respondent Contact Person Name & Title:	
Contact Person Phone No.:	
Contact Person Email:	

### 2. Certification & Acknowledgement of RFP Process:

By signing this Appendix A – Certification Form, we the Respondent, certify and acknowledge the following:

- a. We have carefully read and examined this RFP document, including all Parts and Appendices, and have conducted such other investigations as were prudent and reasonable in preparing this Proposal. We are able to provide the Services detailed in Part A for the pricing submitted in this Proposal.
- b. We certify that the statements made in this Proposal are true and submitted in good faith.
- c. We acknowledge and understand that the RFP process and the submission of this Proposal do not give rise to any contractual obligations whatsoever (including what is commonly referred to as ‘Contract A’) between the District and us, the Respondent, and that no contractual obligations shall arise between the District and us, the Respondent, until and unless we execute a written Contract with the District.
- d. We certify that in relation to this RFP process, we have not engaged in any conduct which would constitute a conflict of interest and we understand that a conflict of interest would include the following situations:
  - i. The Respondent has an unfair advantage or engages in conduct which may give it an unfair advantage;
  - ii. The Respondent has had access to confidential information of the District which is not available to other Respondents to this RFP.

Condition Assessment for the Summerland Aquatic Centre

- iii. The Respondent has influence over an employee of the District who is a decision-maker involved in this RFP process, which could reasonably be perceived as giving the Respondent an unfair advantage or preferential treatment.

3. Confirmation of Addenda Received:

We confirm receipt of the following addenda that were issued by the District up until the Closing Date and Time:

Addendum #	Issued On Date:

4. Certification Signature:

The Respondent hereby certifies that the above statements are true and that the individual signing below has the authority to bind the Respondent:

\_\_\_\_\_  
Signature of Respondent Representative

\_\_\_\_\_  
Name of Respondent Representative

\_\_\_\_\_  
Title of Respondent Representative

\_\_\_\_\_  
Date

## APPENDIX B – PRICING FORM



Respondents must complete the requested pricing in section 2 of this Appendix B – Pricing Form and include the completed form in the Proposal, as detailed under Section 6.2 (Scored Criteria) of Part B. This section should be labelled in your Proposal as “Appendix B – Pricing Form”. No changes to this form must be made, except for completing the requested information in the spaces provided.

Respondents are reminded that the Total Fixed Lump Sum Contract Price must not exceed the \$50,000 (excluding GST) maximum budget that the District has available for this Project.

### 1. Pricing Basis:

Pricing entered into the tables of section 2 below, shall be on the following basis:

- a. All Prices are in Canadian funds, are inclusive of all applicable duties and taxes, except the GST which shall be itemized separately where indicated.
- b. The Total Lump Sum Contract Price is all-inclusive and includes for all labour, materials, supplies, travel, overheads, profit, insurance, site visits, expenses, disbursements, and all other costs and fees necessary to deliver the Services outlined in Part A.
- c. Prices shall be firm for the entire Contract term.

### 2. Fixed Lump Sum Prices:

For completion of all Services as detailed in Part A, the Consultant shall be reimbursed as follows:

Scope of Work Item	Fixed Lump Sum Price
Condition Assessment for the Summerland Aquatic Centre, all Services as detailed in Part A.	\$
Any Other Costs (specify if any):	\$
<b>TOTAL FIXED LUMP SUM CONTRACT PRICE:</b>	<b>\$</b>
GST:	\$

## APPENDIX C – METHODOLOGY FORM



Proposals must include the details requested in this Appendix C – Methodology Form, as detailed under Section 6.2 (Scored Criteria) of Part B. This section should be labelled in your Proposal as “Appendix C – Methodology Form”.

### 1. Methodology:

Please provide, on separate sheets in a format of your choosing, details of the methodology to be employed by your firm and Sub-Consultants (if applicable) to deliver the Services outlined in Part A:

### 2. Schedule:

Please provide, on a separate sheet in a format of your choosing, details of the schedule and milestone dates for key phases of the work. This should clearly show how the deliverables will be completed by the August 30<sup>th</sup>, 2018 completion date.

### 3. Task, Fee & Hours Breakdown

Please provide a Task, Fee & Hours Breakdown. This Task, Fee & Hours Breakdown can be in a format of the Respondent’s choosing, but should detail the number of hours, cost per hour and all expenses and disbursements for each named personnel for each task/phase of the Project in order for the District to be able to evaluate the level of effort included in the Proposal and the Fixed Lump Sum Price proposed in Appendix B.

## APPENDIX D – PROJECT TEAM FORM



Proposals must include the details requested in this Appendix D – Project Team Form, as detailed under Section 6.2 (Scored Criteria) of Part B. This section should be labelled in your Proposal as “Appendix D – Project Team Form”.

### 1. Team:

Please provide, in the space below, details of all team members from your company, and/or from Sub-Consultants (if applicable), that will be involved in delivering the Services outlined in Part A. Please also attach a resume for each named team member which provides an overview of their education and experience relevant to delivering the Service.

Team Member Name (Personnel):	Position / Discipline:	Direct Employee or Sub-Consultant?

## APPENDIX E – EXPERIENCE FORM



Proposals must include the details requested in this Appendix E – Experience Form, as detailed under Section 6.2 (Scored Criteria) of Part B. This section should be labelled in your Proposal as “Appendix E – Experience Form”. Respondents should provide details on 3 projects completed in the last 5 years which are of a similar nature and scope to the Services. Respondents should note that the District may request the Respondent to supply contact details for the client, and may contact the client to provide a reference on the experience listed (including amending scoring in the evaluation based on the client’s feedback). If Sub-Consultants are to be used in delivering the Service, then the details requested in this form should also be provided for each Sub-Consultant as an additional form.

### Project Experience #1

Client Company Name:	
Project Name:	
Date Respondent Started Work on Project:	
Date Respondent Finished Work on Project:	
Brief Description of Project and Services Respondent Performed:	
Value of Respondent Contract on this Project (excluding GST):	

### Project Experience #2

Client Company Name:	
Project Name:	
Date Respondent Started Work on Project:	
Date Respondent Finished Work on Project:	
Brief Description of Project and Services Respondent Performed:	
Value of Respondent Contract on this Project (excluding GST):	

### Project Experience #3

Client Company Name:	
Project Name:	
Date Respondent Started Work on Project:	
Date Respondent Finished Work on Project:	
Brief Description of Project and Services Respondent Performed:	
Value of Respondent Contract on this Project (excluding GST):	



## APPENDIX F – EXCEPTIONS TO CONTRACT FORM



Respondents must complete all details requested in this Appendix F – Exceptions to Contract Form and include this completed form in the Proposal, as detailed under Section 6.2 (Scored Criteria) of Part B. No changes to this form must be made, except for completing the requested information in the spaces provided.

### 1. Statement on Exceptions to Contract:

Please check **either** statement A **or** statement B below:

#### STATEMENT A:

☐

We have read the Contract in Part C and confirm we have no exceptions to the terms and conditions detailed, should we be selected as the Consultant.

#### STATEMENT B:

☐

We have read the Contract in Part C and we have the following exceptions to the terms and conditions detailed, should we be selected as the Consultant:  
(please specify exceptions in space below):

RFP# 2018-RFP-13

Condition Assessment for the Summerland Aquatic Centre

EXHIBIT 1 – Aquatic Centre Building Drawings (1975)

EXHIBIT 2 – Aquatic Centre Building Drawings (1988)

EXHIBIT 3 – Aquatic Centre Building Drawings (1996)

ARCHITECTS

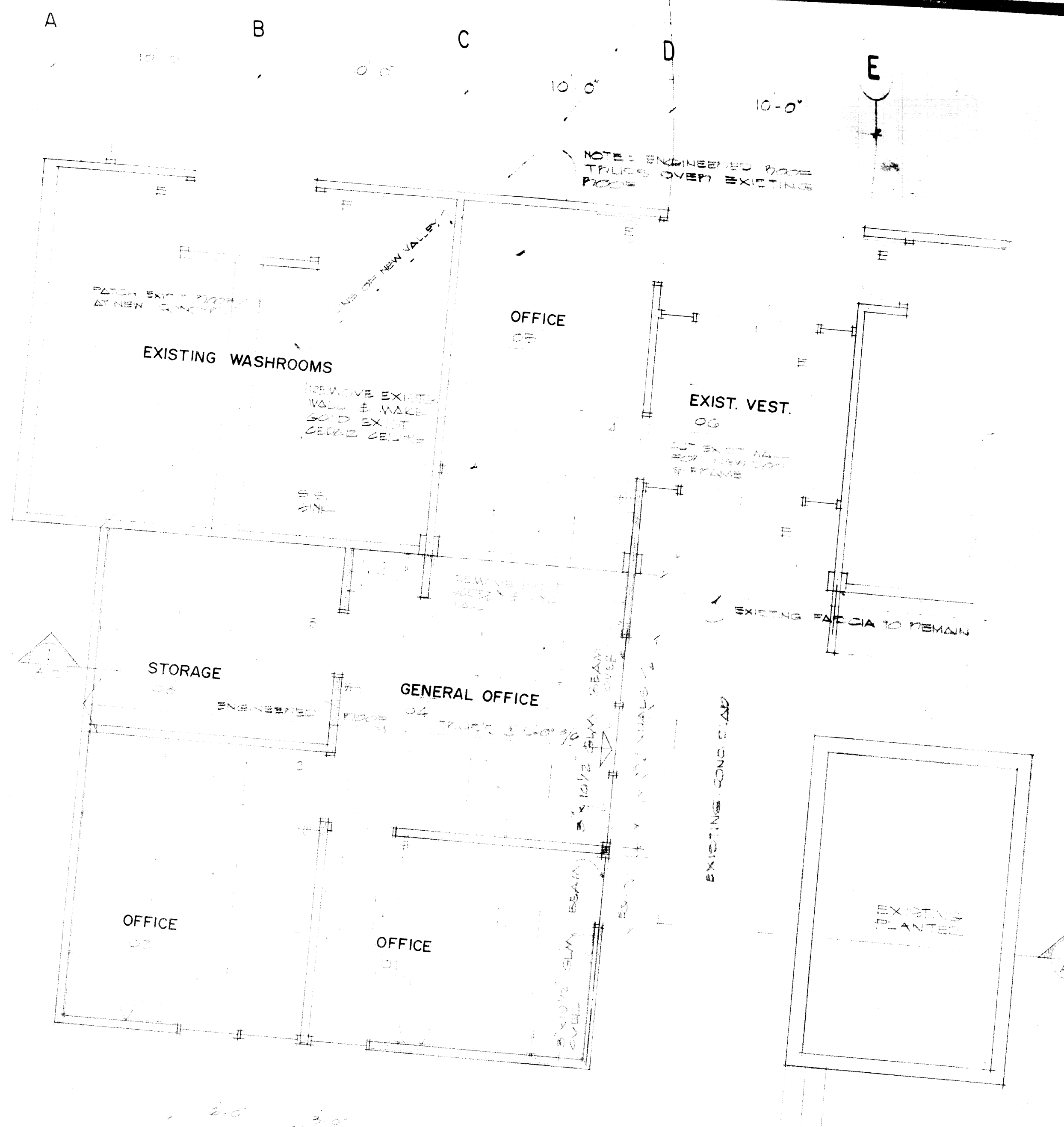
NO.	REVISION
1	ISSUED FOR PERMIT
2	BY OWNER - JAN 1976
3	REVISED -
4	APRIL 10 1976

LIST OF DRAWINGS

- A-10 MAIN FLOOR PLAN
- A-11 FOUNDATION PLAN
- A-12 SECTION & DETAIL
- A-13 CONTROL ROOM PLAN
- A-14 REVISED EXISTING SITE PLAN DWG
- A-15 REVISED EXISTING ELEVATION DWG
- A-16 REVISED EXISTING ELEVATION DWG

P  
SUMMER

DRAWING TITLE



MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

NO.	DOOR	FINISH
1	EXISTING	
2	3'-0" x 7'-0" x 1 3/4"	2" GYP. BD. - PAINT AND FRAME - MATCH EXIST.
3	3'-0" x 7'-0" x 1 3/4"	2" GYP. BD. - PAINT AND FRAME - MATCH EXIST.
4	3'-0" x 7'-0" x 1 3/4"	2" GYP. BD. - PAINT AND FRAME - MATCH EXIST.
5	3'-0" x 7'-0" x 1 3/4"	2" GYP. BD. - PAINT AND FRAME - MATCH EXIST.
6	3'-0" x 7'-0" x 1 3/4"	2" GYP. BD. - PAINT AND FRAME - MATCH EXIST.

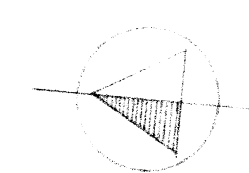
- NOTES & SYMBOLS
1. EXTEND EXISTING HEATING & VENTILATION TO NEW ADDITION AS REQUIRED
  2. EXTERIOR WALLS ARE 2x6 @ 16" O.C. EXCEPT WHERE NOTED OTHERWISE
  3. INTERIOR WALLS ARE 2x4 @ 16" O.C. STUDS EXCEPT WHERE NOTED OTHERWISE
  4. ELECTRICAL OUTLET SWITCH
  5. TELEPHONE OUTLET
  6. 2x4 @ 16" O.C. STUDS FLOOR LIGHT FIXTURE SURFACE MOUNTED
  7. RECESSED LIGHT FIXTURE LIGHTING 100-1175, 75W.

ROOM FINISH SCHEDULE

ROOM NAME	NO.	FLOOR	BASE	WALLS	CEILING	HT.	REMARKS
OFFICE	01	CARPET	1/2" x 3/8" WOOD	GYP. BD. PAINTED	TEXT. DIV.	9'-0"	
OFFICE	02	CARPET		GYP. BD. PAINTED		9'-0"	
STORAGE	03	CARPET		GYP. BD. PAINTED		9'-0"	
GENERAL OFFICE	04	CARPET		EAST WALL - EXIST. STUCK OTHERS - GYP. BD. PT.		9'-0"	
OFFICE	05	CARPET		GYP. BD. PAINTED		9'-0"	
STORAGE	06	EXISTING	EXISTING	EXISTING - PAINT	EXISTING*	8'-0"	* MAKE GOOD WHERE WALL IS

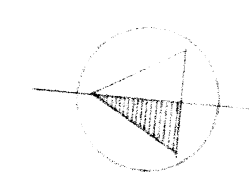
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

NOTE: ALL FOOTINGS TO BE ON UNDISTURBED NATIVE SOIL



5

6



5

6

A

B

C

D

E

REMOVE EXISTING  
WOOD SHAKES  
ON 2' X 6' STEPPING  
ENGINEERED ROOF TRUSSES

DOOR SLOPE MUST  
MATCH EXISTING

EXISTING FASCIA TO REMAIN

EXIST. ENTRY  
DOORS

ADJ. SHELVES  
VOLUME LIGHTING  
ICE DAM ON ALL  
VOLUME SURFACES

SECTION  
A-2

G

H

3

REMOVE EXISTING  
SOME SIDE WALLS &  
WALLS EXISTING  
NEW VENTILATION  
WATER EXISTING  
EXIST. WALL  
EXTEND WATERLINE

8' EXIST. INSULATION  
NO TEXT. DIV.  
ON 2' X 6' STEPPING  
ON ENGINEERED TRUSSES

3/4" GYPSUM BOARD  
CAULKING BOTH SIDES

2" X 4" ALUM. FRAME  
(MATCH EXISTING)

2  
A-2  
DETAIL  
1/2" = 1'-0"

FLASHING  
CAULKING BOTH SIDES

TYPICAL EXT. WALL  
STUCCO  
WIDE MESH  
BUDS TAPE  
1/2" PLY. SHEATHING  
2' X 6' @ 16" O.C.  
GYPSUM BOARD 5/8"  
1/2" DIV.

2" ISM CONT. #

1/2" RIGID INSUL.  
(TOP)  
10M @ 12" O.C. VERT.  
10M @ 12" O.C. HORIZ.

2" ISM CONT.

PATCH EXISTING  
SIDEWALK AS REQD.

3  
A-2  
DETAIL  
1/2" = 1'-0"

G.I. PERFORMED  
GUTTER

BUILT UP FASCIA  
(FIR) ON WOOD  
BRACKETS  
(MATCH EXIST.)

SCREENED VENT

STUCCO TO  
MATCH EXIST.

4'-0" ICE DAM PROTECTION  
SIDE SHAKES  
ROOFING FELT - 2 LAYERS  
3/4" PLYWOOD (1 3/4")  
1" G. @ 10" O.C.  
TRUSSES

DETAIL  
1/2" = 1'-0"

E

G.I. FLASHING

BUILT UP FASCIA

CONT. SCREENED  
VENT

5  
A-2  
DETAIL  
1/2" = 1'-0"

NO. REVISION

ISSUED FOR REVIEW  
BY OWNER - JAN. 14, 88  
REVISED  
APRIL 12, 1988 V.F.

ARCHITECTS

1645 BERTRAM STREET, KELOWNA, B.C. V1Y 2G5 TELEPHONE 762

C  
P

SUMM.

DRAWING TITLE

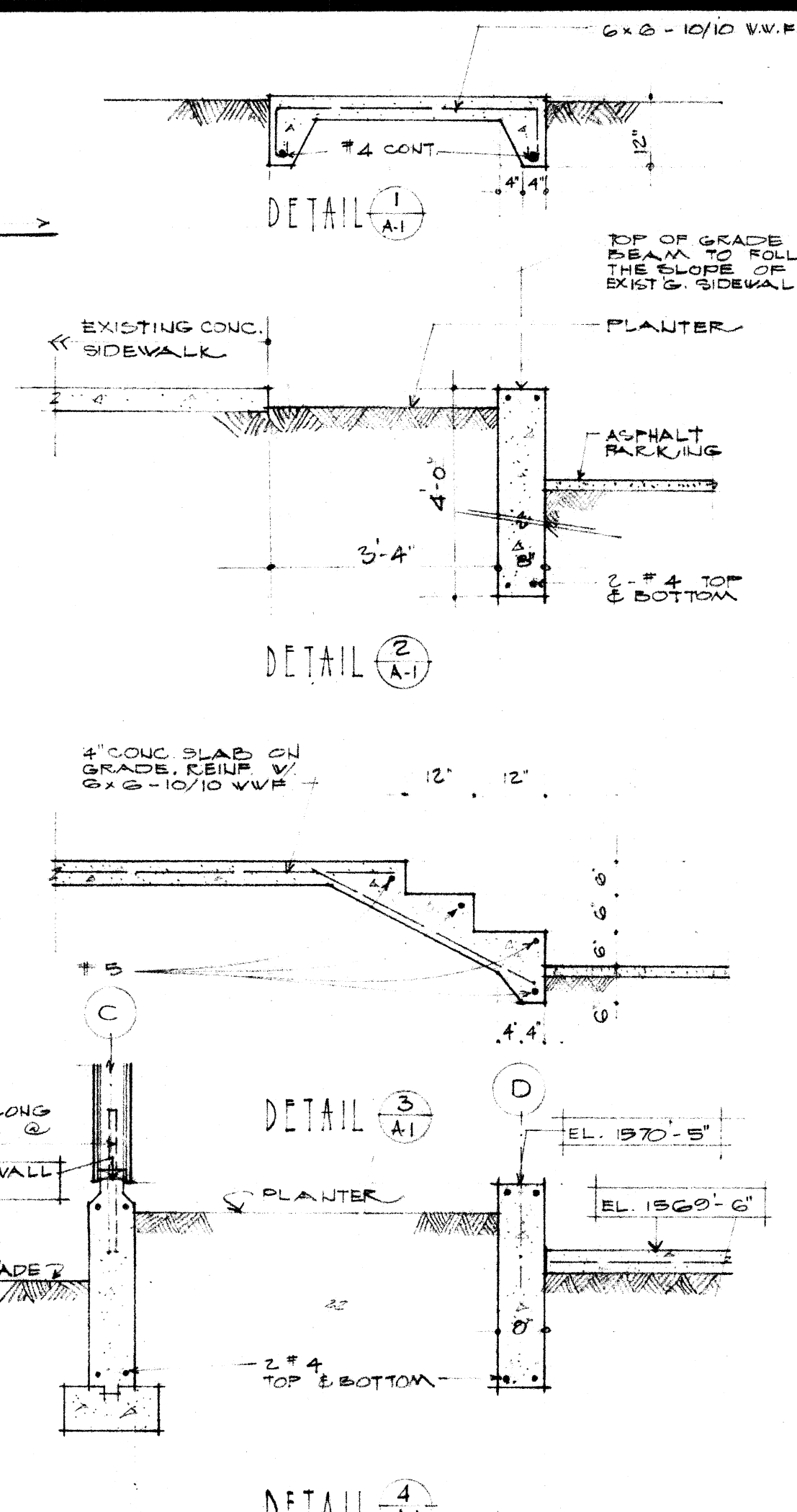
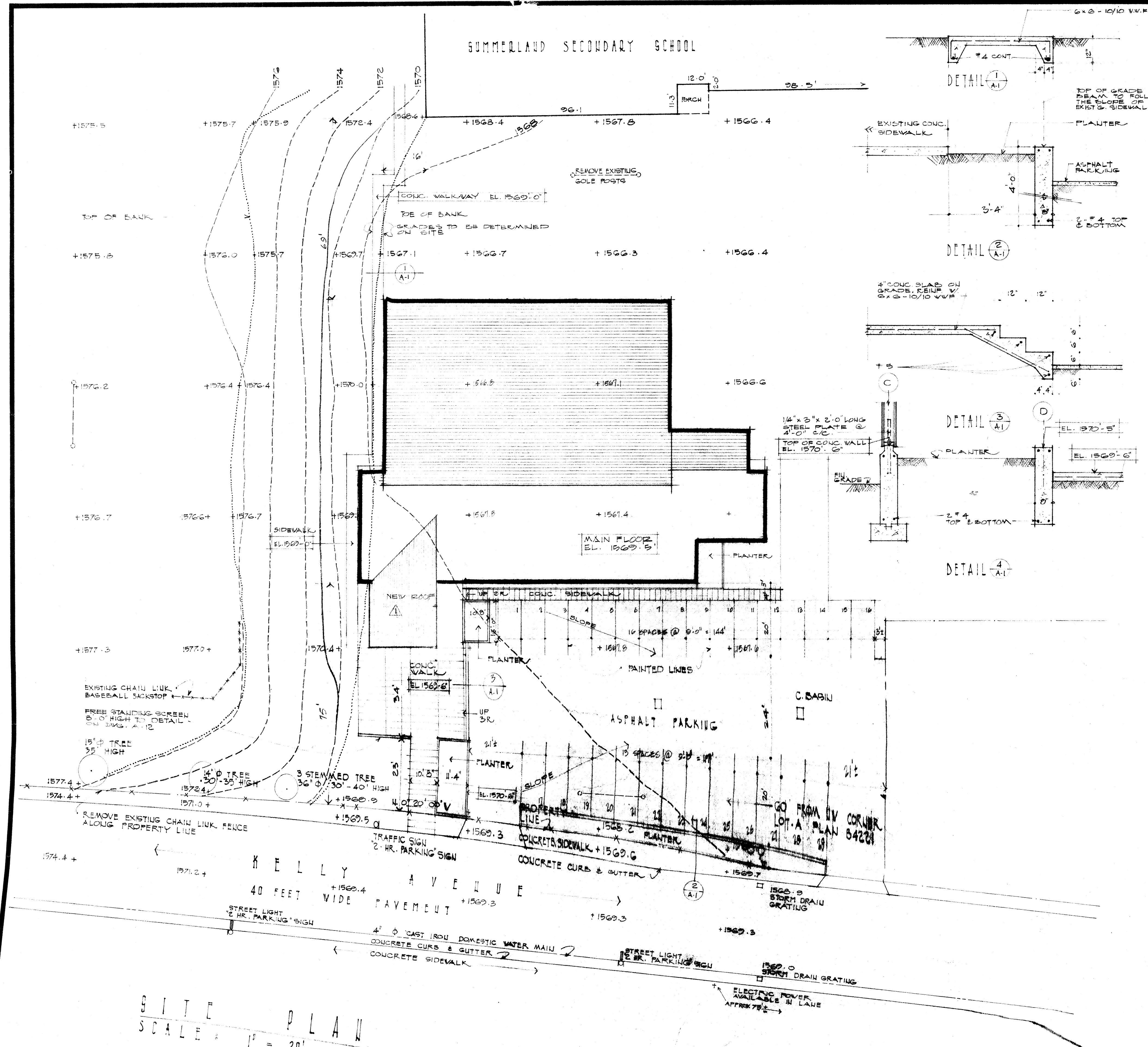
DATE: JAN 15, 88

CONTROL ROOM PLAN

SCALE 1/2" = 1'-0"



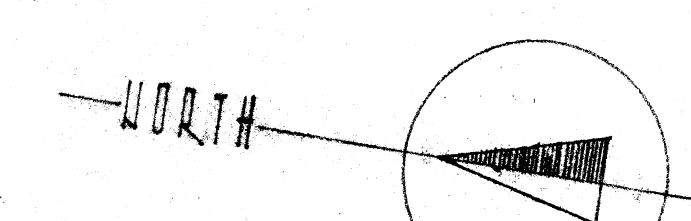
# SUMMERLAND SECONDARY SCHOOL



- ## LIST OF DRAWINGS
- A-1 SITE PLAN
  - A-2 MAIN FLOOR PLAN
  - A-3 MAIN FLOOR DRAINAGE, POOL & DECK PLAN & DETAILS
  - A-4 REFLECTED CEILING PLAN
  - A-5 ROOM FINISH SCHEDULE, DOOR SCHEDULE & DETAILS
  - A-6 ELEVATIONS
  - A-7 ELEVATION & BUILDING SECTIONS
  - A-8 BUILDING SECTIONS
  - A-9 WALL SECTIONS & DETAILS
  - A-10 WALL SECTIONS & DETAILS
  - A-11 INTERIOR ELEVATIONS
  - A-12 INTERIOR ELEVATIONS
  - A-13 STRUCTURAL POOL DETAILS
  - A-14 HYDRO POOL, SAUNA & COUNTER DETAILS.

JAN 10, 83  
NEW R.F.E. ADDED  
ISSUED FOR REVIEW  
BY OWNER - JAN 14, 83  
REVISED  
APRIL 12, 1983. W.F.

S I T E  
SCALE 1" = 20'  
P L A N  
LOT - 1  
D. L. 3640  
O. D. Y. D  
PLAN - 6221



JAN. 1988  
SOUTH & WEST ELEVATIONS  
REVISED

REVISED FOR REVIEW  
BY OWNER JAN. 14, 1988

REVISED  
APRIL 10, 1988 VP

REVISED JUNE 6, 1988  
COURT RDC TENDER APRIL 30, 75

PROJECT

SUMMERLAND  
COMMUNITY  
POOL

SUMMERLAND, B. C.

ELEVATIONS

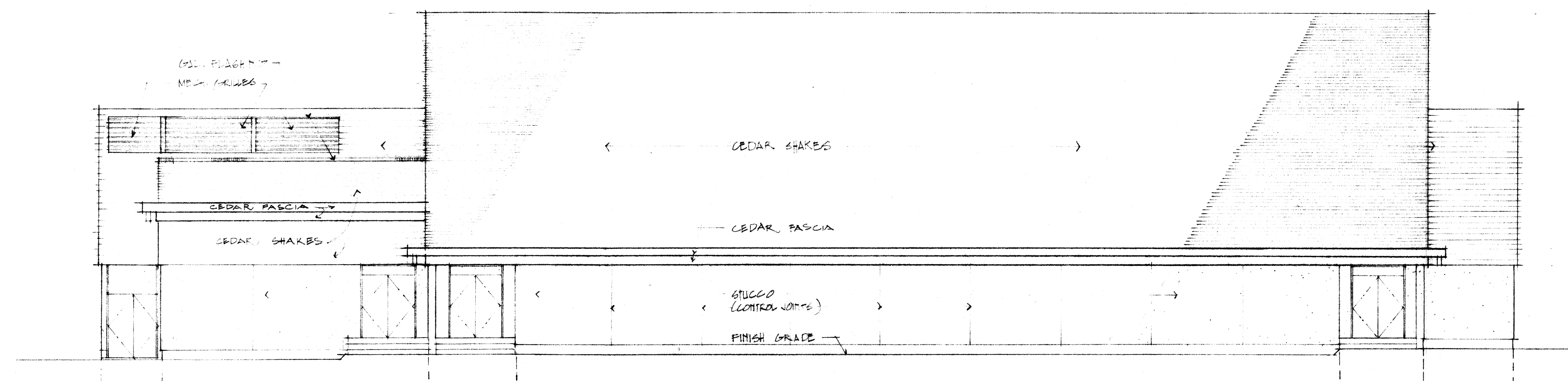
**HARTLEY & TURIK  
ARCHITECTS**

P.O. BOX 662 KELOWNA B.C. 762-4407

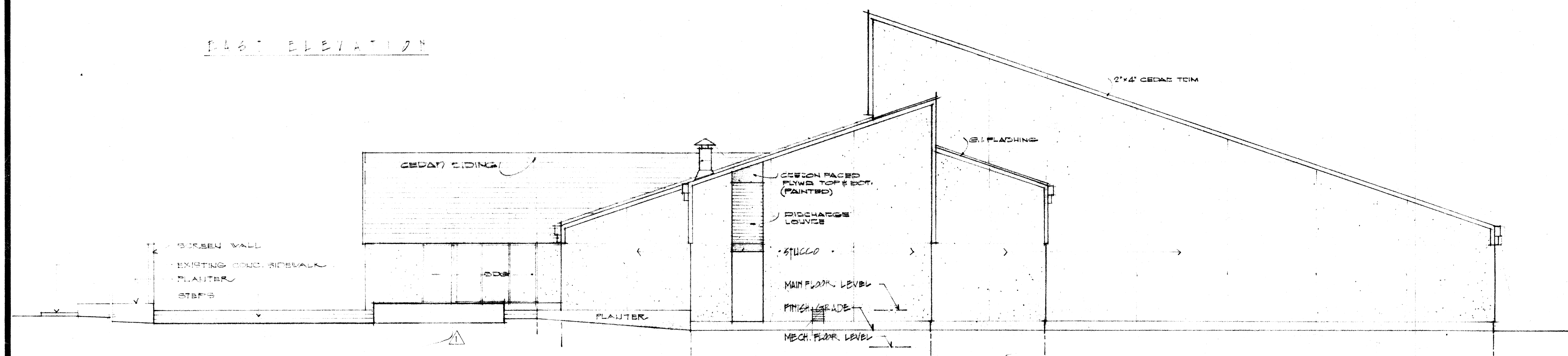
DRAWING

**A G R**

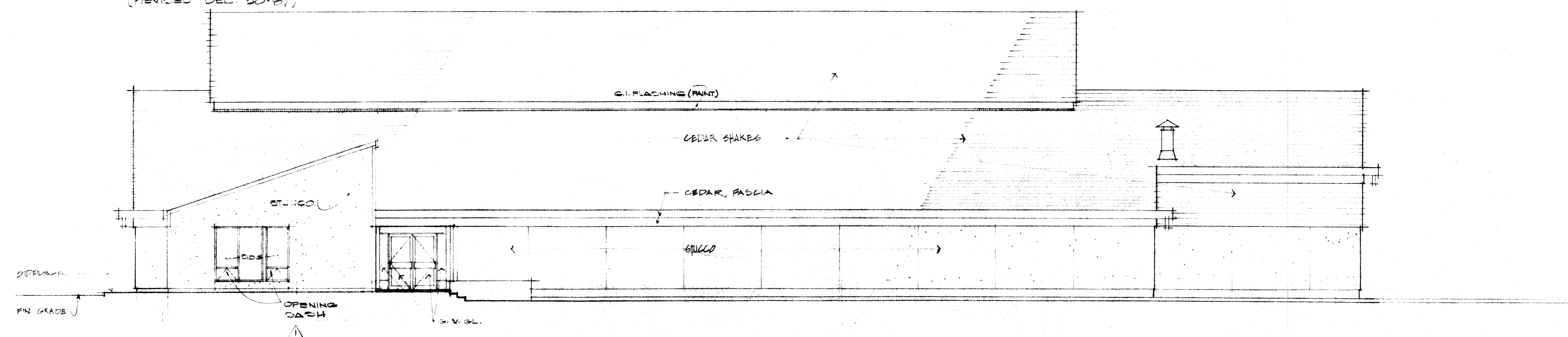
DATE: APR. 1975



EAST ELEVATION



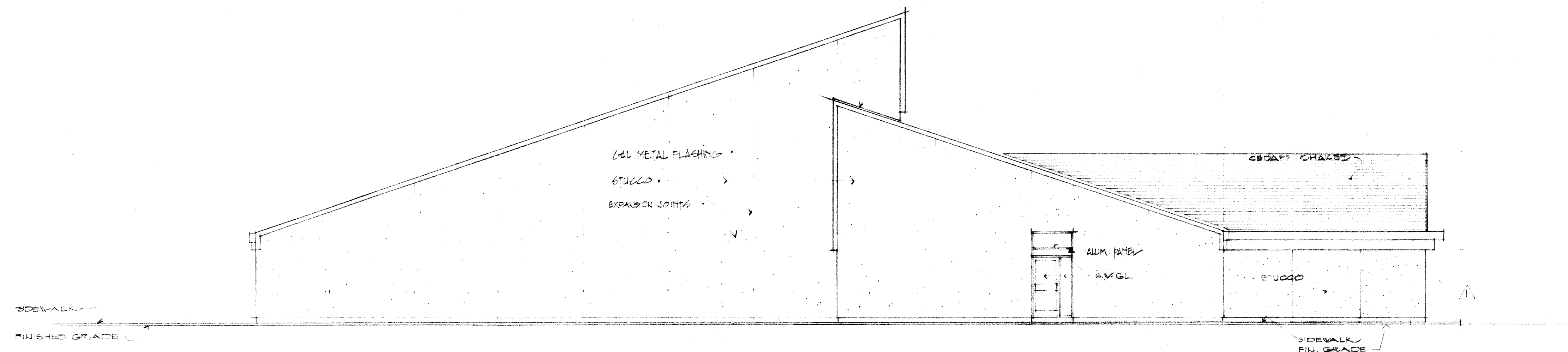
SOUTH ELEVATION  
(REVISED DEC. 20, 87)



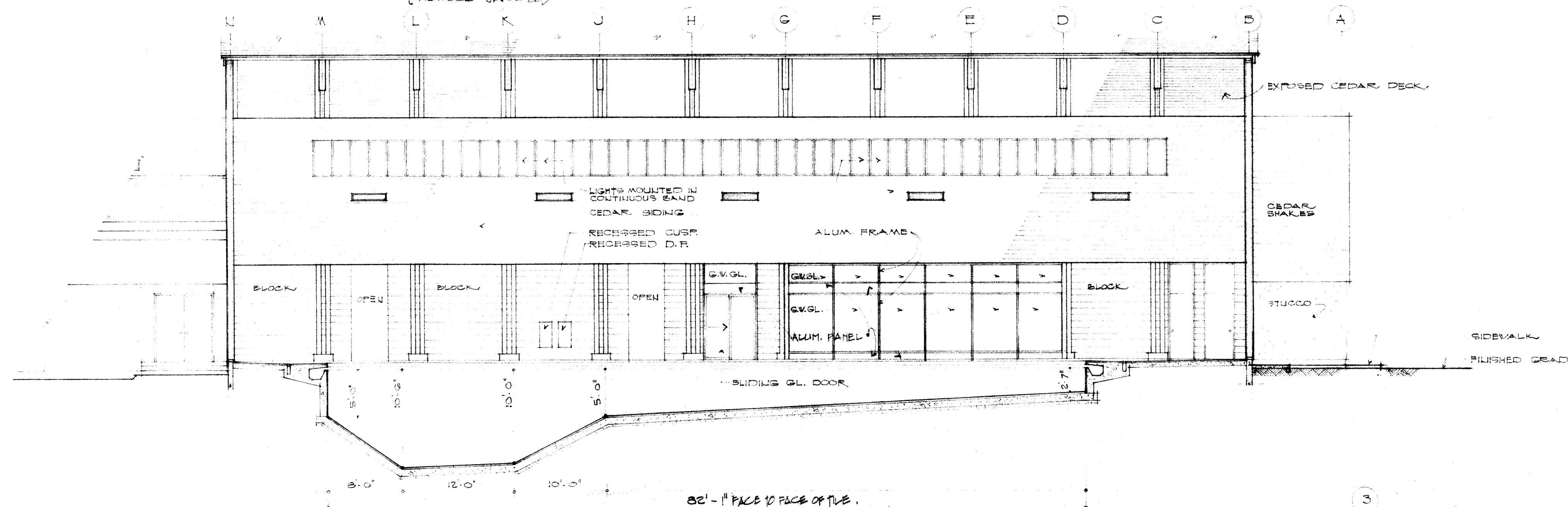
WEST ELEVATION  
SCALE: 1/8" = 1'-0"  
(REVISED DEC. 20, 87)



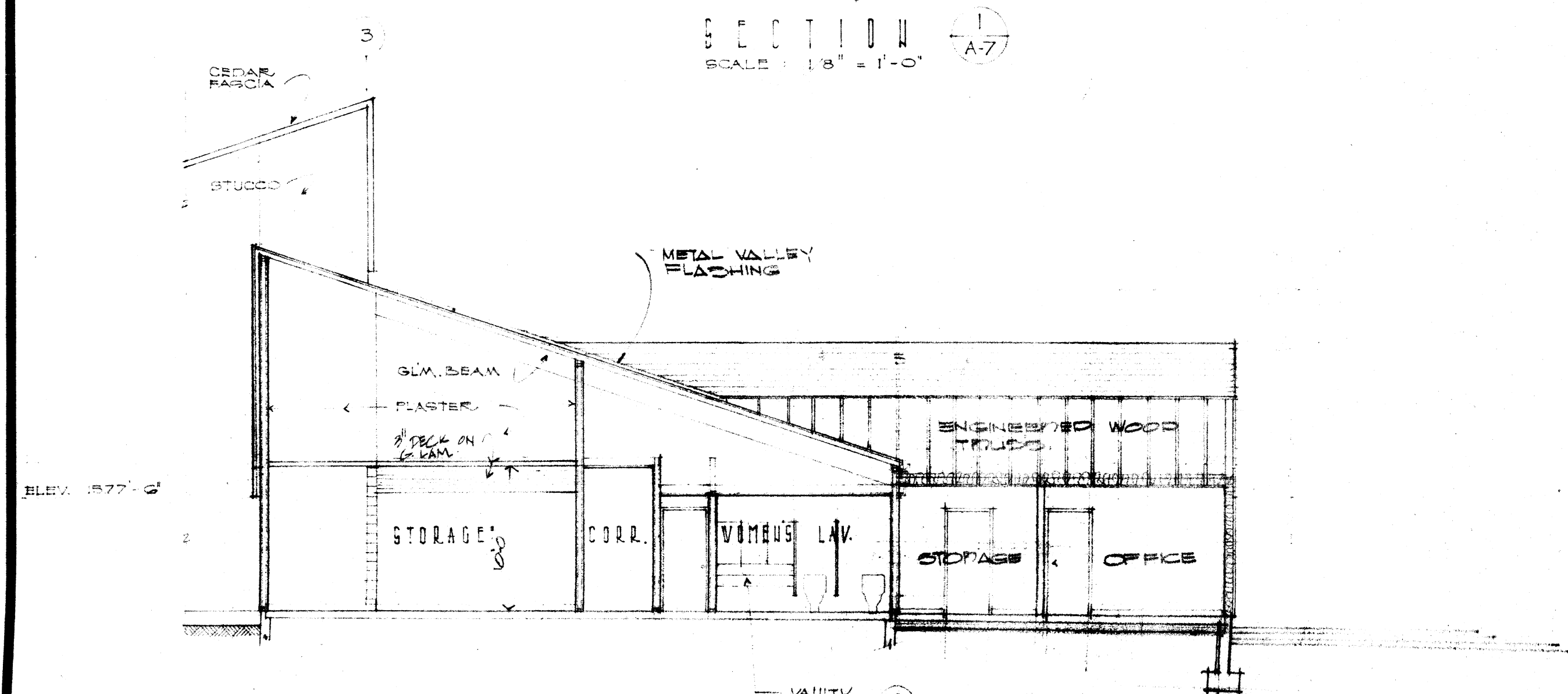
JAN. 18, 1965 (1)  
 NORTH ELEVATION REVISED  
 ISSUED FOR PERMITS  
 BY OWNER - JAN. 14, 1965  
 REVISED  
 APRIL 10, 1965 (1/2)



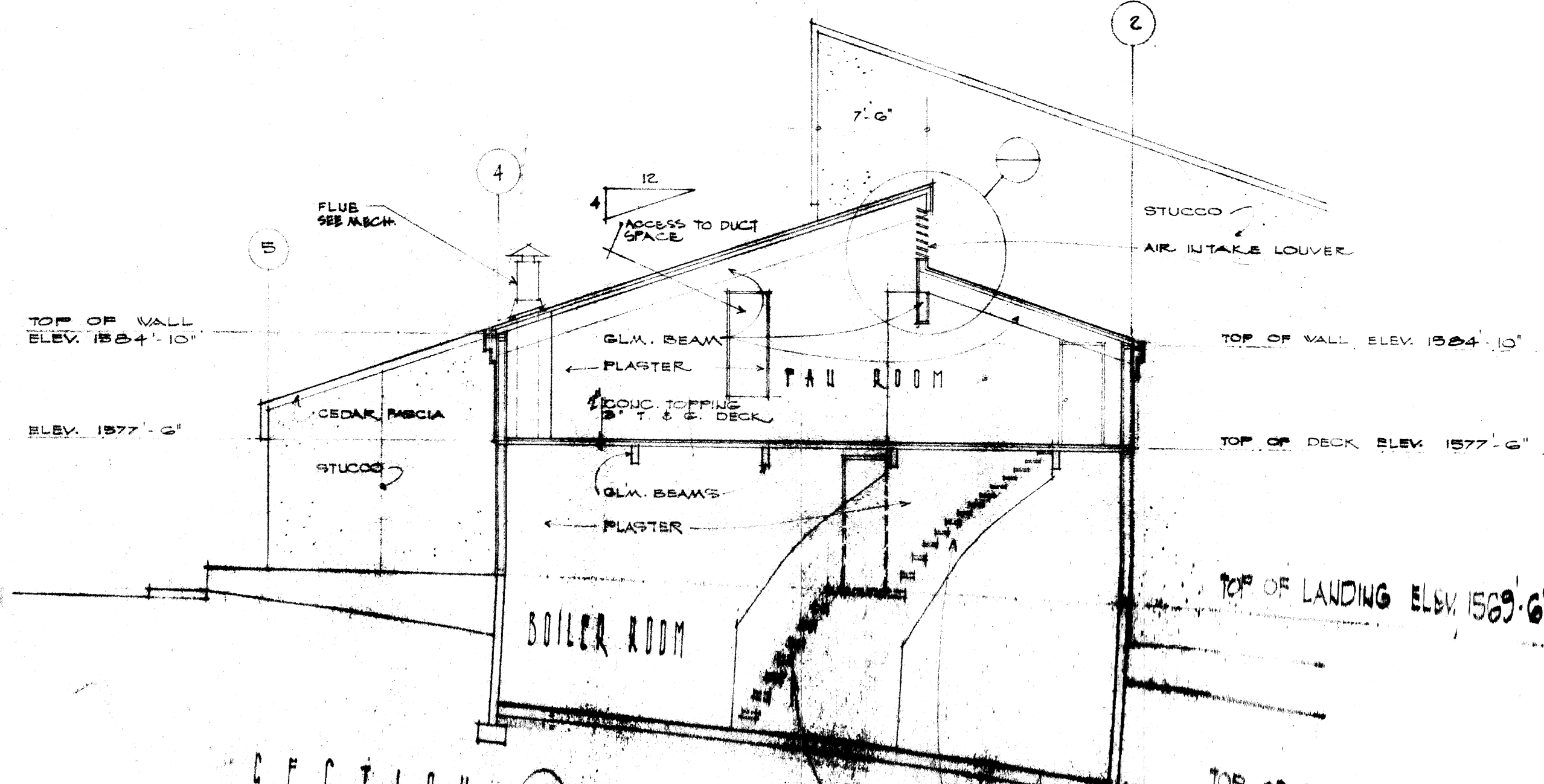
NORTH ELEVATION  
 SCALE: 1/8" = 1'-0" (REVISED JAN. 14, 65)



SECTION 1  
 SCALE: 1/8" = 1'-0" (A-7)



SECTION 2  
 SCALE: 1/8" = 1'-0" (A-7)



HAR  
 A R  
 P.O. BOX 66



EXHIBIT 2 -  
Aquatic Centre Building Drawings (1988)

NO.	REVISION
	ISSUED FOR REVIEW BY OWNER JAN. 1988
	REVISED APRIL 12, 1988 V.F.

LIST OF DRAWINGS	
A-1	MAIN FLOOR PLAN
	FOUNDATION PLAN
	SCHEDULES
A-2	SECTION & DETAILS
	CONTROL ROOM PLAN
A-1R	REVISED EXISTING SITE PLAN DWG.
A-6R	REVISED EXISTING ELEVATIONS DWG.
A-7R	REVISED EXISTING ELEVATION DWG.

2234

PROJECT
ADDITION TO SUMMERLAND COMMUNITY POOL
SUMMERLAND, B.C.

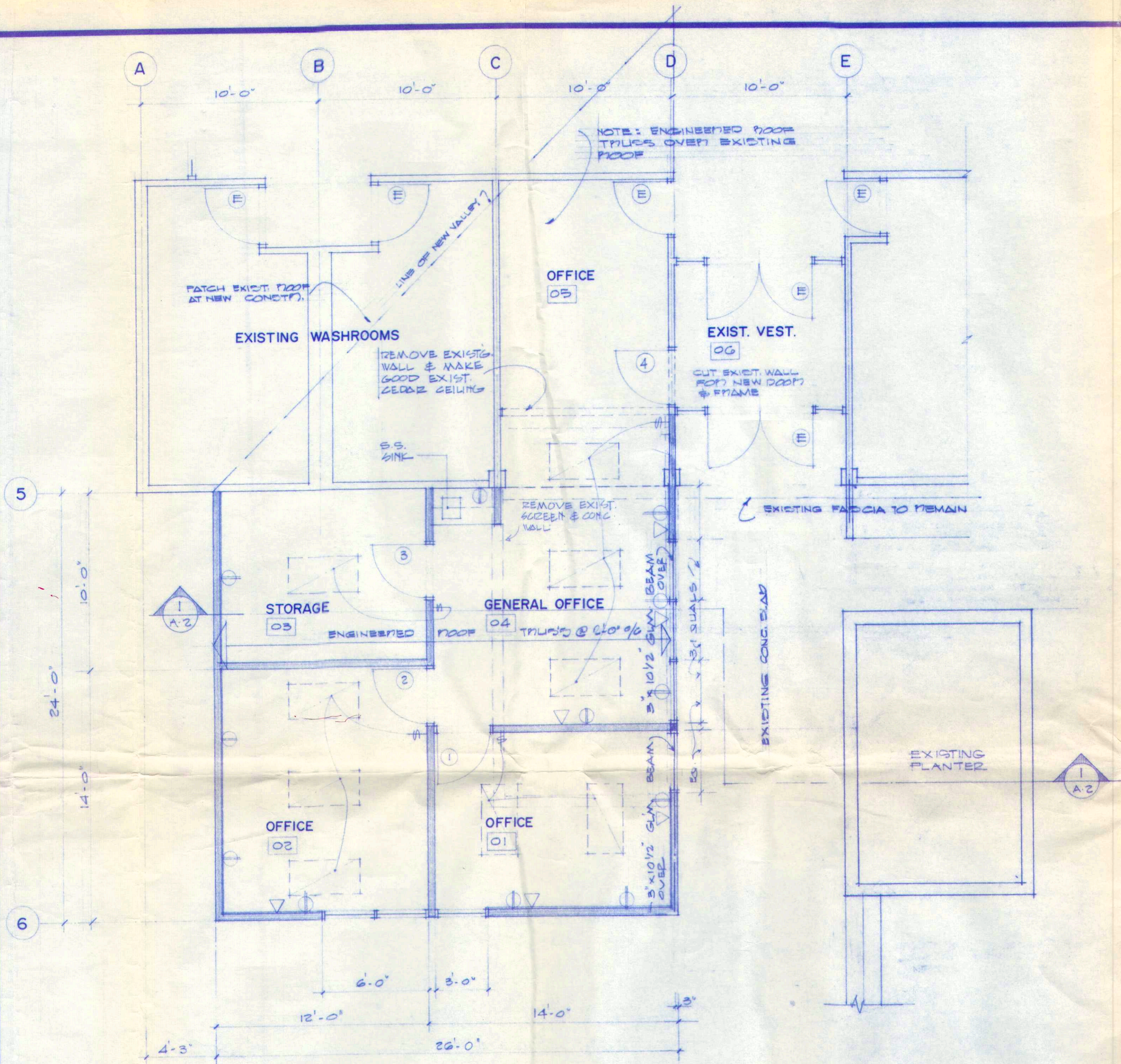
DRAWING TITLE
GARY MAYER 4-9897

DATE: JAN. 15, 1988
---------------------

DRAWING NO.
A-1 <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">2234-00</span>



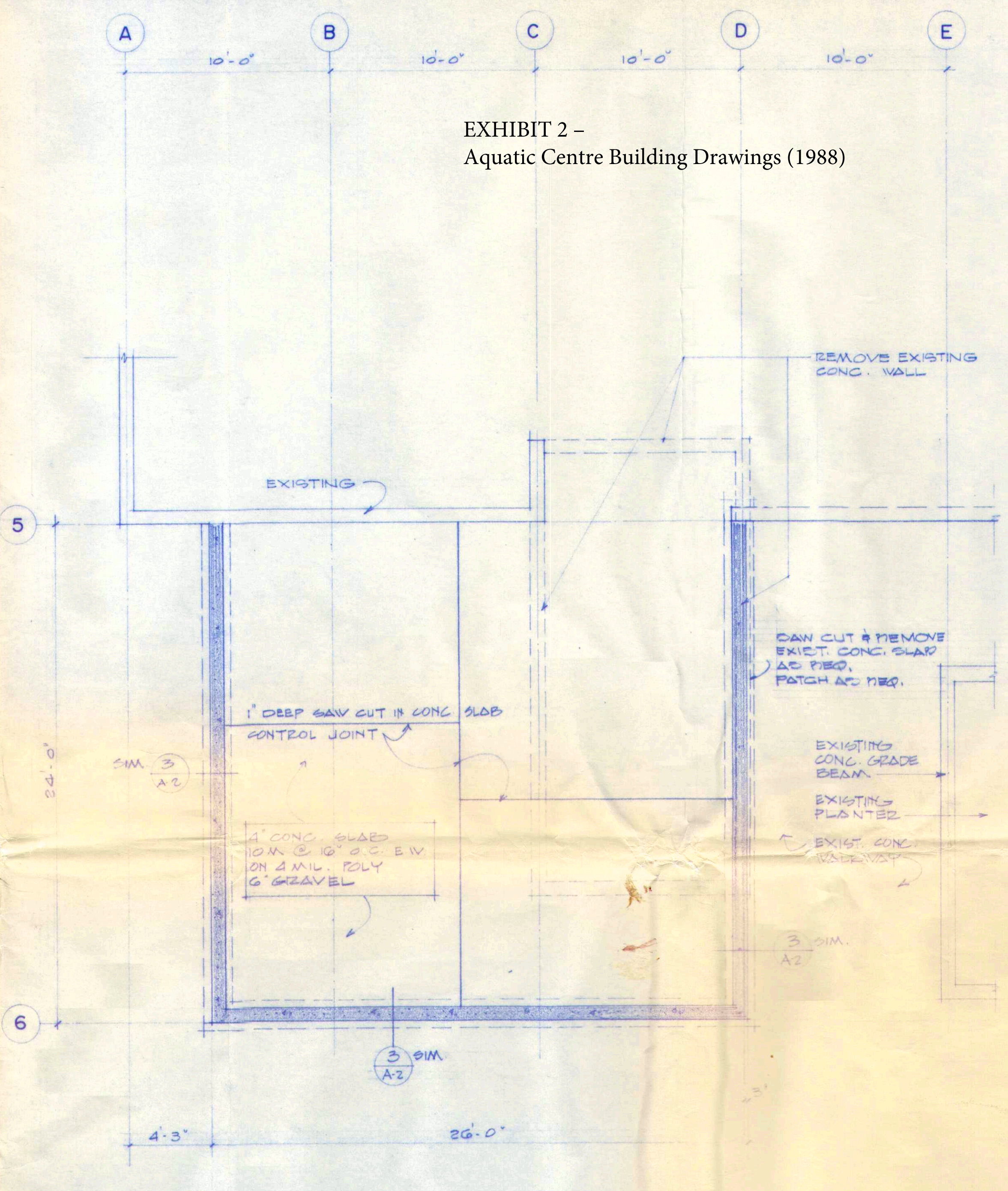
MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE		
(E)	EXISTING	
(1)	3'-0" x 7'-0" x 1 3/4"	S.C. FIRE GLASS IN WD. FRAME - PAINT MATCH EXISTG.
(2)	3'-0" x 7'-0" x 1 3/4"	S.C. FIRE GLASS IN WD. FRAME - PAINT MATCH EXISTG.
(3)	3'-0" x 7'-0" x 1 3/4"	S.C. FIRE GLASS IN WD. FRAME - PAINT MATCH EXISTG.
(4)	3'-0" x 7'-0" x 1 3/4"	S.C. FIRE GLASS IN PRESSED STEEL FRAME (MATCH EXISTG.)

- NOTES & SYMBOLS
- EXTEND EXISTING HEATING & VENTILATION TO NEW ADDITION AS REQUIRED
  - EXTERIOR WALLS ARE 2x6 @ 16" O.C. EXCEPT WHERE NOTED OTHERWISE
  - INTERIOR WALLS ARE 2x4 @ 16" O.C. STUDS EXCEPT WHERE NOTED OTHERWISE
- ⊖ ELECTRICAL OUTLET  
⚡ SWITCH  
☎ TELEPHONE OUTLET  
☐ 2x4 (4-TUBE) FLUORESCENT LIGHT FIXTURE - SURFACE MOUNTED  
⊞ RECESSED LIGHT FIXTURE LIGHTOWER 1102-1173, 75W.

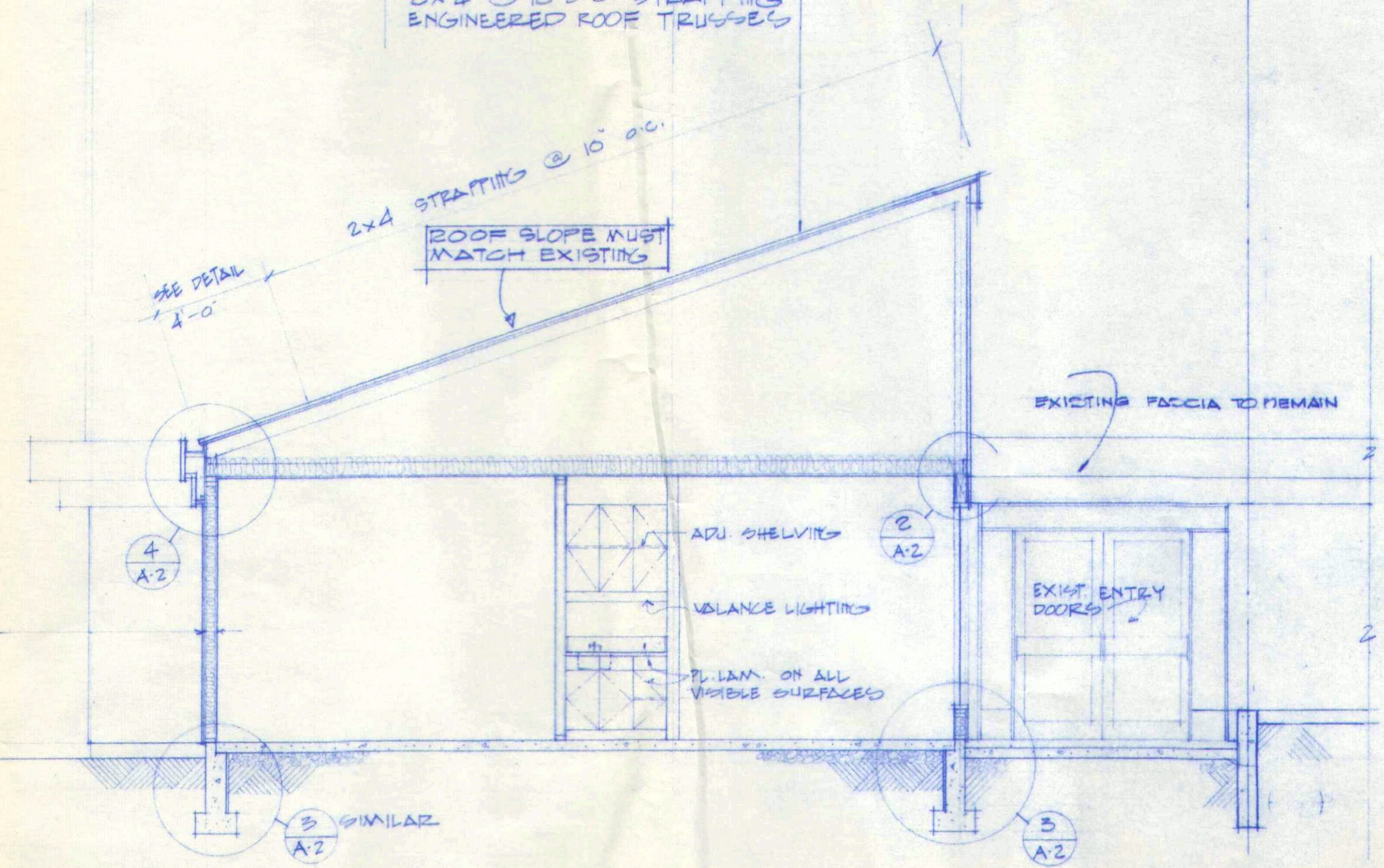
ROOM FINISH SCHEDULE						
ROOM NAME	NO.	FLOOR	BASE	WALLS	CEILING	HT.
OFFICE	01	CARPET	1/2" x 3/2" WOOD	GYP. BD. PAINTED	TEXT. DV.	9'-0"
OFFICE	02	CARPET		GYP. BD. PAINTED		9'-0"
STORAGE	03	CARPET		EAST WALL: EXIST. GYPSO OTHERS - GYP. BD. PT.		9'-0"
GENERAL OFFICE	04	CARPET		GYP. BD. PAINTED		9'-0"
OFFICE	05	CARPET		EXISTING - PAINT	EXISTING*	9'-0"
EXIST. VESTIBULE	06	EXISTING	EXISTING	EXISTING - PAINT	EXISTING	

FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

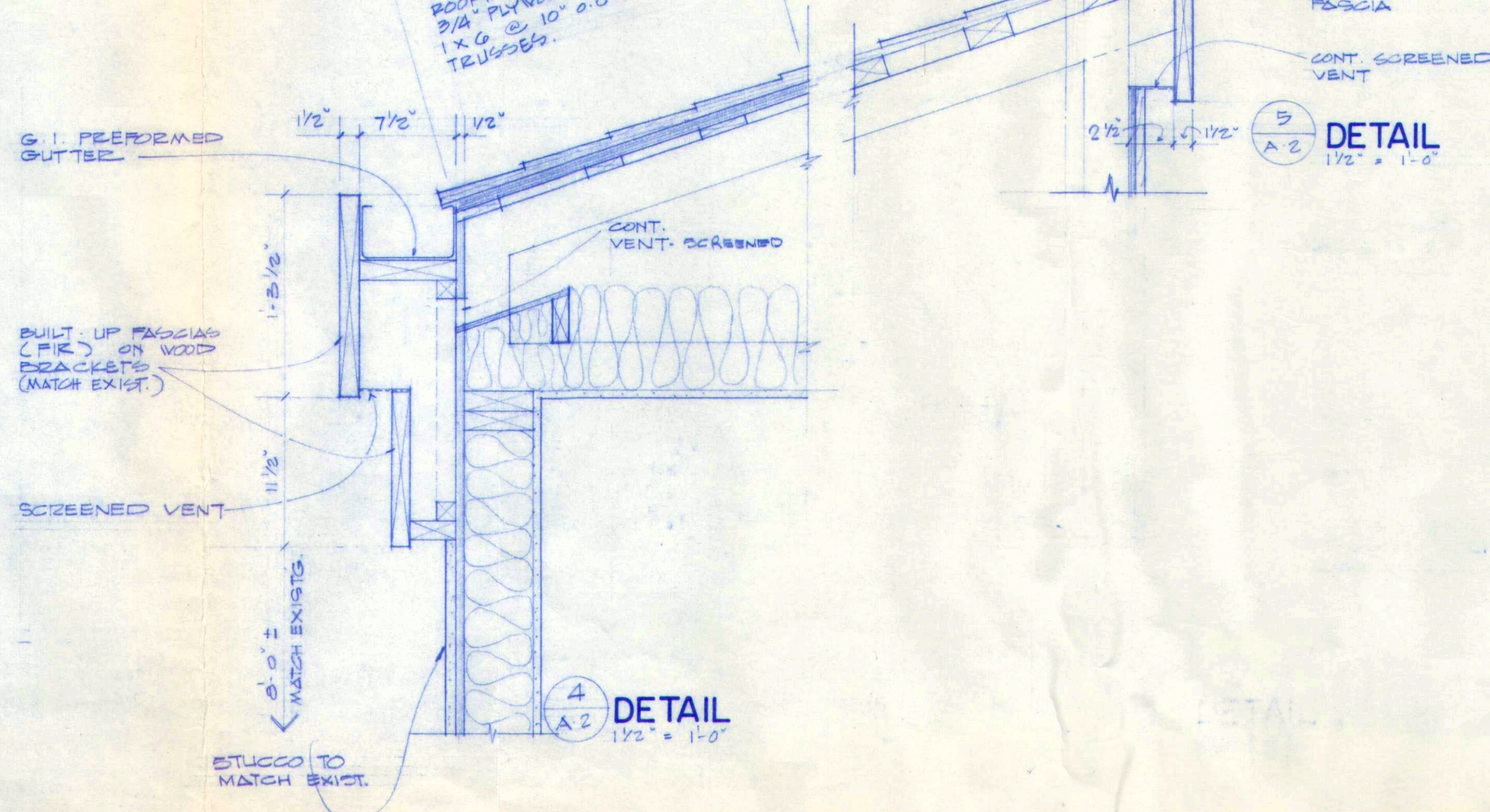


NOTE: ALL FOOTINGS TO BE ON UNDISTURBED NATIVE SOIL



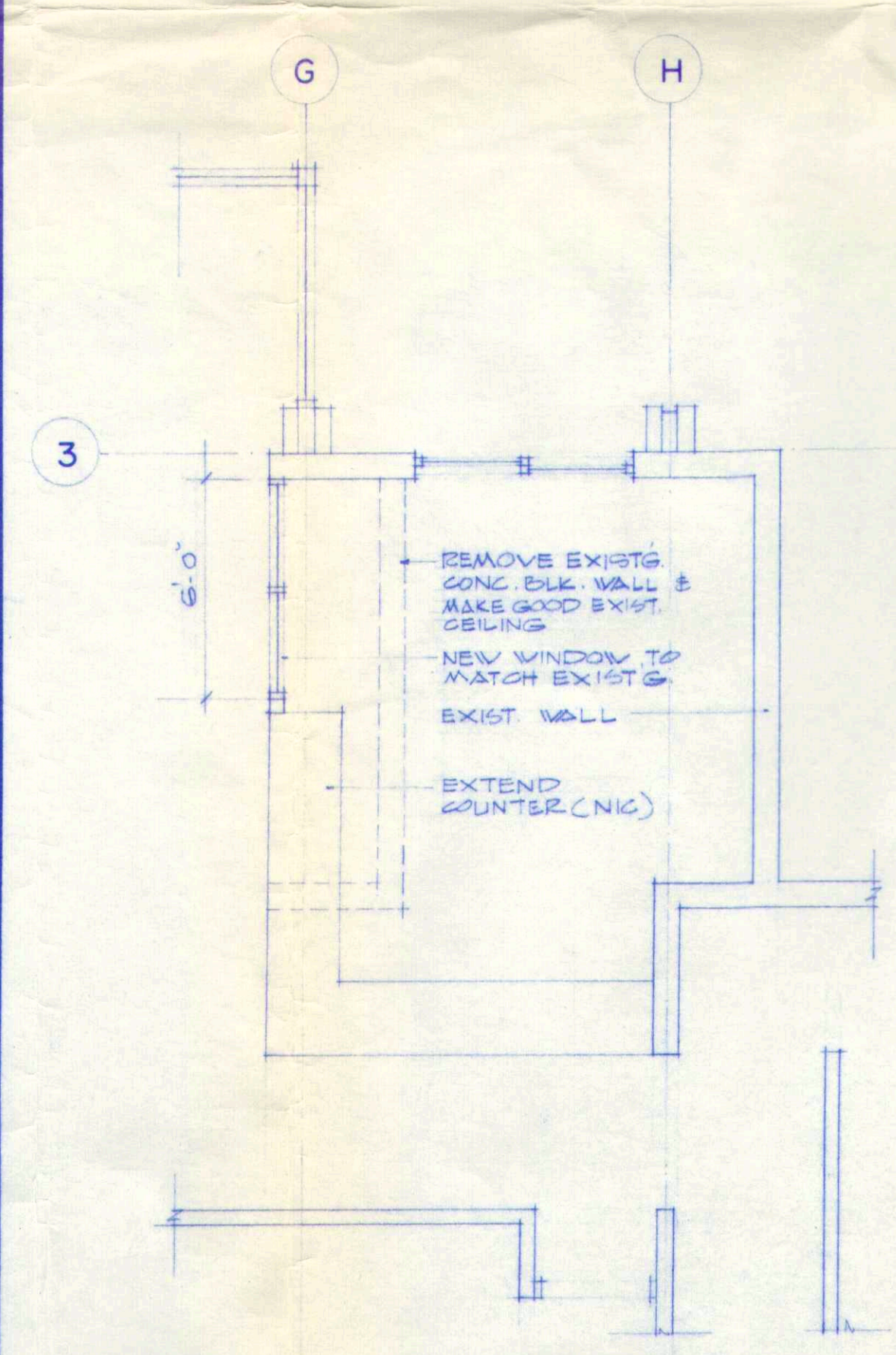


**1 SECTION**  
SCALE: 1/4" = 1'-0"

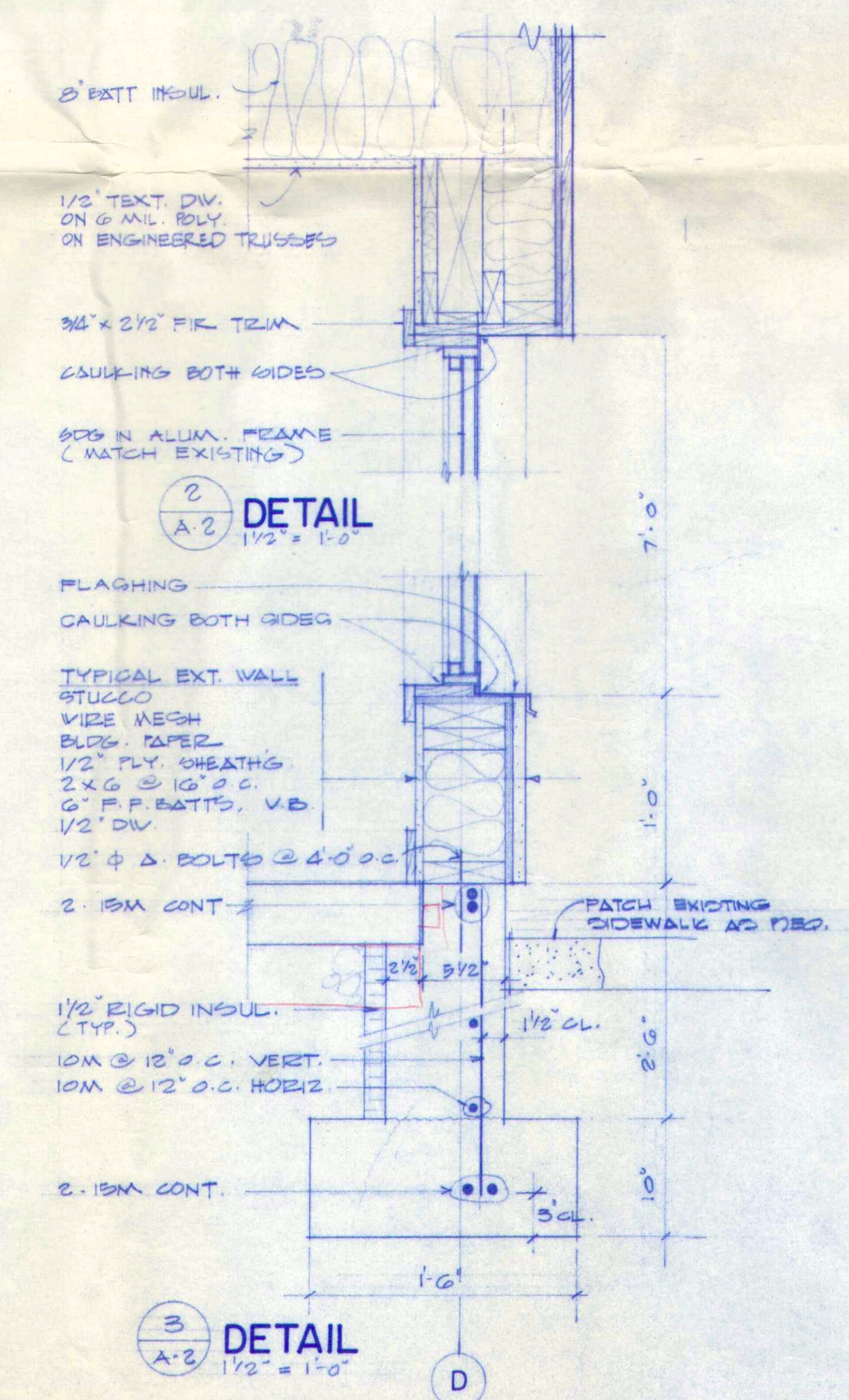


**5 DETAIL**  
1/2" = 1'-0"

**4 DETAIL**  
1/2" = 1'-0"



**CONTROL ROOM PLAN**  
SCALE: 1/4" = 1'-0"



**2 DETAIL**  
1/2" = 1'-0"

**3 DETAIL**  
1/2" = 1'-0"

PROJECT  
**ADDITION TO SUMMERLAND COMMUNITY POOL**  
SUMMERLAND B.C.

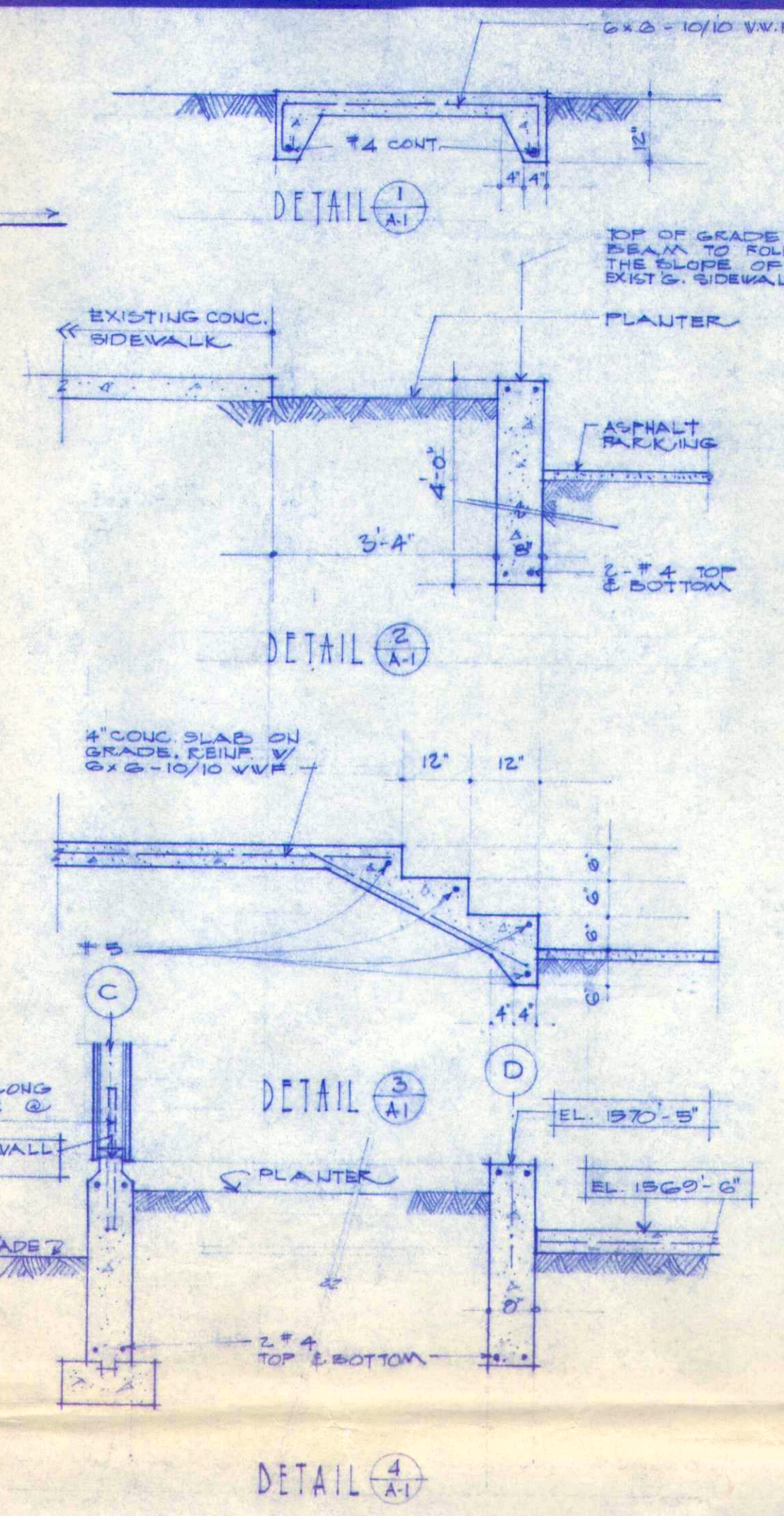
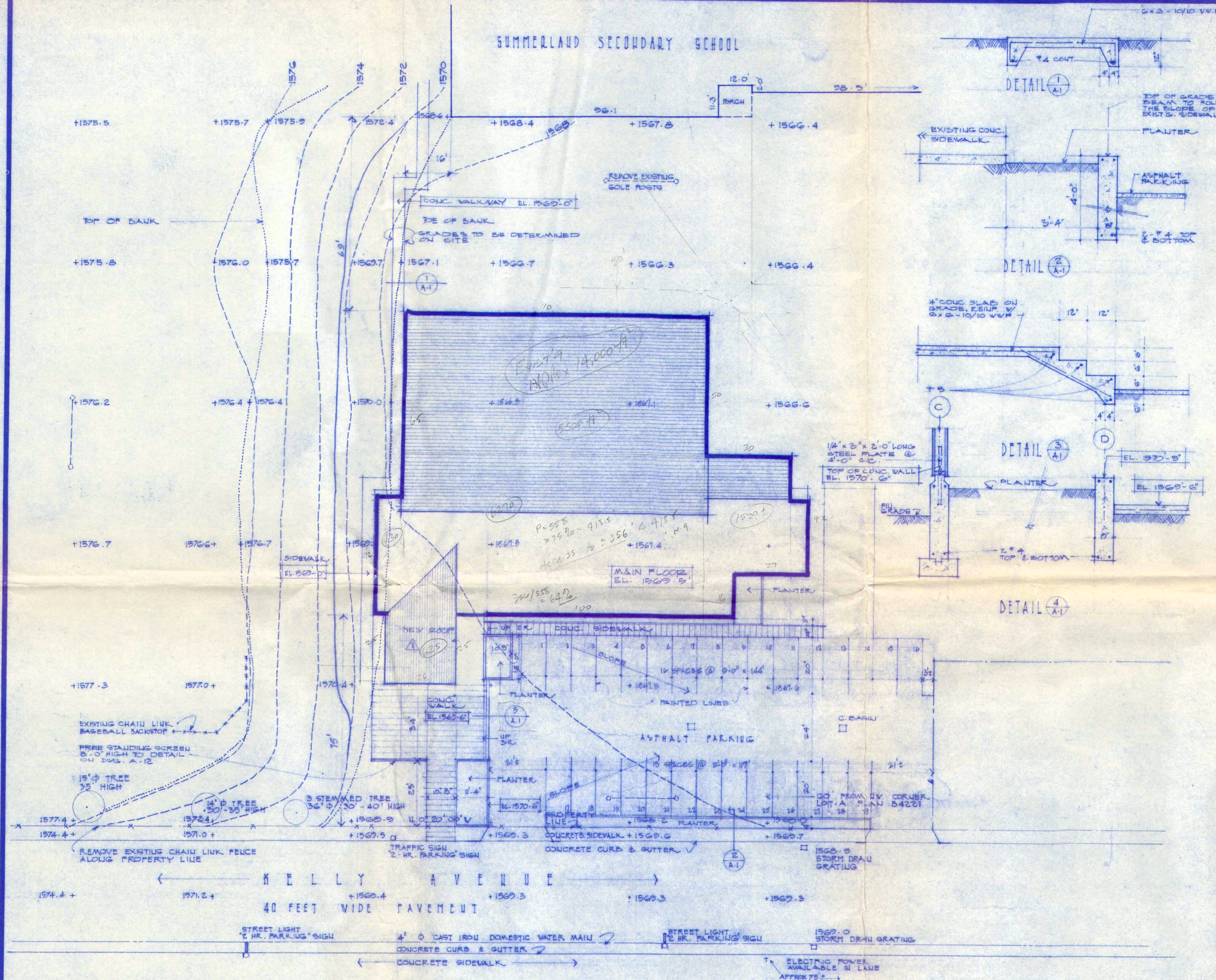
DRAWING TITLE

DATE: JAN. 15, 88

DRAWING NO.  
**A-2**



# SUMMERLAUD SECONDARY SCHOOL



## LIST OF DRAWINGS

- A-1 SITE PLAN
- A-2 MAIN FLOOR PLAN
- A-3 MAIN FLOOR DRAINAGE, POOL & DECK PLAN, & DETAILS
- A-4 REFLECTED CEILING PLAN
- A-5 ROOM FINISH SCHEDULE, DOOR SCHEDULE & DETAILS
- A-6 ELEVATIONS
- A-7 ELEVATION & BUILDING SECTIONS
- A-8 BUILDING SECTIONS
- A-9 WALL SECTIONS & DETAILS
- A-10 WALL SECTIONS & DETAILS
- A-11 INTERIOR ELEVATIONS
- A-12 INTERIOR ELEVATIONS
- A-13 STRUCTURAL POOL DETAILS
- A-14 HYDRO POOL, SAUNA & COUNTER DETAILS

JAN. 15, 88  
NEW ROOF ADDED  
ISSUED FOR REVIEW  
BY OWNER - JAN. 14, 88  
REVISED  
APRIL 12, 1988 - V.F.

ISSUED FOR TENDER: APRIL 30, 78

## PROJECT

SUMMERLAUD  
COMMUNITY POOL  
SUMMERLAUD, B. C.

SITE PLAN

**HARTLEY & TURIK  
ARCHITECTS**  
P.O. BOX 662 KELOWNA B.C. 762-4407

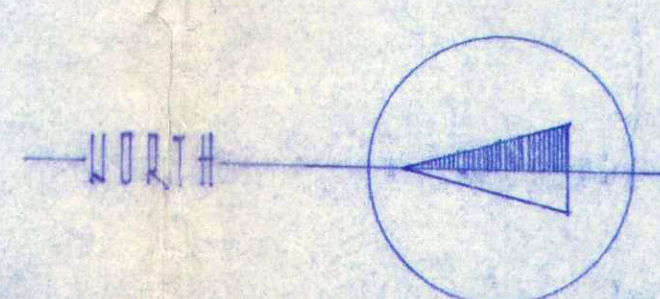
## DRAWING

**A 1R**

DATE: APR. 78

**SITE PLAN**  
SCALE: 1" = 20'

LOT - 1, PLAN - 6221  
D.L. 3640 O.D.Y.D

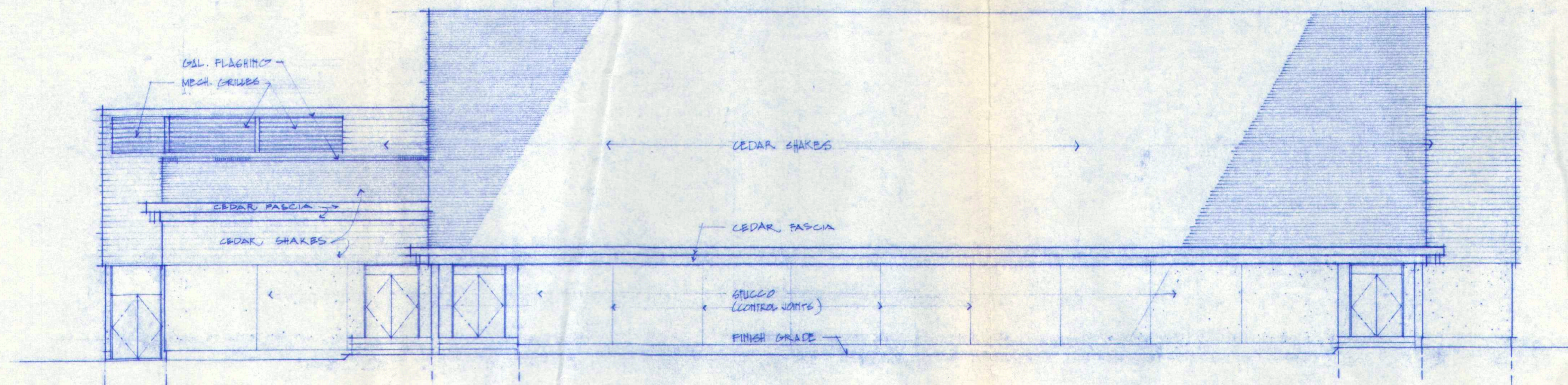




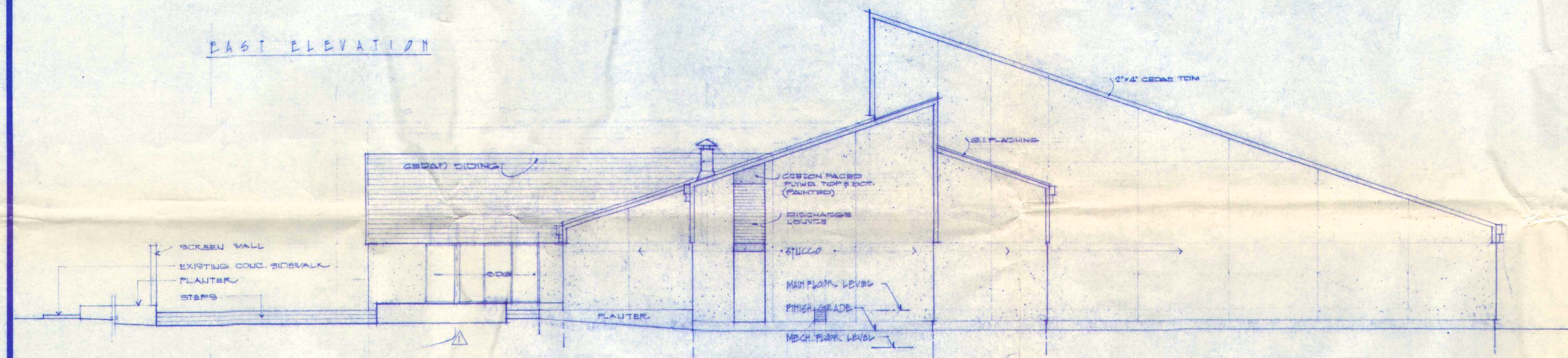
JAN. 1988  
SOUTH & WEST ELEVATIONS  
REVISED

ISSUED FOR REVIEW  
BY OWNER JAN. 14-88

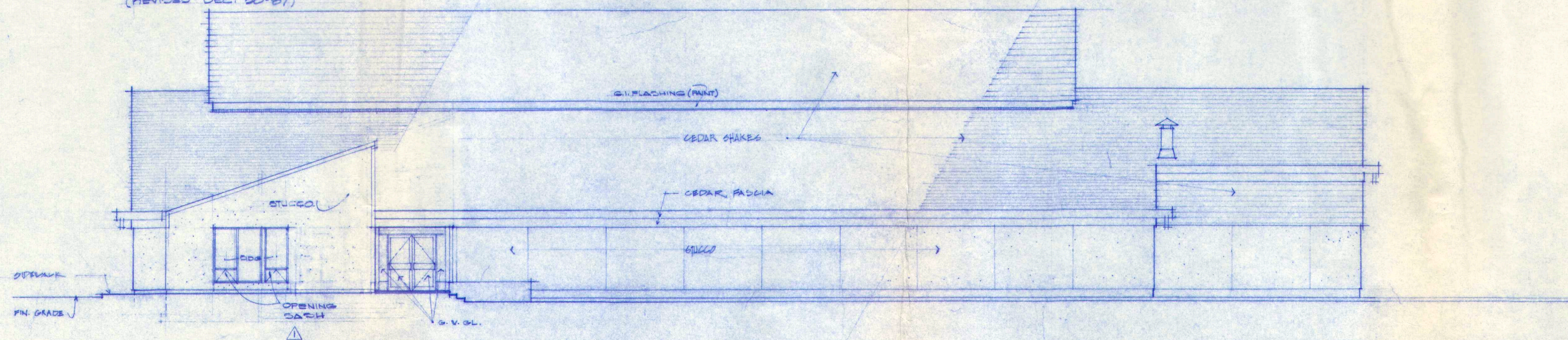
REVISED  
APRIL 12-1988 VF



EAST ELEVATION



SOUTH ELEVATION  
(REVISED DEC. 30-87)



WEST ELEVATION  
SCALE: 1/8" = 1'-0"  
(REVISED DEC. 30-87)

REVISED JUNE 16-1978  
ISSUED FOR TENDER APRIL 30-78

PROJECT

SUMMERLAND  
COMMUNITY  
POOL

SUMMERLAND, B. C.

ELEVATIONS

HARTLEY & TURIK  
ARCHITECTS

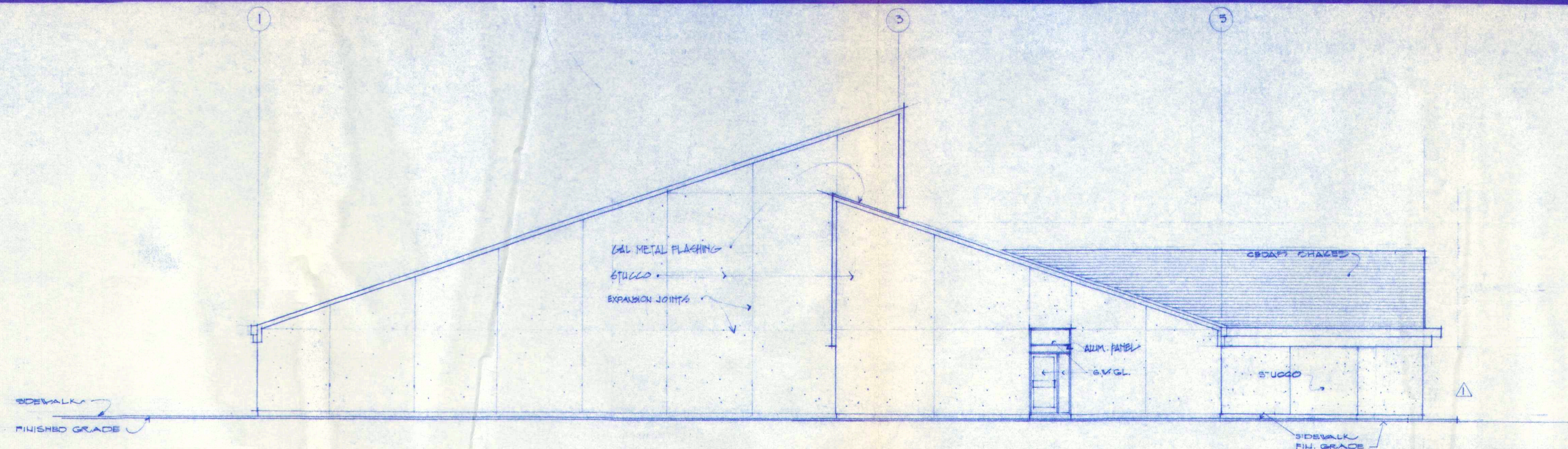
P.O. BOX 662 KELLOWNA B.C. 762-4407

DRAWING

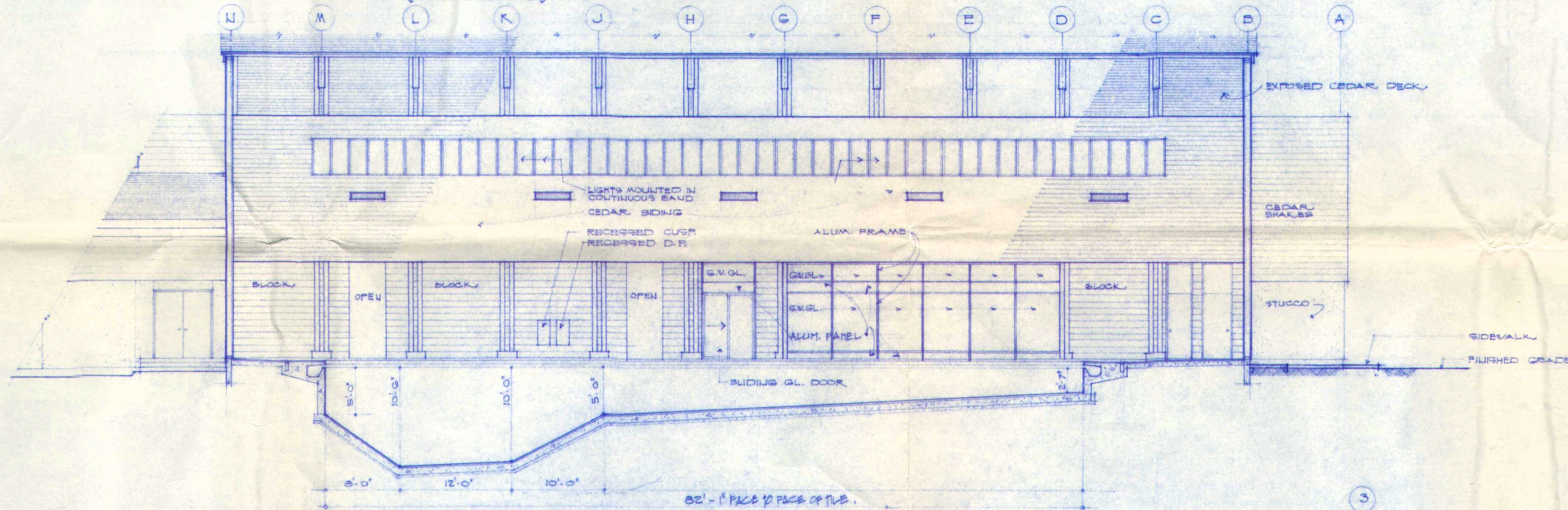
A 6R

DATE: APR. 78

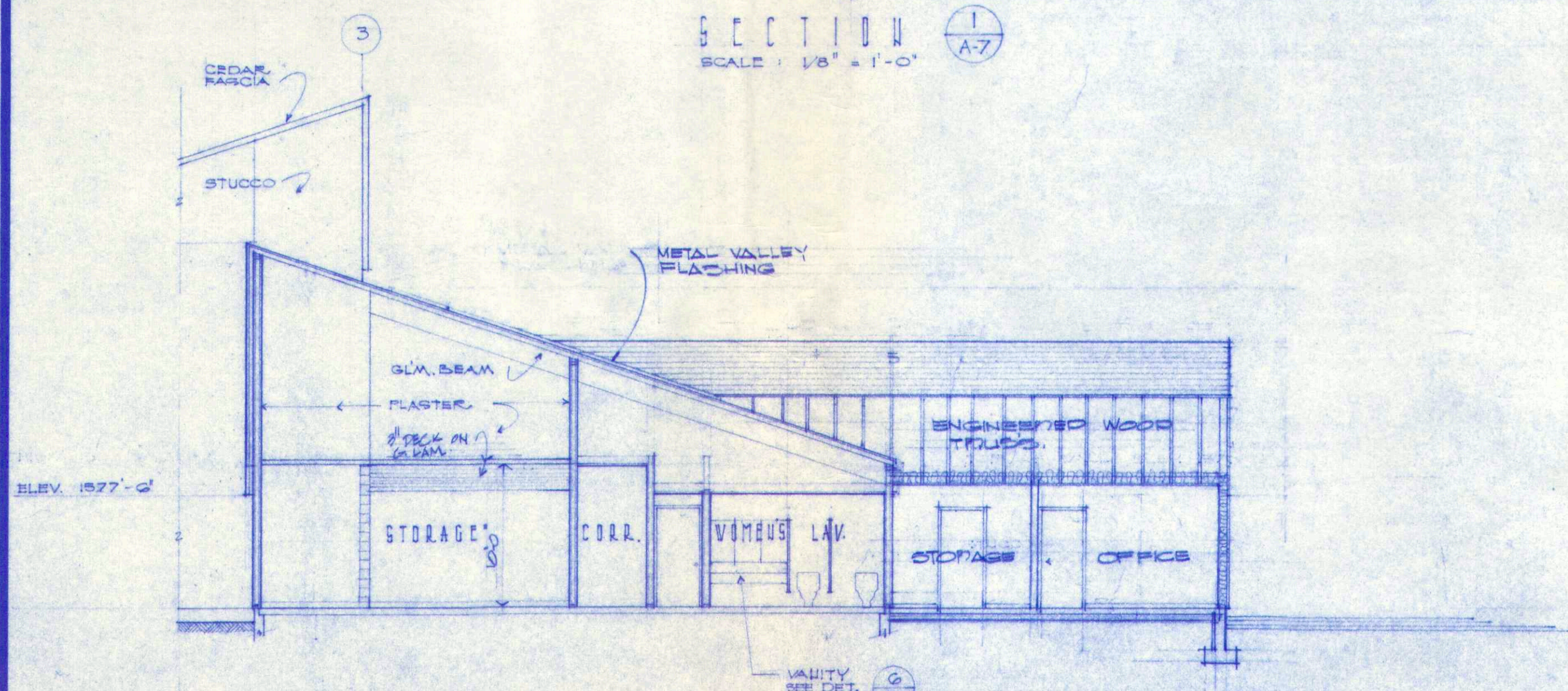




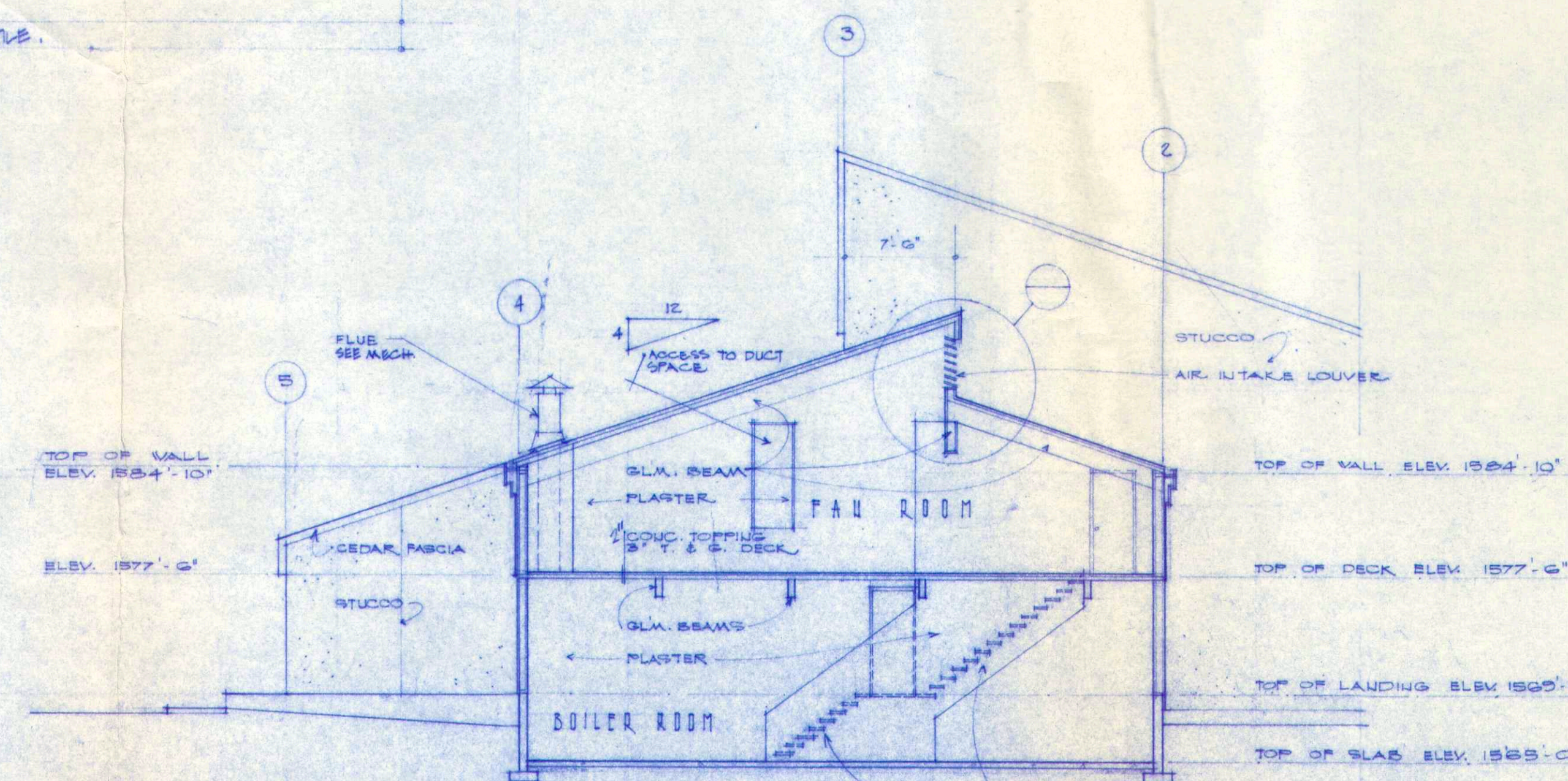
NORTH ELEVATION  
SCALE: 1/8" = 1'-0" (REVISED JAN 4 88)



SECTION 1-A-7  
SCALE: 1/8" = 1'-0"



SECTION 2-A-7  
SCALE: 1/8" = 1'-0"



SECTION 3-A-7  
SCALE: 1/8" = 1'-0"

JAN. 19. 88  
NORTH ELEVATION REVISED  
ISSUED FOR REVIEW  
BY OWNER? - JAN. 14. 88  
REVISED  
APRIL 12. 1988 VF

REVISED: JAN. 4. 88  
REVISED: 6TH. JUNE '75  
ISSUED FOR TENDER APRIL 30/75

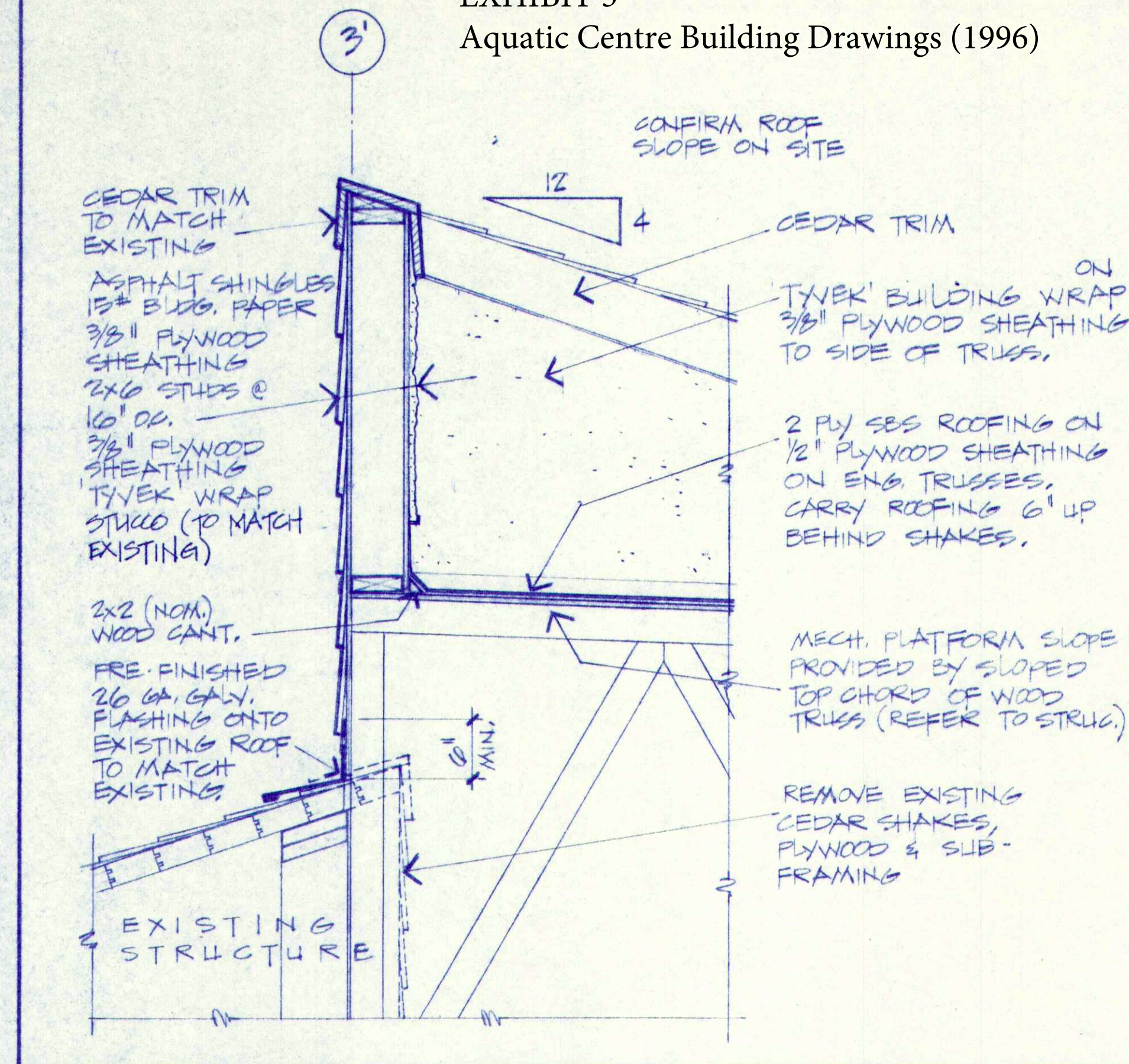
PROJECT  
  
SUMMERLAND  
COMMUNITY  
POOL  
  
SUMMERLAND, B. C.  
  
ELEVATION  
SECTIONS

HARTLEY & TURIK  
ARCHITECTS  
P.O. BOX 662 KELOWNA B.C. 762-4407

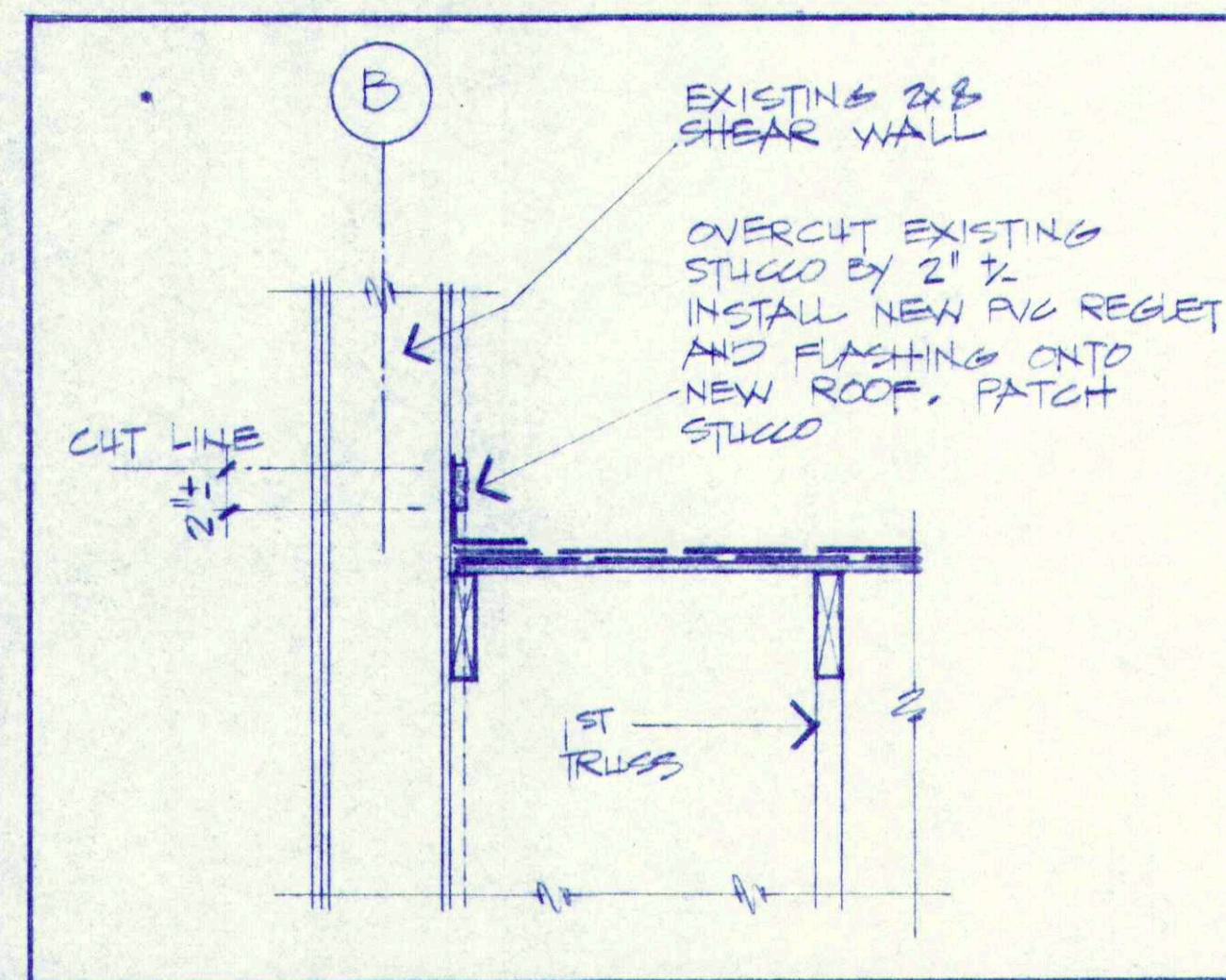
DRAWING  
DATE: APR. '75



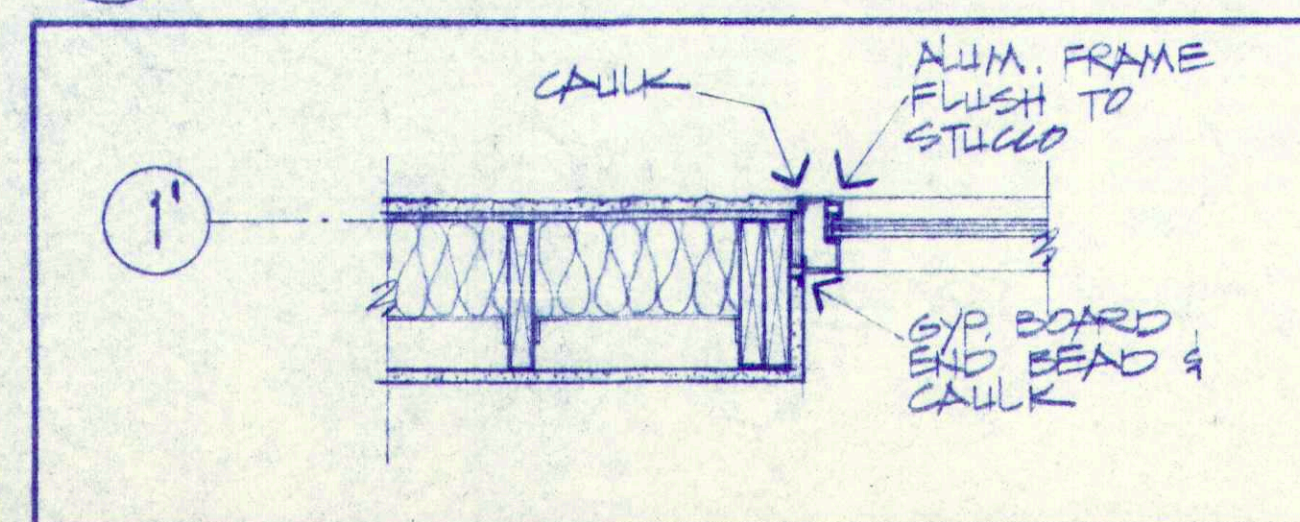
EXHIBIT 3 -  
Aquatic Centre Building Drawings (1996)



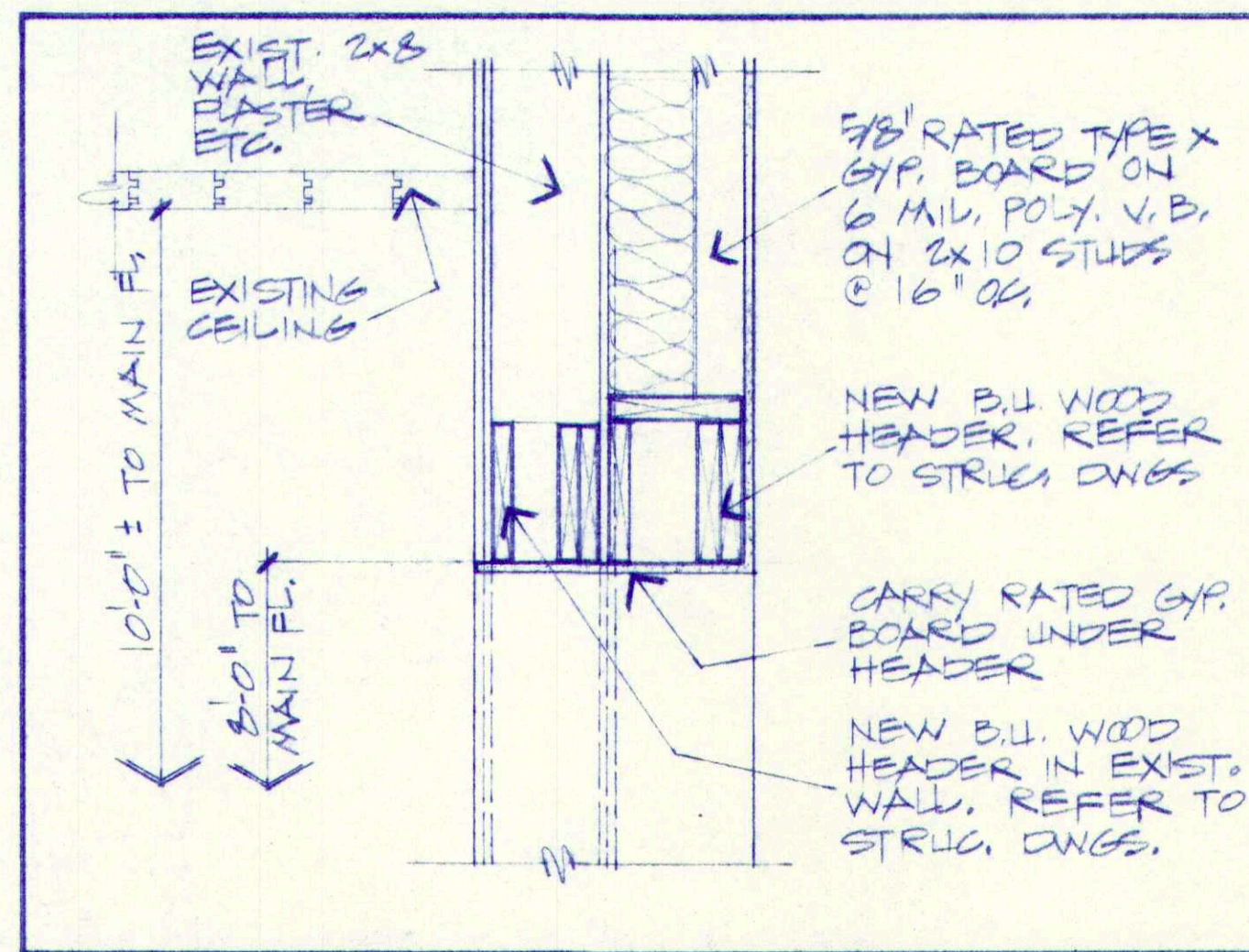
1 SECTION AT ROOF  
A2 SCALE 1"=1'-0"



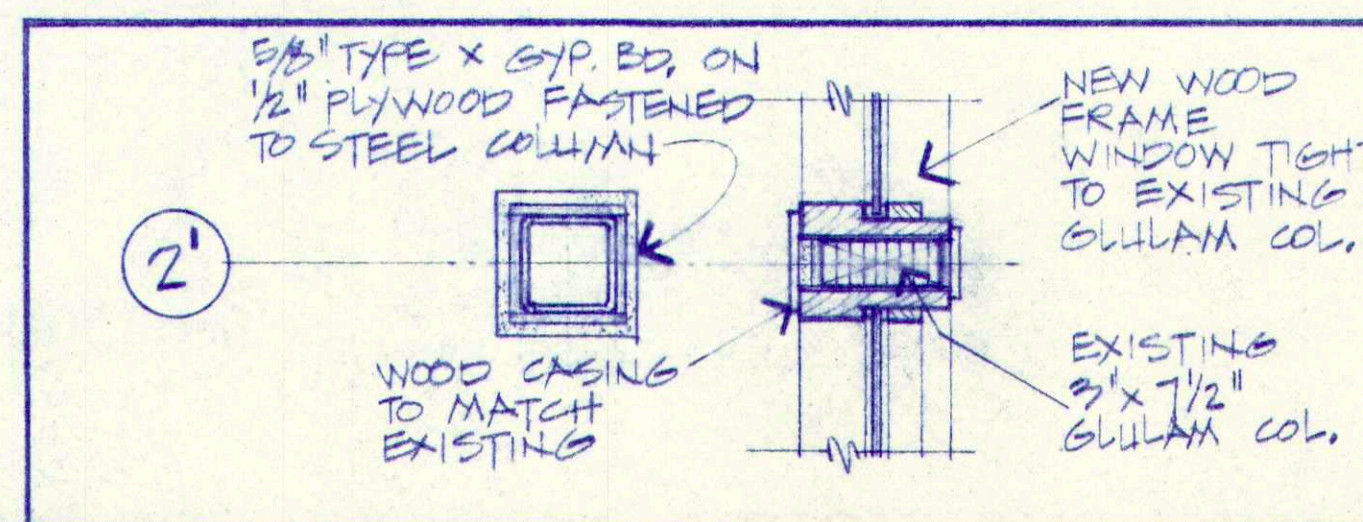
2 EXISTING WALL/NEW ROOF  
A2 SCALE 1"=1'-0"



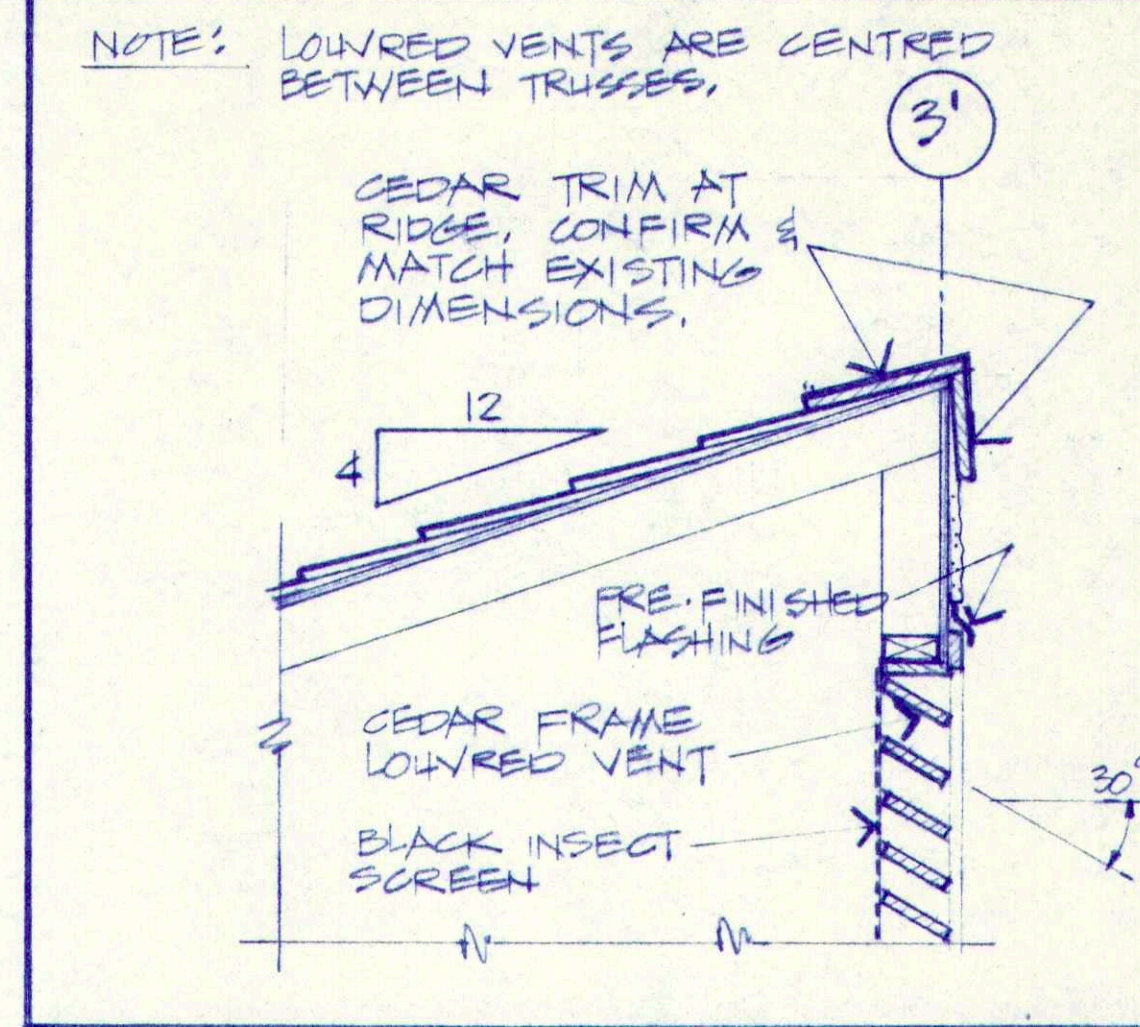
3 DETAIL  
A1 SCALE 1"=1'-0"



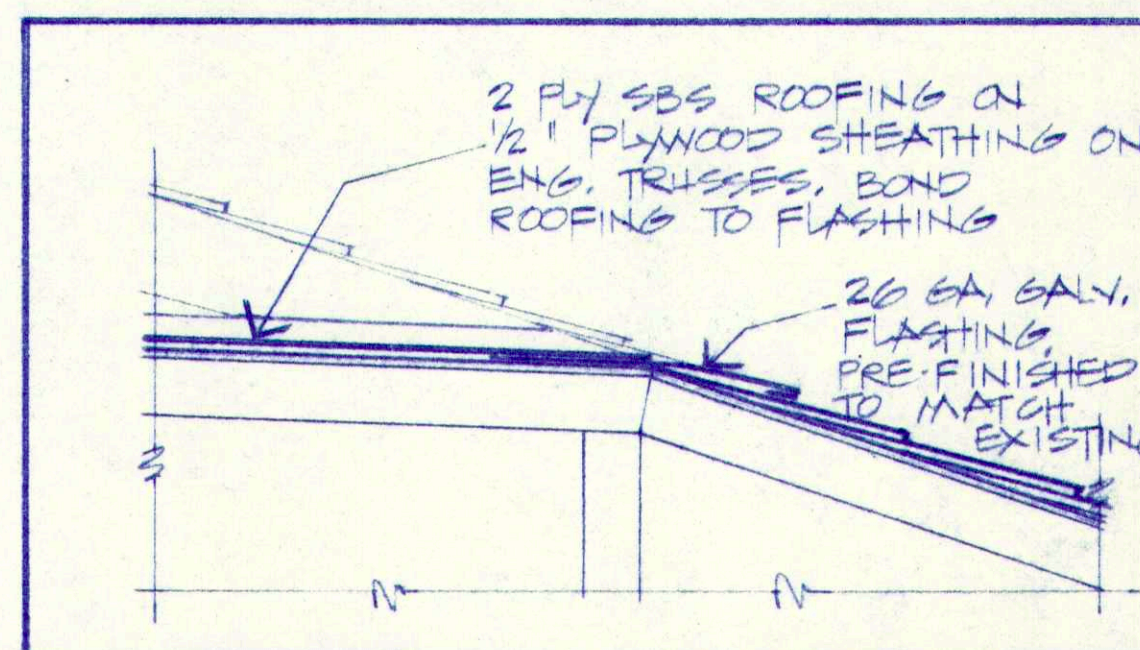
4 NEW OPENING IN EXIST. WALL  
A2 SCALE 1"=1'-0"



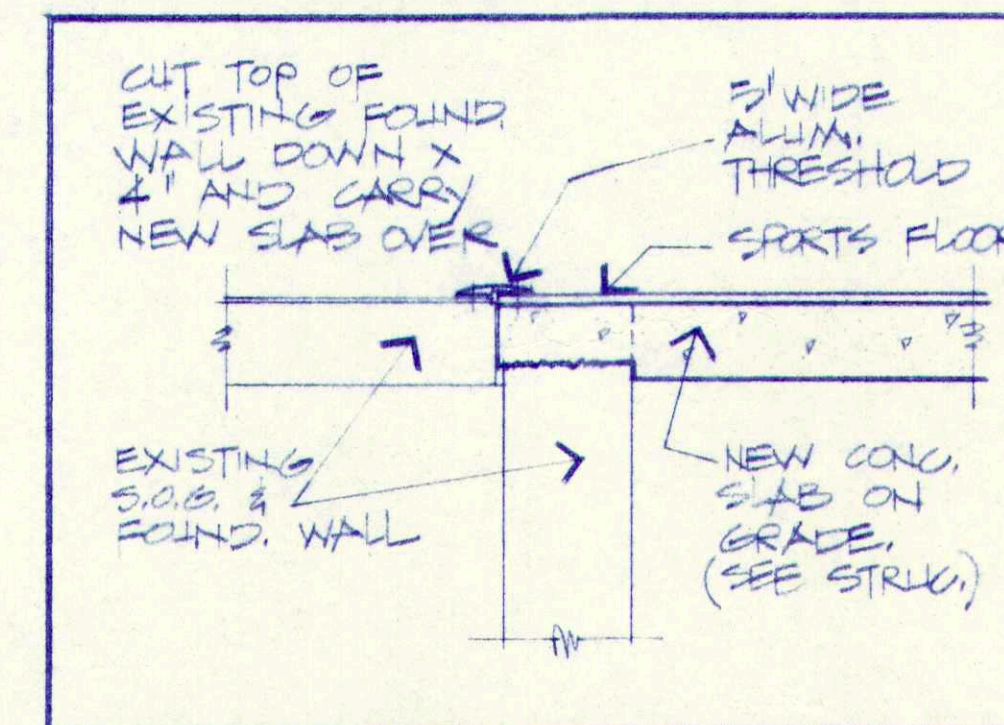
5 DETAIL  
A1 SCALE 1"=1'-0"



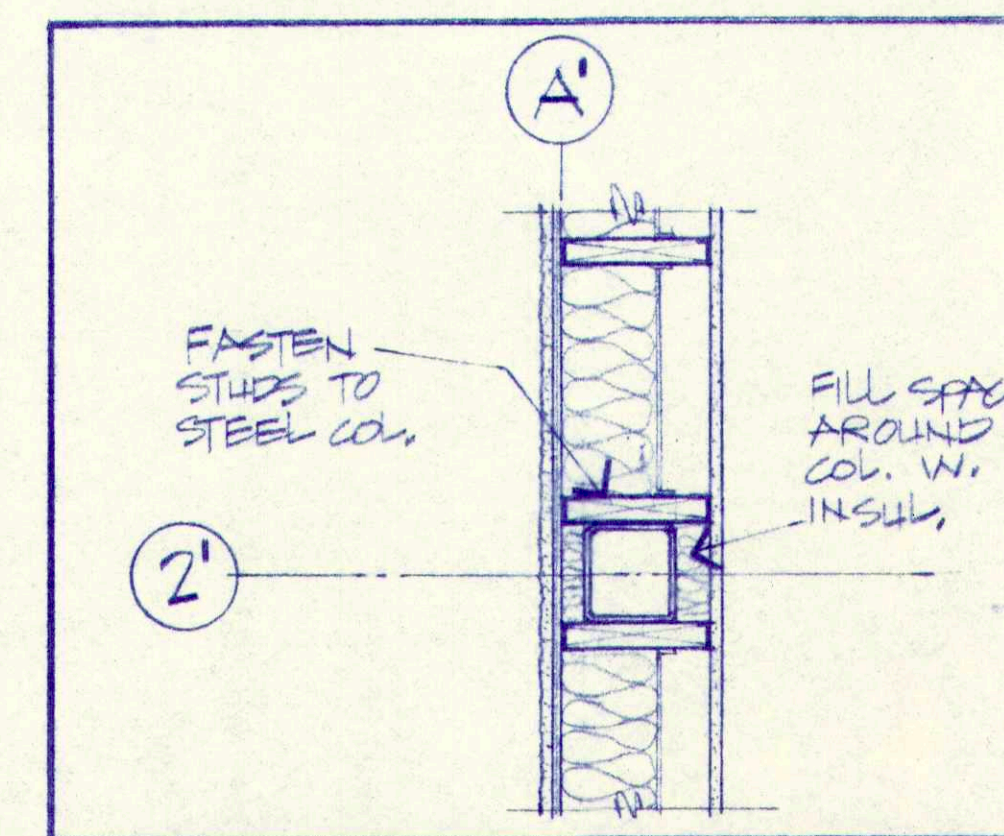
6 SECTION AT ROOF  
A2 SCALE 1"=1'-0"



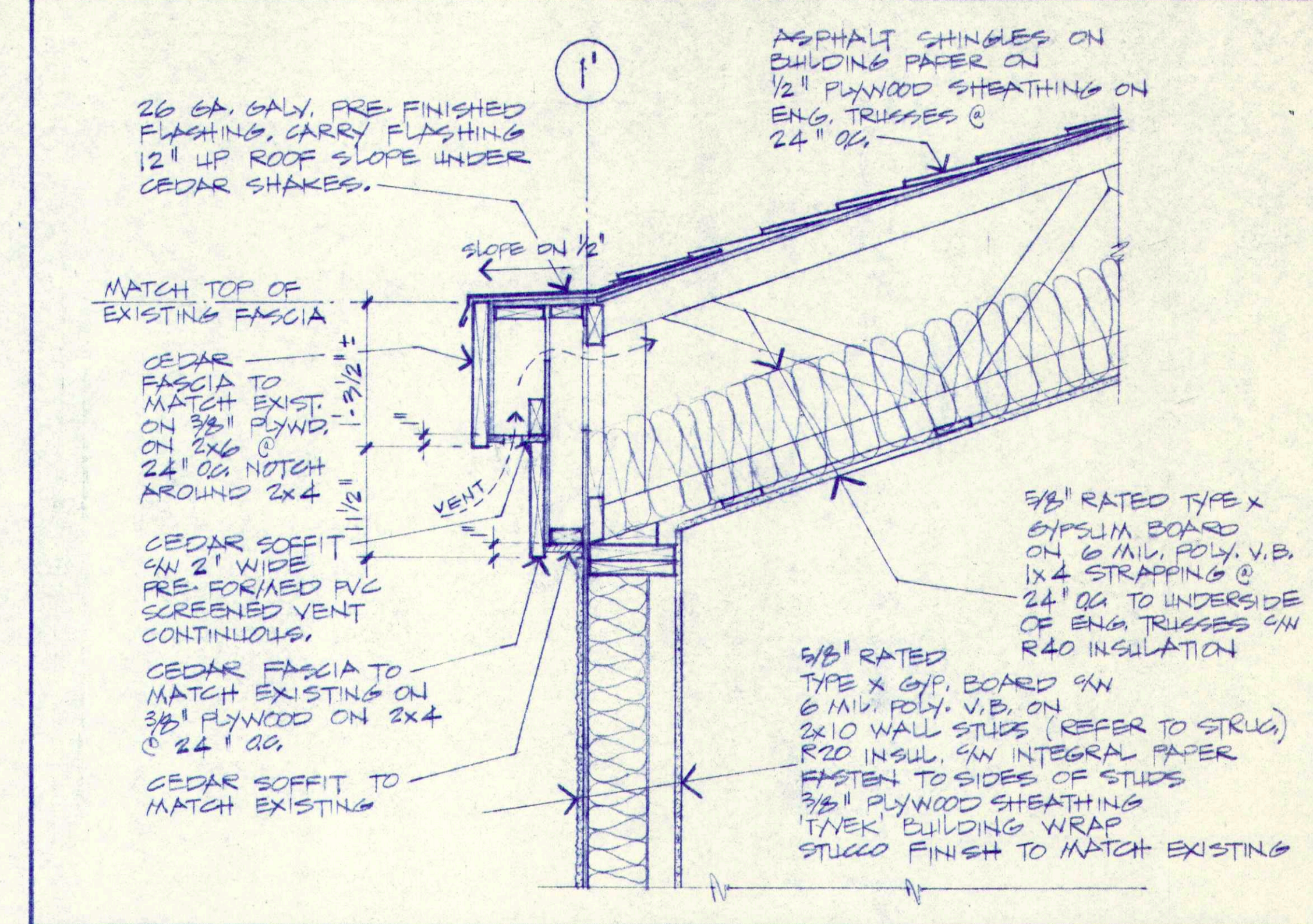
7 SECTION AT ROOF  
A2 SCALE 1"=1'-0"



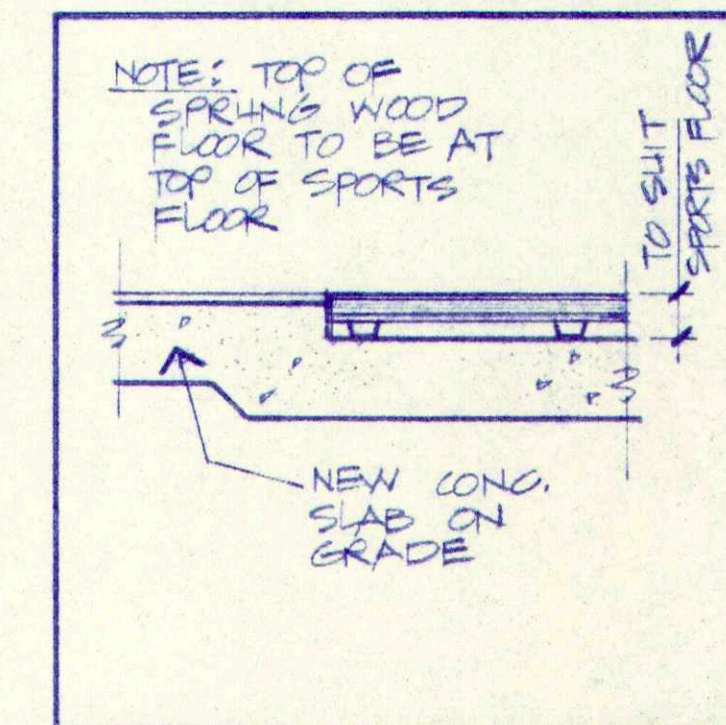
8 CONC. SLAB AT EXIST.  
A2 SCALE 1"=1'-0"



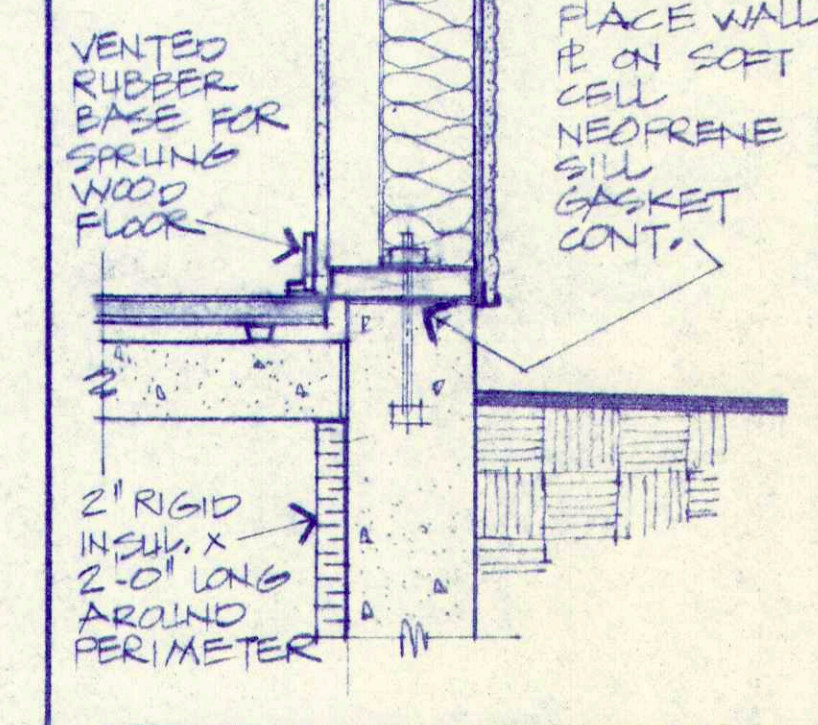
9 DETAIL  
A1 SCALE 1"=1'-0"



10 SECTION AT FASCIA  
A2 SCALE 1"=1'-0"



11 FLOOR TRANSITION  
A2 SCALE 1"=1'-0"



12 FOUNDATION SECTION  
A2 SCALE 1"=1'-0"

MEIKLEJOHN  
ARCHITECTS

262 Main street, Penticton, B.C. V2A 5B4  
Telephone (604) 492-3143  
Fax (604) 492-0316

CONSULTANTS

No.	REVISIONS	DATE
1	SUBMIT FOR APPROVAL	

DRAWING SYMBOL DETAIL LOCATION

JOB TITLE  
SUMMERLAND  
AQUATIC CENTRE  
FITNESS ROOM ADDITION

SUMMERLAND RECREATION DEPT.  
13205 KELLY AVE.  
SUMMERLAND, B.C.

DRAWING NUMBER

A3

OF..

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DRAWING TITLE

SECTIONS AND  
DETAILS

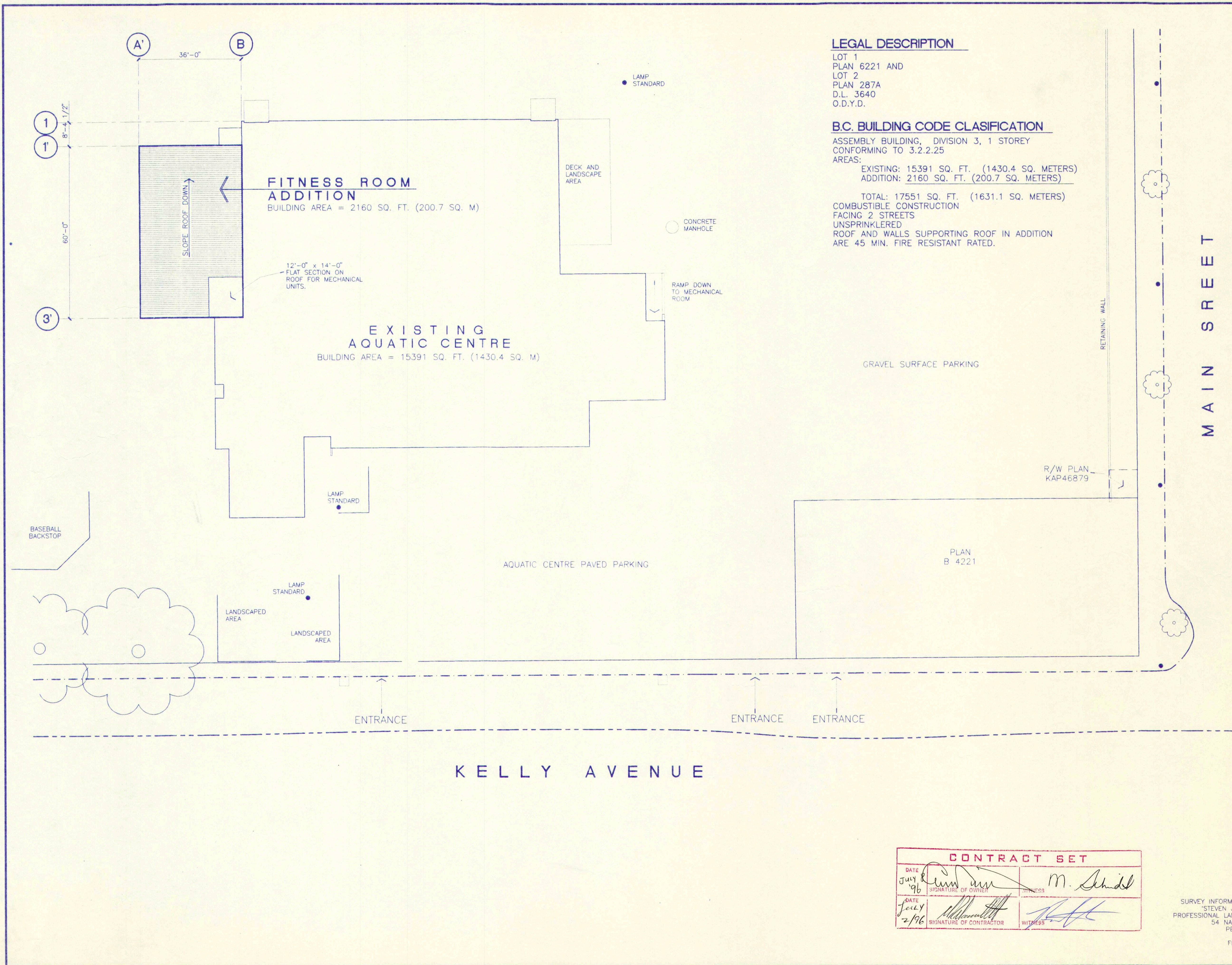
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

NOTED SCALE

DATE APRIL '96 JOB NO. RWM93-208

CHECKED DRAWN WAYNE





**LEGAL DESCRIPTION**

LOT 1  
PLAN 6221 AND  
LOT 2  
PLAN 287A  
D.L. 3640  
O.D.Y.D.

**B.C. BUILDING CODE CLASIFICATION**

ASSEMBLY BUILDING, DIVISION 3, 1 STOREY  
CONFORMING TO 3.2.2.25

AREAS:

EXISTING: 15391 SQ. FT. (1430.4 SQ. METERS)  
ADDITION: 2160 SQ. FT. (200.7 SQ. METERS)

TOTAL: 17551 SQ. FT. (1631.1 SQ. METERS)

COMBUSTIBLE CONSTRUCTION  
FACING 2 STREETS

UNSPRINKLERED

ROOF AND WALLS SUPPORTING ROOF IN ADDITION  
ARE 45 MIN. FIRE RESISTANT RATED.

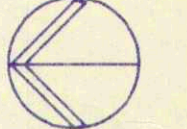
MEIKLEJOHN  
ARCHITECTS

262 Main Street, Penticton, B.C. V2A 5B4  
Telephone (604) 492-3143  
Fax (604) 492-0316

CONSULTANTS

No.	REVISIONS	DATE
1	SUBMIT FOR APPROVAL	.....

PROJECT  
NORTH



DRAWING  
SYMBOL

DETAIL #  
LOCATION  
SHT.

JOB TITLE  
**SUMMERLAND  
AQUATIC CENTRE  
FITNESS ROOM ADDITION**

SUMMERLAND RECREATION DEPT.  
13205 KELLY AVE.  
SUMMERLAND, B.C.

DRAWING NUMBER

**A0**

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DRAWING TITLE

**SITE PLAN**

ALL DIMENSIONS SHALL BE VERIFIED ON JOB

SCALE  
1/16"=1'-0" (22x34) 1/32"=1'-0" (11x17)

DATE  
APRIL '96

JOB NO.  
RWM93-208

CHECKED  
DRAWN  
WAYNE

CONTRACT SET			
DATE JULY 96	SIGNATURE OF OWNER <i>[Signature]</i>	WITNESS <i>[Signature]</i>	
DATE JULY 96	SIGNATURE OF CONTRACTOR <i>[Signature]</i>	WITNESS <i>[Signature]</i>	

NOTE:  
SURVEY INFORMATION AS PER  
STEVEN J. BUZKIEVICH  
PROFESSIONAL LAND SURVEYOR  
54 NANAIMO AVE. E.  
PENTICTON, B.C.

FILE # 94-209



No.	REVISIONS	DATE
1	SUBMIT FOR APPROVAL	.....
2		
3		
4		
5		



JOB TITLE  
**SUMMERLAND  
AQUATIC CENTRE  
FITNESS ROOM ADDITION**

SUMMERLAND RECREATION DEPT.  
13205 KELLY AVE.  
SUMMERLAND, B.C.

DRAWING NUMBER

**A1**

OF..

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DRAWING TITLE

**MAIN FLOOR PLAN**

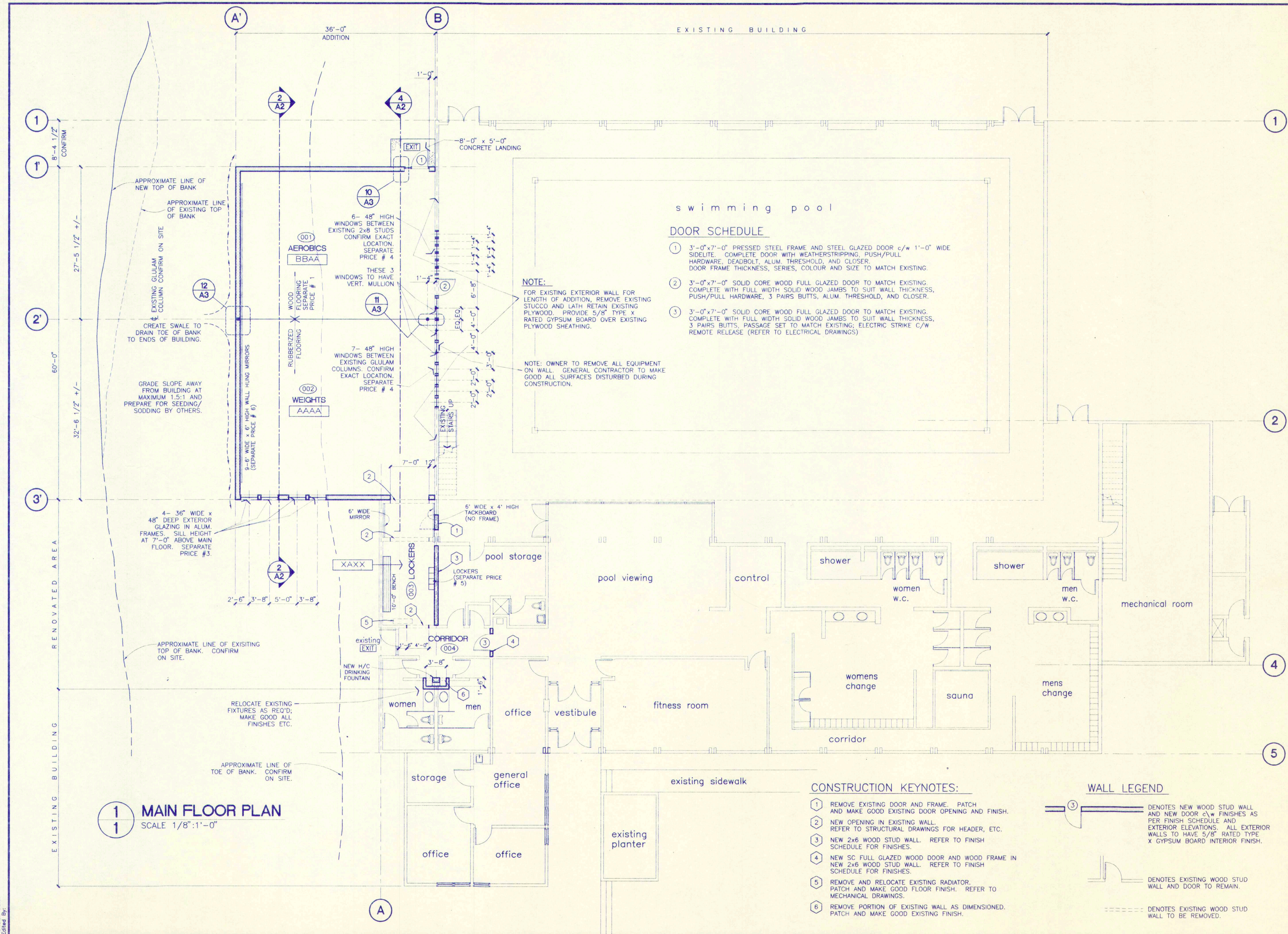
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

SCALE  
1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

DATE  
APRIL '96

JOB NO.  
RWM93-208

CHECKED  
DRAWN  
WAYNE





No.	REVISIONS	DATE
1	SUBMIT FOR APPROVAL	.....



DRAWING SYMBOL  
DETAIL #  
LOCATION  
SHT.

JOB TITLE  
**SUMMERLAND  
AQUATIC CENTRE  
FITNESS ROOM ADDITION**

SUMMERLAND RECREATION DEPT.  
13205 KELLY AVE.  
SUMMERLAND, B.C.

DRAWING NUMBER

**A2**

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DRAWING TITLE

**EXTERIOR  
ELEVATIONS AND  
BUILDING  
SECTIONS**

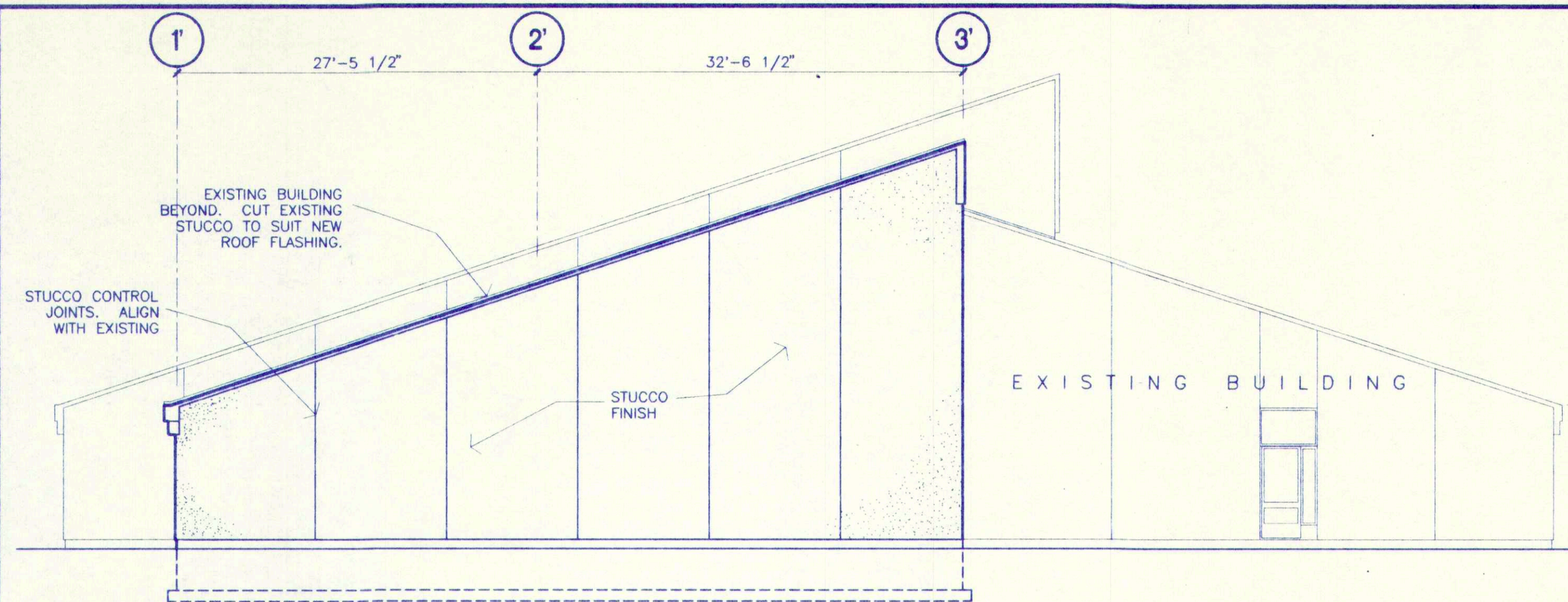
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

SCALE  
1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

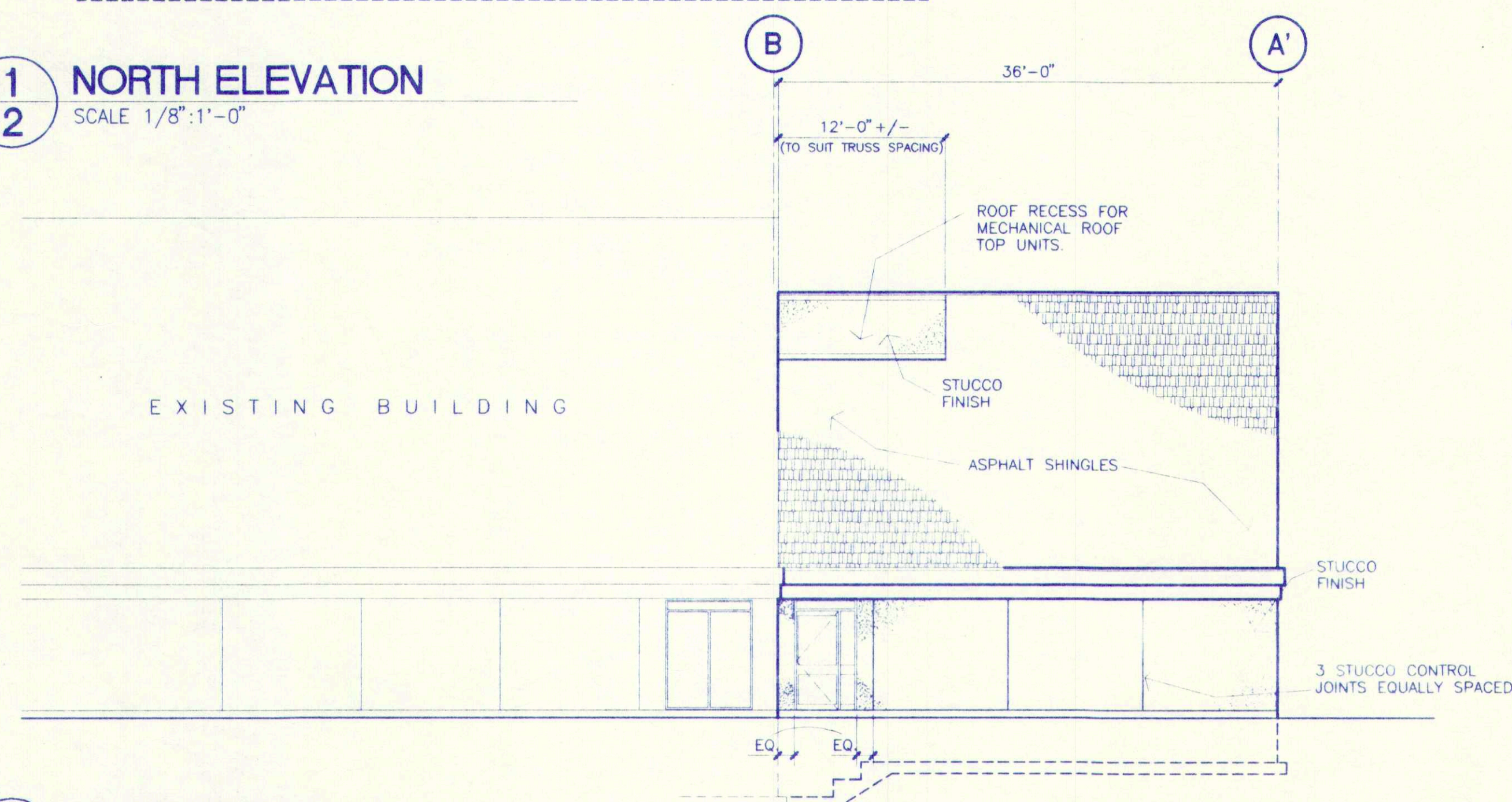
DATE  
APRIL '96

JOB NO.  
RWM93-208

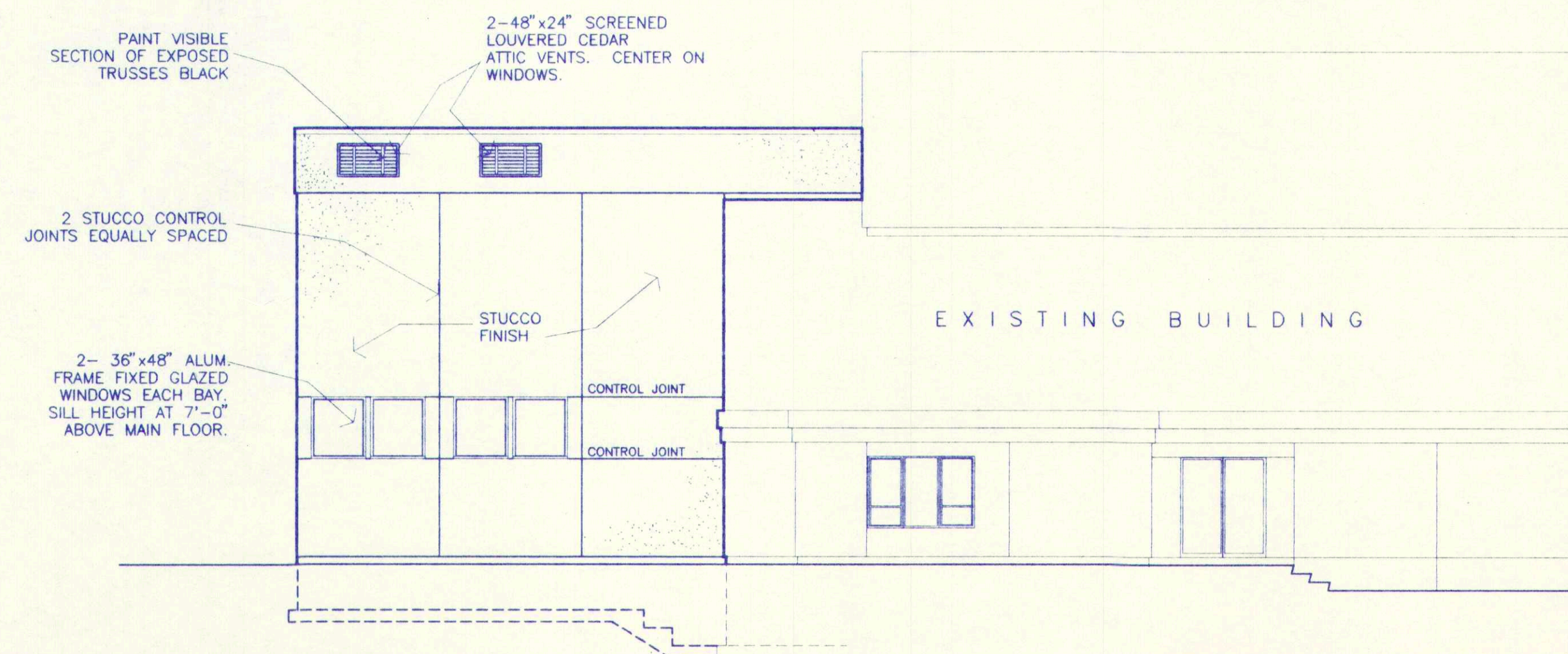
CHECKED  
DRAWN  
WAYNE



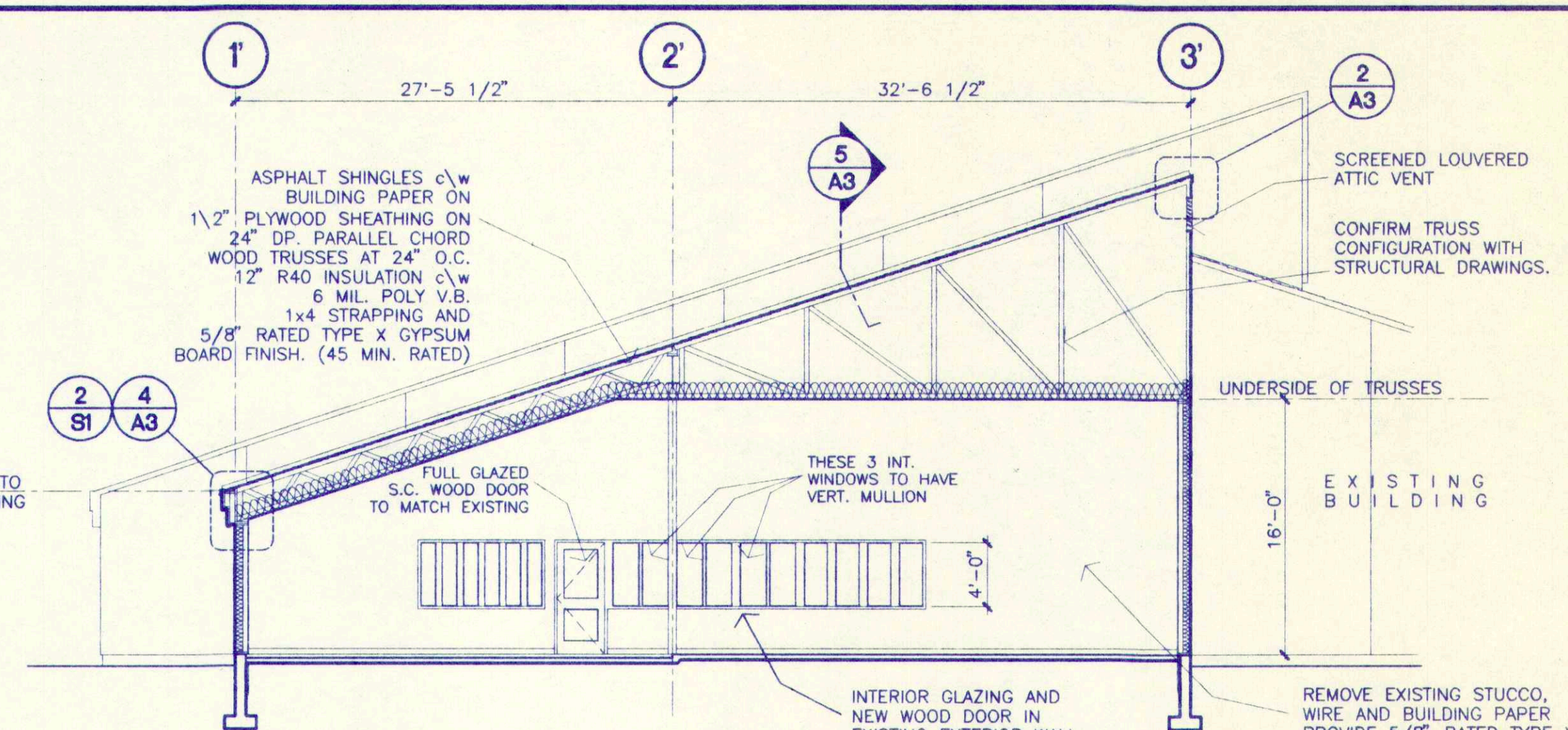
**1 NORTH ELEVATION**  
SCALE 1/8"=1'-0"



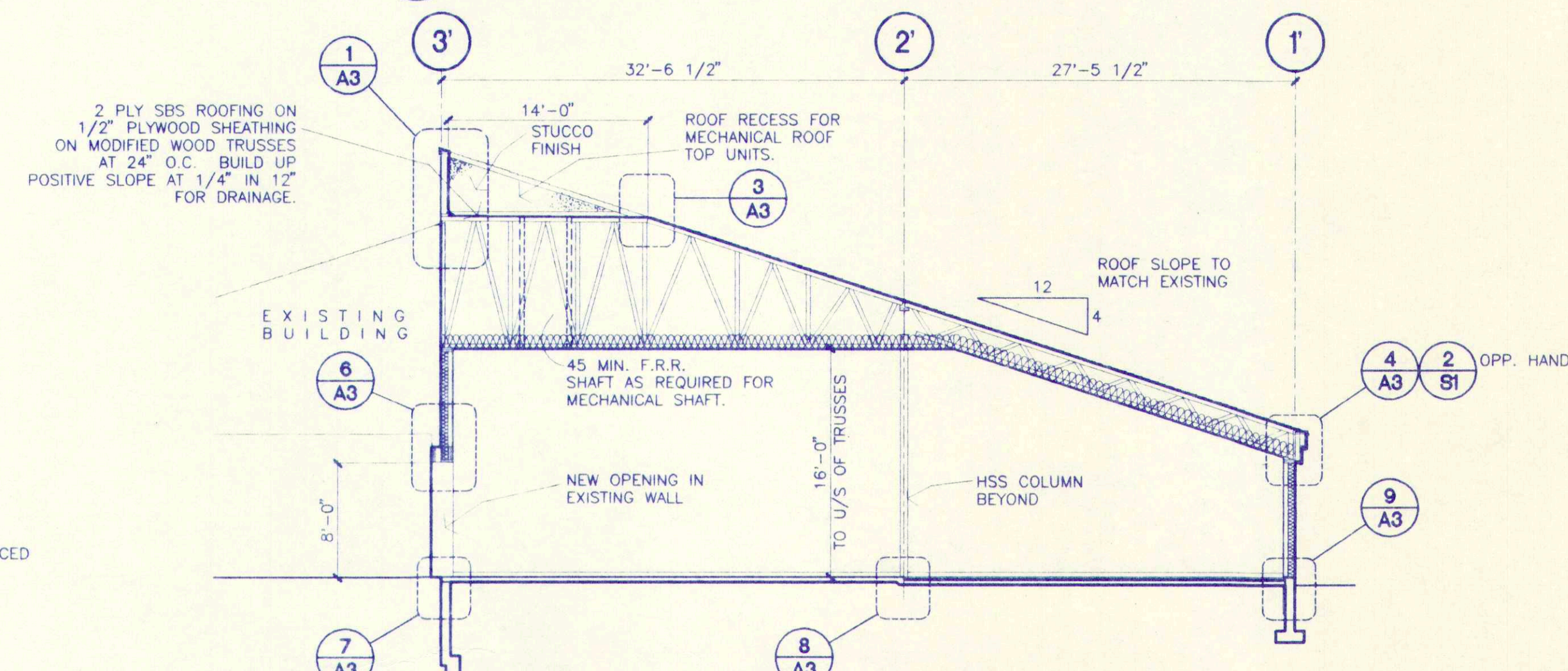
**3 EAST ELEVATION**  
SCALE 1/8"=1'-0"



**5 WEST ELEVATION**  
SCALE 1/8"=1'-0"



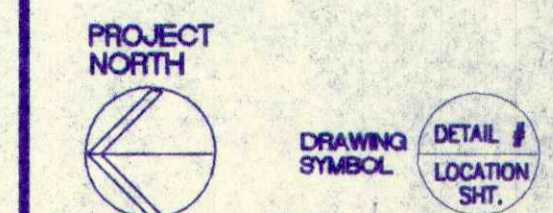
**2 SECTION**  
SCALE 1/8"=1'-0"



**4 SECTION**  
SCALE 1/8"=1'-0"



No.	REVISIONS	DATE
1	Issued for Tender	15/5/96



JOB TITLE  
SUMMERLAND  
AQUATIC CENTRE  
FITNESS ROOM ADDITION

SUMMERLAND RECREATION DEPT.  
13205 KELLY AVE.  
SUMMERLAND, B.C.

DRAWING NUMBER

**S1**

OF..

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DRAWING TITLE

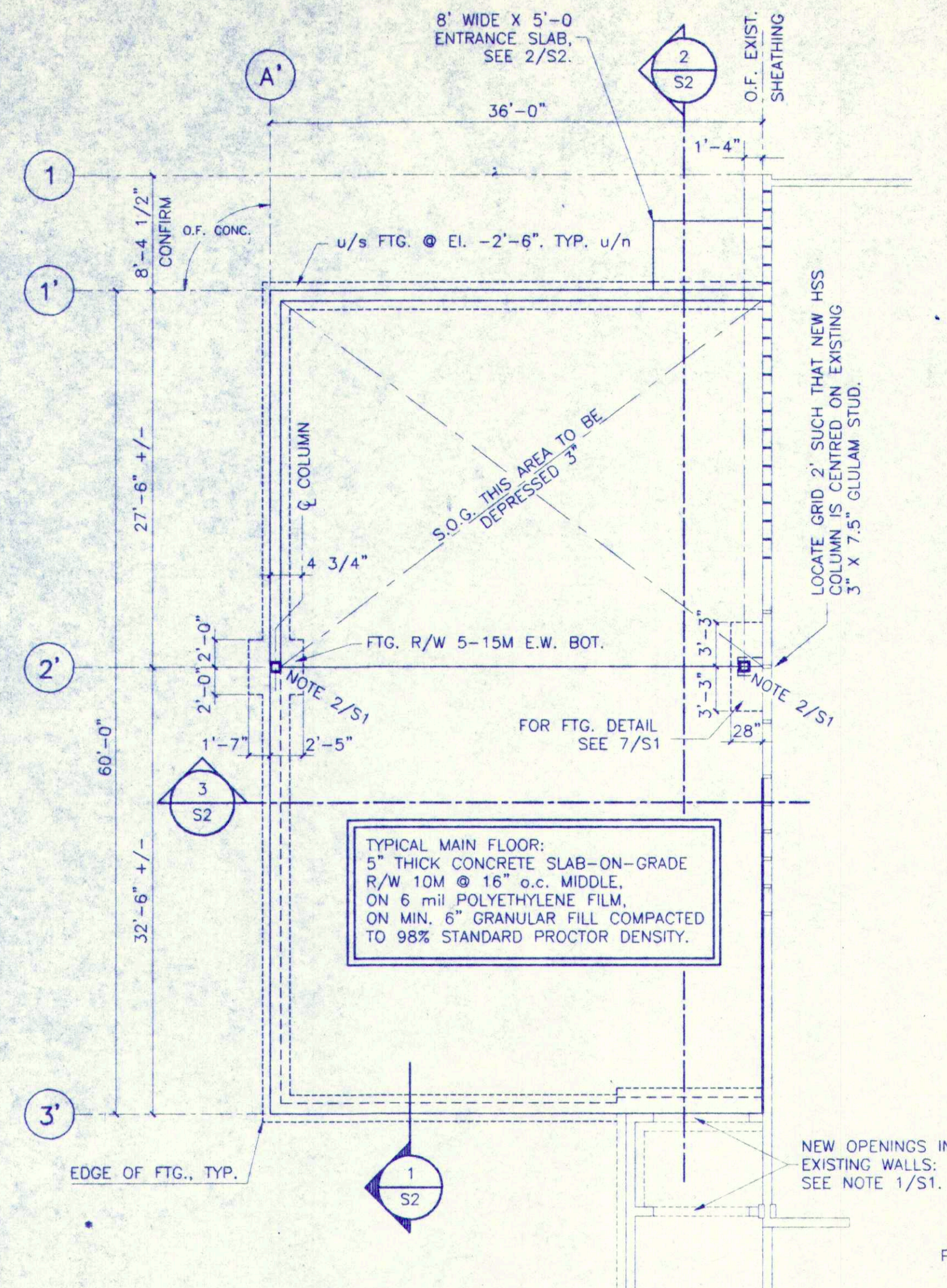
**STRUCTURAL  
PLANS AND  
DETAILS**

ALL DIMENSIONS SHALL BE VERIFIED ON JOB

SCALE

1/8" = 1'-0" u/n

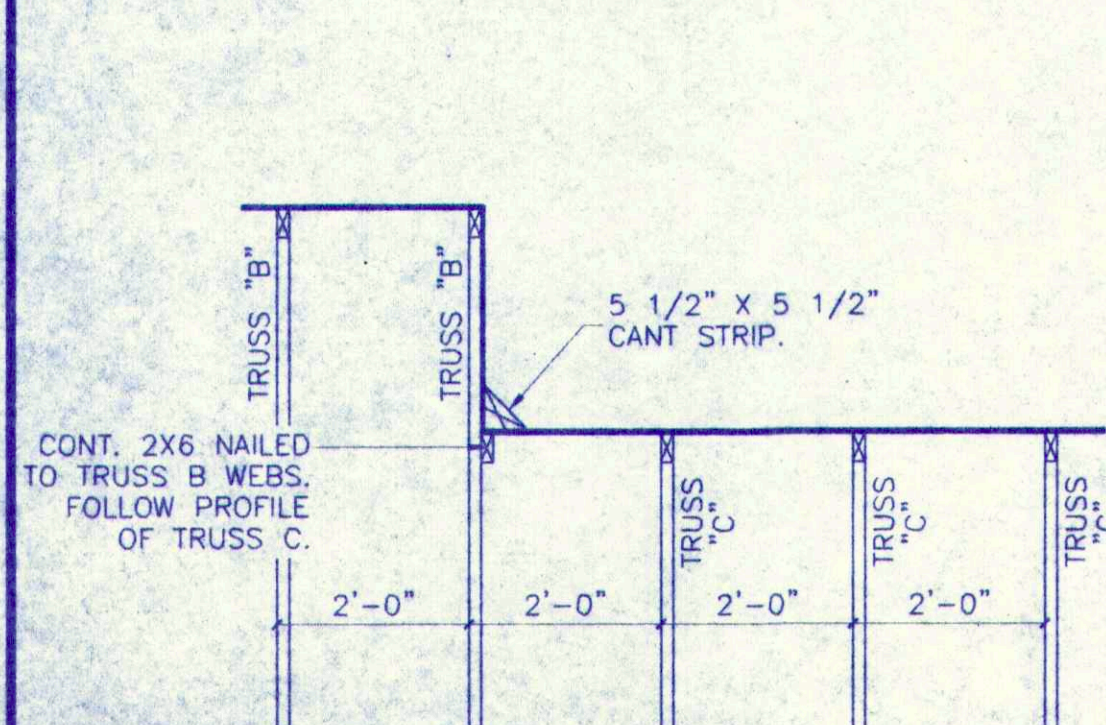
DATE	JOB NO.
APRIL '96	RWM93-208
CHECKED	DRAWN
DED	ded



1 PLAN, MAIN FLOOR & FOOTINGS

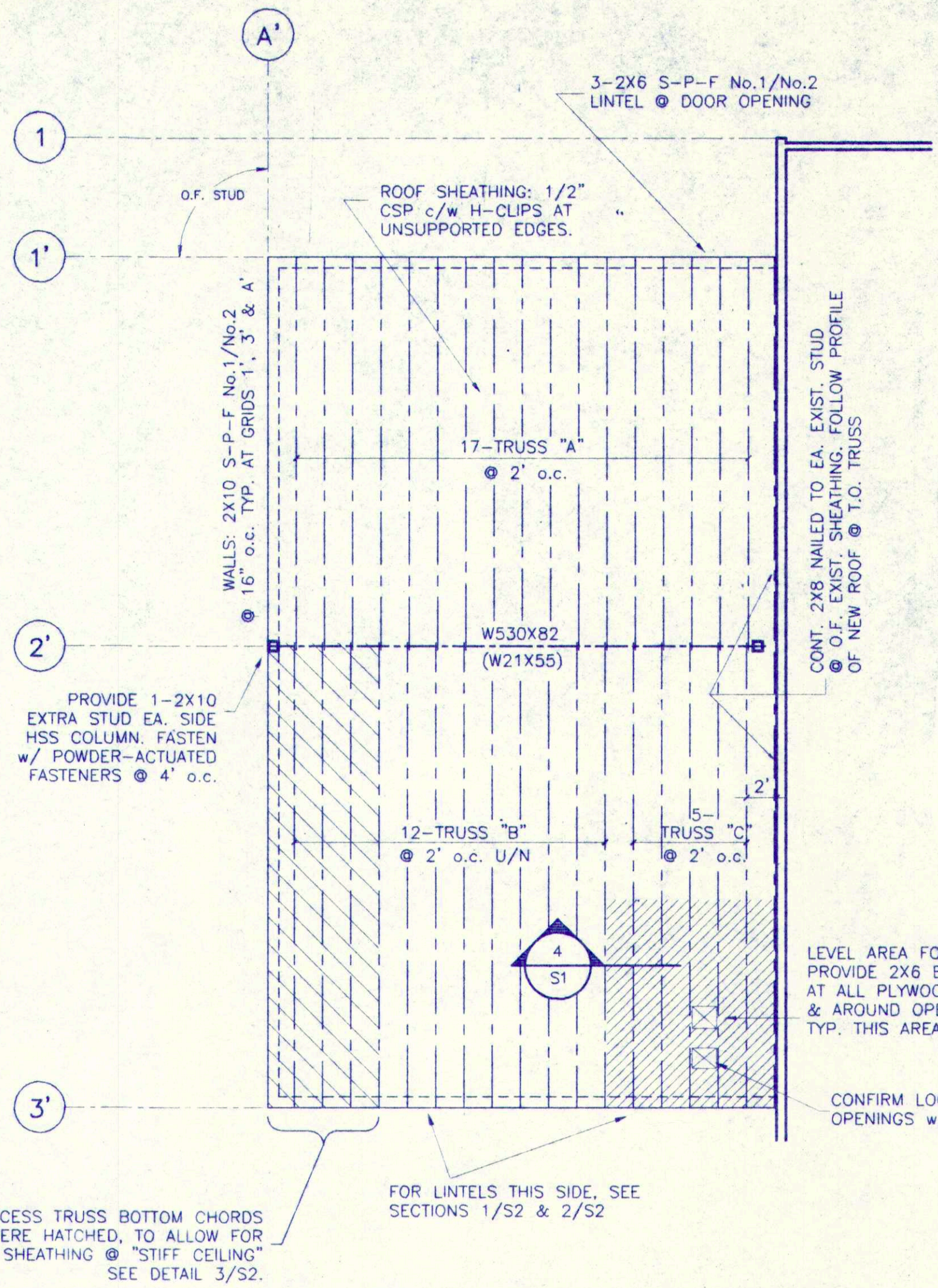
NOTES:

1. PROVIDE TEMP. SUPPORT FOR EXIST. ROOF & CEILING. REMOVE EXIST. STUDS AS REQUIRED. REMOVE SHEATHING FROM O.F. PROVIDE NEW FULL-HT STUDS AND CRIPPLES TO FRAME R.O. INSTALL NEW 3-2X8 LINTEL AND FASTEN WITH MGA FRAMING CLIPS. INSTALL NEW SHEATHING AND NAIL SECURELY TO NEW & EXIST.
2. COLUMN: HSS 6"x6"x1/4", c/w BASE PLATE 3/4" x 8" x 12", u/s BASE PLATE @ EL. -0'-7". PROVIDE POCKET IN GRADE WALL ON GRID A' TO ACCEPT BASE PLATE.



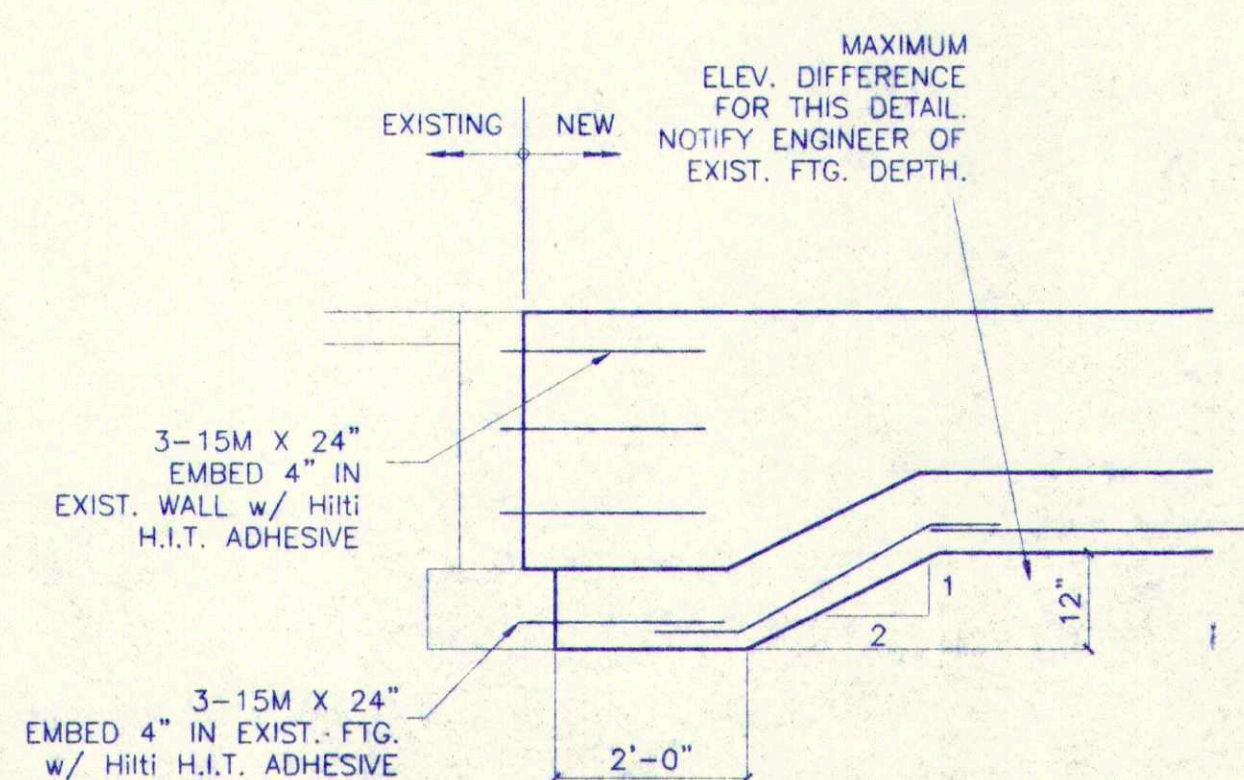
4 SECTION

1/2"=1'-0"



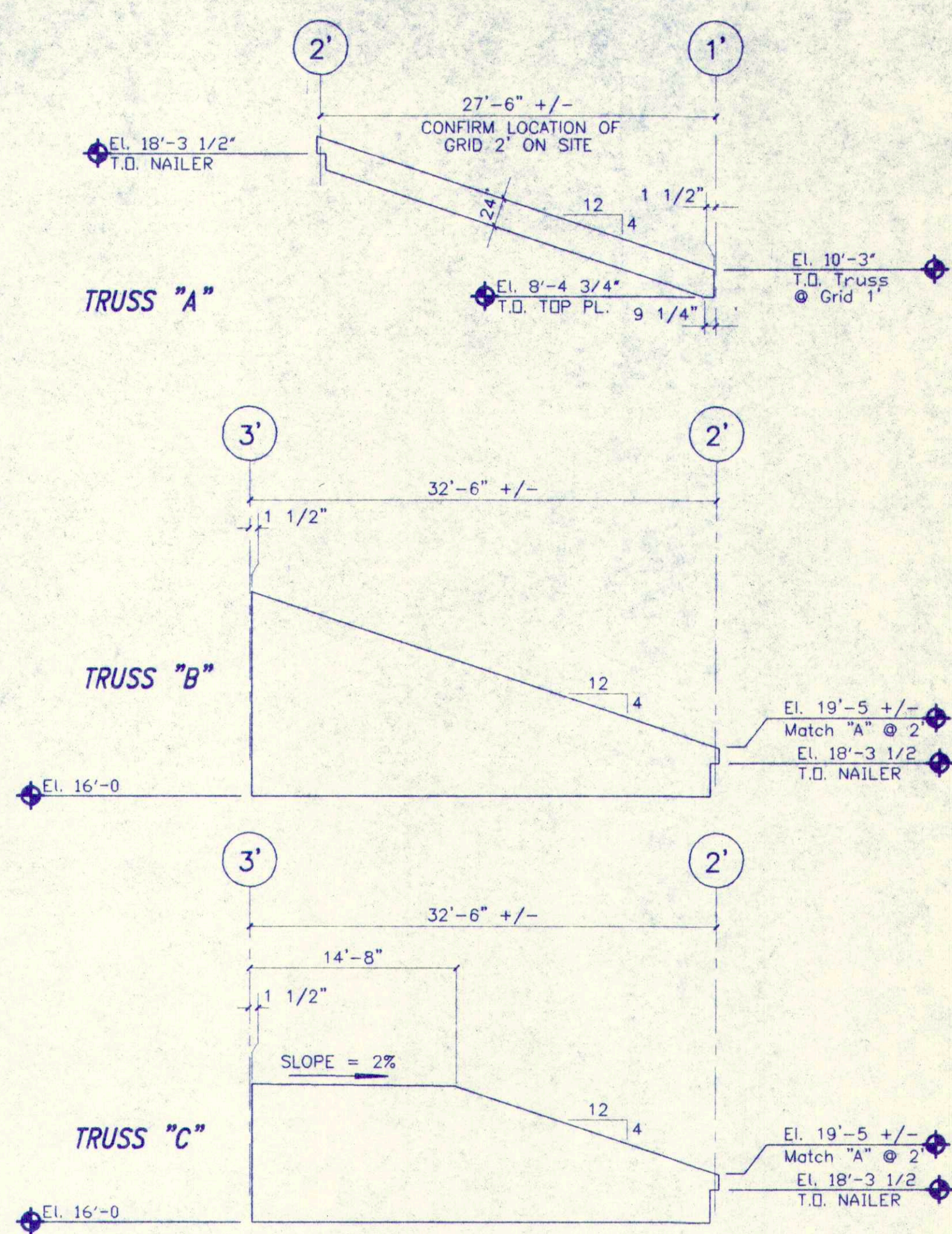
2 PLAN, ROOF

ROOF LOADS (SERVICE):  
DEAD: 25 psf (1.25 kPa) THROUGHOUT  
LIVE: SNOW = 34 psf (1.62 kPa), TYP. u/n  
LIVE = 50 psf (2.4 kPa), @ HATCHED R.T.U. AREA



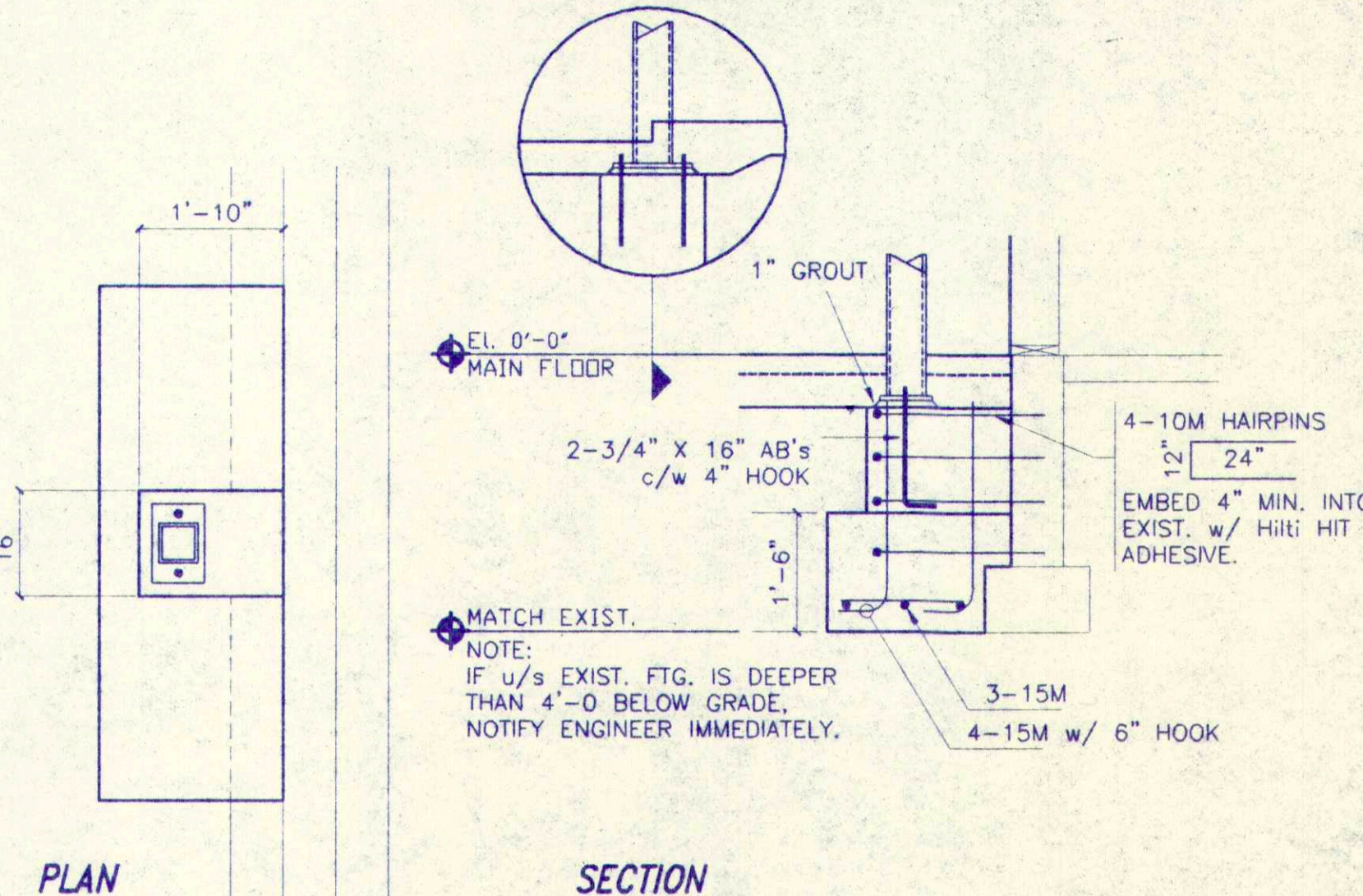
6 SLOPED FOOTING

1/2"=1'-0"



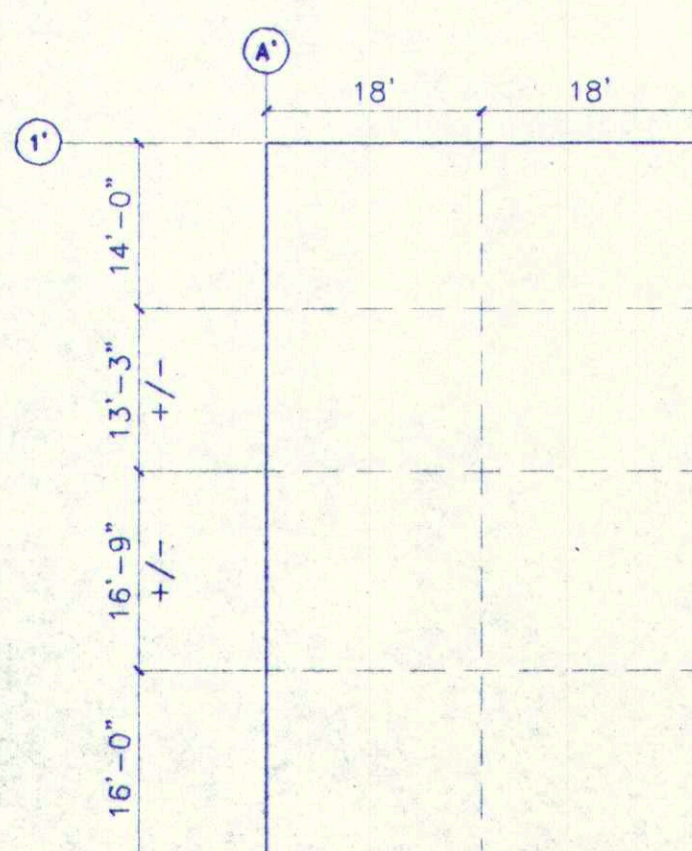
3 ROOF TRUSS PROFILES

N.T.S.



7 FOOTING DETAILS

1/2"=1'-0"



5 KEY PLAN - Sawcut Joints

1/16"=1'-0"



PROJECT NORTH

DRAWING SYMBOL

DETAIL 1  
LOCATION SHT.

SUMMERLAND RECREATION DEPT  
13205 KELLY AVE.  
SUMMERLAND, B.C.

OF..

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## STRUCTURAL SECTIONS AND NOTES

SCALE

DATE	JOB NO.
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APRIL '96 RWM93-208

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- 2.3.3 EXCAVATE BELOW GRADE—SUPPORTED SLABS TO REMOVE TOPSOIL, ORGANIC MATTER AND DEBRIS. COMPACT SUBGRADE TO 98% STANDARD PROCTOR DENSITY.
- 2.3.4 ALL FILL SHALL BE COMPACTED USING MECHANICAL EQUIPMENT. THE EXTERIOR OF THE STRUCTURES, FILL SHALL BE PLACED WITH SUFFICIENT ALLOWANCE FOR SETTLEMENT, WITH TOP SURFACE NEATLY GRADED.
- 2.3.5 WHERE FILL IS REQUIRED ON BOTH SIDES OF A WALL, PLACE SIMULTANEOUSLY ON EACH SIDE.
- 2.3.6 DO NOT PLACE BACKFILL ON FROZEN GROUND, NOR USE FROZEN MATERIAL.
- 2.3.7 MAINTAIN OPTIMUM MOISTURE CONTENT TO PERMIT COMPACTION OF THE SUPPORTED DENSITY. PROTECT BACKFILLED GRADE, DURING AND AFTER COMPLETION OF BACKFILL OPERATION, FROM SOFTENING DUE TO EXCESS MOISTURE.
- 2.3.8 BACKFILL TO GRADES INDICATED, IN LAYERS NOT EXCEEDING 6".
- 2.3.9 GRANULAR FILL, TO BE CLEAN NATURAL SAND AND GRAVEL, FREE FROM SILT, LOAM, FRIABLE OR VEGETABLE MATTER, MAXIMUM GRAIN SIZE 3" AND LESS THAN 8% PASSING NO. 200 SIEVE.
- 2.3.10 OTHER FILL TO BE PEROUS LOSS, FREE FROM ORGANIC MATERIAL, ROCKS LARGER THAN 3" AND DEBRIS. MATERIALS TO BE APPROVED BEFORE USE.
3. CONCRETE
- 3.1 PROVIDE CONCRETE AND PERFORM WORK TO CAN/CSA—A23.1-94. THE CONTRACTOR SHALL HAVE A COPY OF THIS STANDARD ON SITE AT ALL TIMES.
- 3.2 TEST CONCRETE IN ACCORDANCE WITH CAN/CSA—A23.2-94.
- 3.3 FRESH CONCRETE SHALL BE MADE USING TYPE 10 "NORMAL" PORTLAND CEMENT. SHALL HAVE A MAXIMUM WATER-TO-CEMENT RATIO OF 1/2" AND 4" SHALL HAVE A MAXIMUM WATER-TO-CEMENT RATIO OF 0.5. SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1 1/2", AND SHALL HAVE AN AIR CONTENT BETWEEN 5% AND 7%. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3600 psi (24.8 MPa).
- 3.4 CASTED IS PRIOR TO THE APPLICATION OF APPROVED PLASTICIZING ADMIXTURE. WHEN CONCRETE IS PLACED BY PUMPING, THE SLUMP SHALL BE MEASURED AT PUMP DISCHARGE.
- 3.5 ALL CONCRETE SHALL BE NORMAL WEIGHT—2400 kg/m<sup>3</sup>.
- 3.6 PROVIDE CLEAR COVER OVER TOP REBAR AS NOTED IN CAN/CSA STANDARD A23.2-94 AND CAN/CSA—A23.1-94.
- 3.7 CONTROL JOINTS FOR SLAB-ON-GRADE SHALL BE SAW CUT AS PER CAN/CSA—A23.1-94 AT THE LOCATIONS SHOWN ON THE DRAWINGS. CLEAN AND FILL WITH SEALANT.
- 3.8 GRADE-SUPPORTED SLABS, WALKS, AND PADS: CAST OVER 6 MIL POLY AND 6" OF GRANULAR FILL COMPACTED TO 98% STANDARD PROCTOR DENSITY. UNLESS NOTED ON DRAWINGS, SLABS SHALL BE 6" THICK AND REINFORCED WITH 10# BARS AT 16" ON CENTRE EACH WAY IN CENTRE OF SLAB. PROVIDE CONTROL JOINTS IN SIDEWALKS AT 6'-0" ON CENTRES. REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF WALKS AND PADS.
- 3.9 GROUT UNDER COLUMN BASE PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT WITH MINIMUM STRENGTH AT THREE DAYS OF 2800 psi (20 MPa) AND MINIMUM STRENGTH AT 28 DAYS OF 7300 psi (50 MPa).
- 3.10 PROVIDE 3/4" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
- 3.11 CONCRETE ACCESSORIES: CONCRETE EXPANSION ANCHORS—HILTI KWIBOLTS; HILTI HKD ANCHORS OR APPROVED EQUAL; BONDING AGENT—

- SHALL BE DARWELD C OR APPROVED EQUAL. APPLY BONDING AGENT TO MANUFACTURERS DIRECTIONS ON BASE SLAB PRIOR TO PLACING TOPPING. ADHESIVE ANCHORS SHALL BE HILTI H.I.T. OR APPROVED EQUAL.
- 3.1.2 REINFORCING STEEL NOTES
- 3.1.2.1 DEFORMED BARS CONFORMING TO CSA G30.12M GRADE 400. TIES AND STIRRUPS TO CSA G30.12M GRADE 300.
- 3.1.2.2 WELD WIRE MESH SHALL CONFORM TO CSA G30.5 AND BE PROVIDED IN FLAT SHEETS. MINIMUM LAPS 200 MM
- 3.1.2.3 REINFORCING WORK SHALL BE IN ACCORDANCE WITH CAN/CSA-A23.1-94 AND CSA STANDARD A23.3-94.
- 3.1.2.4 REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST EDITION OF THE REINFORCING STEEL INSTITUTE OF CANADA DETAILING MANUAL.
- 3.1.2.5 REINFORCING TO BE CONTINUOUS UNLESS NOTED. MINIMUM LAP FIVE (5) BAR DIAMETERS FOR OTHER BARS TO BE CLASS TENSION SPICES. WHERE REINFORCEMENT LAPS ARE REQUIRED IN ADJACENT BARS, STAGGER LAPS MINIMUM 4'-0" UNLESS NOTED OTHERWISE.
- 3.1.2.6 CHAIR SLAB REINFORCING NOT FURTHER THAN 3'-0" ON CENTRELINE IN EITHER DIRECTION. SUFFICIENT SUPPORT BARS, CHAIRS, AND CARRIERS AS NECESSARY. CONCRETE BRICKS ARE ALLOWABLE FOR CHAIRS; BROWN CONCRETE BLOCK AND CLAY BRICK ARE SPECIFICALLY PROHIBITED.
- 3.1.2.7 DOWELS AND ANCHOR BOLTS SHALL BE SECURED IN POSITION BY MEANS OF TEMPLATES BEFORE CONCRETE IS POURED.
- 3.1.2.8 90 AND 180 DEG.HOOKS WHERE SHOWN SHALL BE DETAILED AS STANDARD HOOKS.
- 3.1.2.9 MINIMUM REINFORCING AROUND OPENINGS LARGER THAN 1'-0" SHALL BE 5W EACH SIDE AND EACH FACE OF OPENING, EXTENDED 2'-0" PAST CORNERS.
- 3.1.2.10 UNLESS OTHERWISE NOTED, ALL DOWELS TO PROJECT A MINIMUM OF 40 BAR DIAMETERS INTO SLAB FROM FACE OF SUPPORT.
- 3.1.2.11 SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
4. STRUCTURAL STEEL NOTES
- 4.1 FABRICATE AND ERECT STRUCTURAL STEEL TO CAN/CSA-16.1-94.
- 4.2 PROVIDE STRUCTURAL STEEL TO CSA G40.21-M78 WITH THE FOLLOWING GRADES:
- 4.2.1 WIDE FLANGE BEAM: 300W;  
HSS SECTIONS (CLASS "C"): 350W;  
STRUCTURAL BARS AND PLATE: 300W;  
ANCHOR BOLTS: TO ASTM A307
- 4.3 FABRICATOR TO BE CERTIFIED AS A DIVISION 1 OR 2 COMPANY UNDER CSA W47.1. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
- 4.4 DIMENSIONS SHOWN ARE TO CENTRE LINES OF SECTIONS. ELEVATIONS SHOWN ARE TO TOP OF STEEL U/Y.
- 4.5 PROVIDE ERECTION BOLTS TO ASTM A325M, MINIMUM W20 (3/4"). DESIGN BOLTED CONNECTIONS TO ASTM A325 OR THREADS EXCLUDED FROM SHEAR PLANE. TIGHTEN BOLTS BY THE "TURN OF NUT" METHOD TO BOLT TENSIONS SPECIFIED IN CSA S16.1.
- 4.6 WELD TO CSA W59-M85 BY FABRICATORS QUALIFIED TO CSA W47.1-83.
- 4.7 FIELD WELDING AND FIELD MODIFICATION OF STRUCTURAL STEEL SHALL NOT BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY THE ENGINEER.
- 4.8 TEMPORARY BRACING DURING CONSTRUCTION TO BE DESIGNED BY CONTRACTOR. ERECTION BRACING SHALL BE REMOVED ONLY AFTER PERMANENT FLOOR DIAPHRAGMS OR WALL DIAPHRAGMS, SHEAR WALLS AND PERMANENT BRACING ARE COMPLETED.

- 4.9 BOLTS – A325 W20 (3/4"), MINIMUM 2 BOLTS PER CONNECTION,  
4.10 MINIMUM WELDS FOR CONNECTIONS SHALL BE 1/4" FILLET WELD, AND  
WHERE EXPOSED IN FINISHED BUILDING WELD SHALL BE GROUND SMOOTH.  
4.11 PROVIDE ALL HOLES IN STRUCTURAL STEEL WORK REQUIRED FOR  
THE ATTACHMENT OF BOLTED BLOCKING OR FASTENINGS BY OTHER TRADES.  
4.12 PROVIDE STIFFENER PLATES ON BOTH SIDES OF W-SHAPE BEAM AT  
EACH COLUMN LOCATION. EACH STIFFENER SHALL EQUAL HALF THE BEAM  
WIDTH, BE FULL HEIGHT BETWEEN FLANGES, AND HAVE A MINIMUM  
THICKNESS OF 3/8".  
4.13 SEE CONCRETE NOTES FOR GROUT UNDER COLUMN BASE PLATES.  
4.14 CLEAN ALL STEEL PRIOR TO PAINTING, TO SSPC SURFACE  
"PREPARATION SPECIFICATION NO. 1 "BRUSH-OFF" BLAST CLEANING" EXCEPT  
STRUCTURAL STEEL MEMBERS WHICH SHALL BE TO THE COMPLETED  
STRUCTURE, IN WHICH CASE CLEANING SHALL CONFORM TO SSPC SURFACE  
PREPARATION SPECIFICATION NO. 6 "COMMERCIAL BLAST CLEANING".  
4.15 PAINT STEEL SURFACES WITH ONE COAT OF PRIMER TO CISCO/CPMA 1-  
73A, AFTER ERECTION, PRIME ALL WELDS, ABRASION-RESISTANT BOLTED  
CONNECTIONS AND ALL OTHER SURFACES NOT SHOP PRIMED.
5. TIMBER
- 5.1 ROUGH CARPENTRY
- 5.1.1 TIMBER CONSTRUCTION SHALL CONFORM TO CSA 086-M80 AND  
PART 9 OF CBC 992.
- 5.1.2 ROOF AND WALL SHEATHING TO BE C.S.P. OR D.FIR PLYWOOD  
OR ORIENTED-STRAND BOARD (OSB), SHEATHING GRADE. USE W-CLIPS AS  
REQUIRED.
- 5.1.3 JOIST HANGERS AND FRAMING ANCHORS CAPABLE TO SUPPORT  
LOADS INDICATED WITH A MINIMUM CAPACITY OF 750 lb. (3.5 kN) AND  
TO BE MINIMUM 18 GA. (1.21 mm) GALVANIZED SHEET METAL MATERIAL.  
NAIL TO MANUFACTURER'S INSTRUCTIONS. USE COATED SPIRAL NAILS TO  
CSA B111.
- 5.1.4 WOOD FRAMING MATERIAL TO BE MINIMUM S-P-F No. J/No.2,  
UNLESS OTHERWISE NOTED
- 5.1.5 PLYWOOD FLOOR FOR ROOFTOP MECHANICAL PLATFORM TO BE  
TONGUE & GROOVE DOUGLAS FIR TO CSA 0120.
- 5.1.6 JOISTS AND FRAMING MATERIAL DELIVERED TO THE SITE  
SHALL BE KEPT DRY, NO WARPED MATERIAL SHALL BE USED.
- 5.1.7 PLYWOOD WALLING REQUIREMENTS FOR WALL SHEATHING:
- PANEL EDGES 6" o.c.;
  - INTERMEDIATE FRAMING MEMBERS 12" o.c.;
- PLYWOOD WALLING REQUIREMENTS FOR ROOF OR FLOOR SHEATHING:
- PANEL EDGES 6" o.c.;
  - INTERMEDIATE FRAMING MEMBERS 12" o.c.
- 5.1.8 REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL  
REQUIREMENTS. NAIL 2 1/2" (63 mm) NAILS UNLESS OTHERWISE NOTED.
- 5.2 TIMBER TRUSSES
- 5.2.1 SUPPLY AND INSTALL PREFABRICATED WOOD TRUSSES TO  
PROFILES, DIMENSIONS AND LOADS SHOWN ON DRAWINGS. SUPPLIER TO  
DESIGN TRUSSES WITH CONSIDERATION OF TRANSPORTATION, FABRICATION,  
LIFTING AND ERECTION UNDER PART 9 OF THE NATIONAL BUILDING CODE, AND IN  
ACCORDANCE WITH CSA 086-M80.
- 5.2.2 SUBMIT SHOP DRAWINGS FOR REVIEW, SIGNED AND SEALED BY A  
PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF  
BRITISH COLUMBIA WHO SHALL SIGN AND SEAL THE DRAWINGS TO  
INDICATE MEMBER SIZES AND GRADES, SPACING OF TRUSSES, JOINT DETAILS AND  
CONNECTOR CAPACITIES, MEMBER FORCES, REACTIONS AND CAMBER.
- 5.2.3 ALL TRUSSES SHALL BE FASTENED TO SUPPORTING MEMBERS  
WITH "WAG" OR "SIMPSON STRONG-TIE" FRAMING ANCHORS, TOE-NAILING IS  
NOT ALLOWED.
- 5.2.4 INSTALL ALL NECESSARY BRIDGING, BRACING, AND BLOCKING.

File name: 13001502.DWG  
Revision Date: 15 May 1996  
Edited By: D.E. Dolan, P.Eng.



No.	REVISIONS	DATE
0	ISSUED FOR REVIEW	96/4/12



DRAWING SYMBOL  
DETAIL LOCATION  
SHT.

**JOB TITLE**  
**SUMMERLAND  
AQUATIC CENTRE  
FITNESS ROOM ADDITION**

SUMMERLAND RECREATION DEPT.  
13205 KELLY AVE.  
SUMMERLAND, B.C.

DRAWING NUMBER

**M1**

OF.. 1

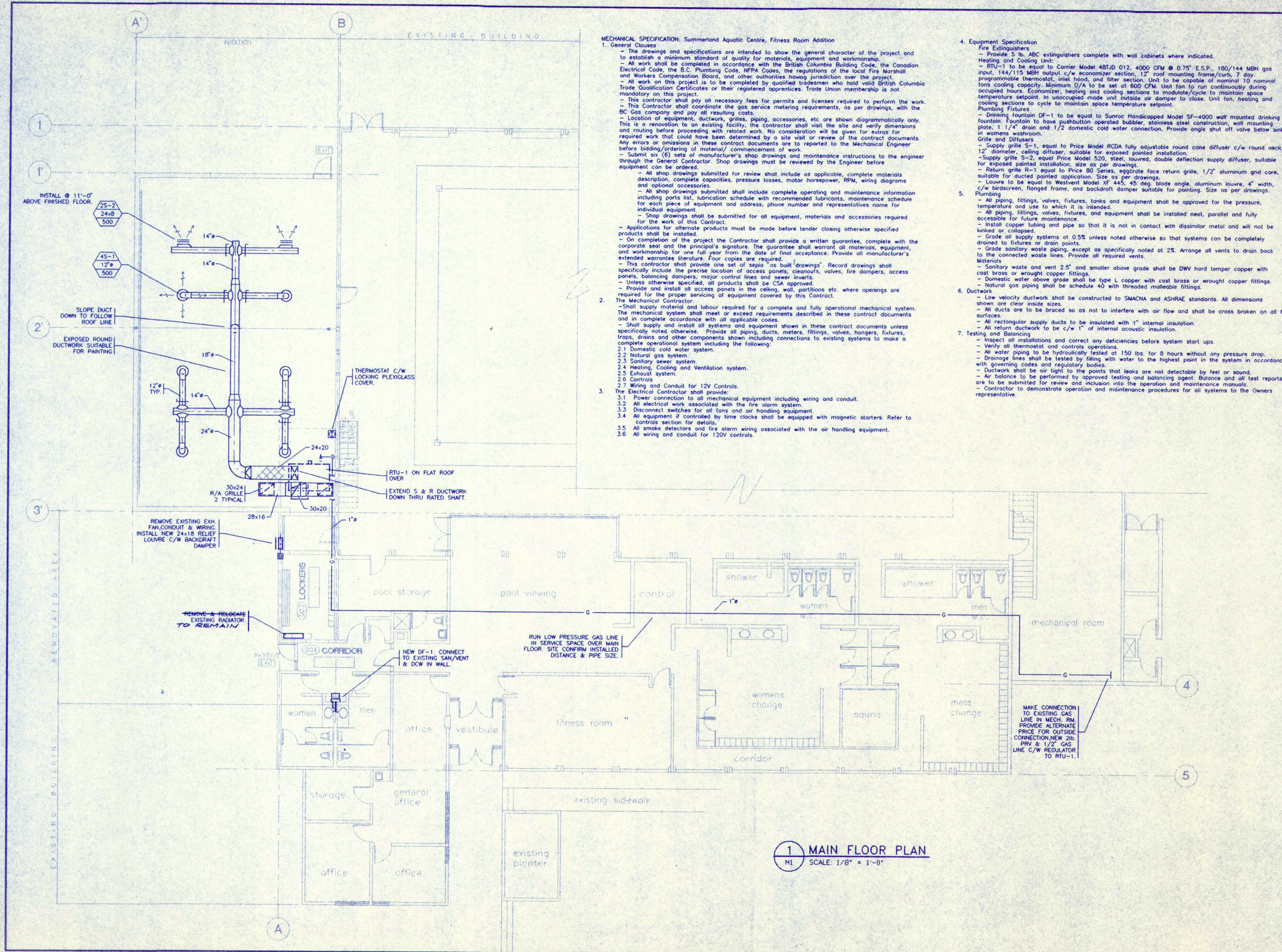
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DRAWING TITLE

**MAIN FLOOR  
MECHANICAL  
PLAN**

ALL DIMENSIONS SHALL BE VERIFIED ON JOB

DATE	JOB NO.
APRIL '96	96116
CHECKED	DESIGN
CFL	CFL



- MECHANICAL SPECIFICATION: Summerland Aquatic Centre, Fitness Room Addition**
- General Clauses**
    - The drawings and specifications are intended to show the general character of the project and to establish a minimum standard of quality for materials, equipment and workmanship.
    - All work shall be completed in accordance with the British Columbia Building Code, the Canadian Electrical Code, the B.C. Plumbing Code, NFPA Codes, the regulations of the local Fire Marshall and Workers Compensation Board, and other authorities having jurisdiction over the project.
    - All work on this project is to be completed by qualified tradesmen who hold valid British Columbia Trade Qualification Certificates or their registered apprentices. Trade Union membership is not mandatory on this project.
    - This contractor shall pay all necessary fees for permits and licenses required to perform the work.
    - This Contractor shall coordinate the gas service metering requirements, as per drawings, with the BC Gas company and pay all resulting costs.
    - Location of equipment, ductwork, grilles, piping, accessories, etc. are shown diagrammatically only. This is a renovation to an existing facility, the contractor shall visit the site and verify dimensions and routing before proceeding with related work. No consideration will be given for extras for required work that could have been determined by a site visit or review of the contract documents. Any errors or omissions in these contract documents are to be reported to the Mechanical Engineer before bidding/ordering of material/commencement of work.
    - Submit six (6) sets of manufacturer's shop drawings and maintenance instructions to the engineer through the General Contractor. Shop drawings must be reviewed by the Engineer before equipment can be ordered.
    - All shop drawings submitted for review shall include as applicable, complete materials description, complete capacities, pressure losses, motor horsepower, RPM, wiring diagrams and optional accessories.
    - All shop drawings submitted shall include complete operating and maintenance information including parts list, lubrication schedule with recommended lubricants, maintenance schedule for each piece of equipment and address, phone number and representatives name for individual equipment.
    - Shop drawings shall be submitted for all equipment, materials and accessories required for the work of this Contract.
    - Applications for alternate products must be made before tender closing otherwise specified products shall be installed.
    - On completion of the project the Contractor shall provide a written guarantee, complete with the corporate seal and the principal's signature. The guarantee shall warrant all materials, equipment, and workmanship for one full year from the date of final acceptance. Provide all manufacturer's extended warranty literature. Four copies are required.
    - This contractor shall provide one set of shop drawings as built drawings. Record drawings shall specifically include the precise location of access panels, cleanouts, valves, fire dampers, access panels, balancing dampers, major control lines and sewer inverts.
    - Unless otherwise specified, all products shall be CSA approved.
    - Provide and install all access panels in the ceiling, wall, partitions etc. where openings are required for the proper servicing of equipment covered by this Contract.
  - The Mechanical Contractor**
    - Shall supply material and labour required for a complete and fully operational mechanical system. The mechanical system shall meet or exceed requirements described in these contract documents and in complete accordance with all applicable codes.
    - Shall supply and install all systems and equipment shown in these contract documents unless specifically noted otherwise. Provide all piping, ducts, meters, fittings, valves, hangers, fixtures, traps, drains and other components shown including connections to existing systems to make a complete operational system including the following:
      - 2.1 Domestic cold water system.
      - 2.2 Natural gas system.
      - 2.3 Sanitary sewer system.
      - 2.4 Heating, Cooling and Ventilation system.
      - 2.5 Exhaust system.
      - 2.6 Controls
  - The Electrical Contractor shall provide:**
    - 3.1 Power connection to all mechanical equipment including wiring and conduit.
    - 3.2 All electrical work associated with the fire alarm system.
    - 3.3 Disconnect switches for all fans and air handling equipment.
    - 3.4 All equipment if controlled by time clocks shall be equipped with magnetic starters. Refer to controls section for details.
    - 3.5 All smoke detectors and fire alarm wiring associated with the air handling equipment.
    - 3.6 All wiring and conduit for 120V controls.

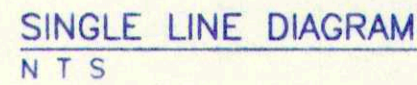
**4. Equipment Specification**

- Fire Extinguishers**
- Provide 5 lb. ABC extinguishers complete with wall cabinets where indicated.
- Heating and Cooling Unit:**
- RTU-1 to be equal to Carrier Model 48TD 012, 4000 CFM @ 0.75" E.S.P. 180/144 MBH gas input, 144/115 MBH output c/w economizer section, 12" roof mounting frame/curb, 7 day programmable thermostat, inlet hood, and filter section. Unit to be capable of nominal 10 nominal tons cooling capacity. Minimum O/A to be set at 600 CFM. Unit fan to run continuously during occupied hours. Economizer, heating and cooling sections to modulate/cycle to maintain space temperature setpoint. In unoccupied mode unit outside air damper to close. Unit fan, heating and cooling sections to cycle to maintain space temperature setpoint.
- Plumbing Fixtures**
- Drinking fountain DF-1 to be equal to Sunroc Handicapped Model SF-4000 wall mounted drinking fountain. Fountain to have pushbutton operated bubbler, stainless steel construction, wall mounting plate, 1 1/4" drain and 1/2 domestic cold water connection. Provide angle shut off valve below sink in women's washroom.
  - Grille and Diffusers
    - Supply grille S-1, equal to Price Model RCDA fully adjustable round cone diffuser c/w round neck, 12" diameter, ceiling diffuser, suitable for exposed pointed installation.
    - Supply grille S-2, equal Price Model 520, steel, louvered, double deflection supply diffuser, suitable for exposed pointed installation, size as per drawings.
    - Return grille R-1 equal to Price 80 Series, eggcrate face return grille, 1/2" aluminum grid core, suitable for ducted pointed application. Size as per drawings.
    - Louvre to be equal to Westvent Model XF 445, 45 deg. blade angle, aluminum louver, 4" width, c/w birdscreen, flanged frame, and backdraft damper suitable for painting. Size as per drawings.
- Plumbing**
- All piping, fittings, valves, fixtures, tanks and equipment shall be approved for the pressure, temperature and use to which it is intended.
  - All piping, fittings, valves, fixtures, and equipment shall be installed neat, parallel and fully accessible for future maintenance.
  - Install copper tubing and pipe so that it is not in contact with dissimilar metal and will not be knitted or collapsed.
  - Grade all supply systems at 0.5% unless noted otherwise so that systems can be completely drained to fixtures or drain points.
  - Grade sanitary waste piping, except as specifically noted at 2%. Arrange all vents to drain back to the connected waste lines. Provide all required vents.
  - Sanitary waste and vent 2.5" and smaller above grade shall be DWV hard temper copper with cast brass or wrought copper fittings.
  - Domestic water above grade shall be type L copper with cast brass or wrought copper fittings.
  - Natural gas piping shall be schedule 40 with threaded malleable fittings.
- 6. Ductwork**
- Low velocity ductwork shall be constructed to SMACNA and ASHRAE standards. All dimensions shown are clear inside sizes.
  - All ducts are to be braced so as not to interfere with air flow and shall be cross braced on all flat surfaces.
  - All rectangular supply ducts to be insulated with 1" internal insulation.
  - All return ductwork to be c/w 1" of internal acoustic insulation.
- 7. Testing and Balancing**
- Inspect all installations and correct any deficiencies before system start ups.
  - Verify all thermostat and controls operations.
  - All water piping to be hydraulically tested at 150 lbs. for 8 hours without any pressure drop.
  - Drainage lines shall be tested by filling with water to the highest point in the system in accordance with governing codes and regulatory bodies.
  - Ductwork shall be air tight to the points that leaks are not detectable by feel or sound.
  - Air balance to be performed by approved testing and balancing agent. Balance and all test reports are to be submitted for review and inclusion into the operation and maintenance manuals.
  - Contractor to demonstrate operation and maintenance procedures for all systems to the Owners representative.

**1 MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



1. **GENERAL**
  1. Supply all labour, equipment, and materials necessary to install complete and operational electrical systems described herein and shown on the drawings. The requirements of this section are in addition to those contained in the General Conditions and other portions of the Contract Documents.
  2. Refer to General Requirements in the Architectural Specification.
2. **DRAWINGS AND SPECIFICATIONS**
  1. It is the intent of these drawings and specifications to provide for an electrical installation complete and in operating condition. The responsibility for supplying and installing all material necessary to accomplish this, except where specifically noted that such work or materials is not included, shall be part of this section.
3. **CODES, PERMITS AND FEES**
  1. The complete installation shall be in accordance with the current edition of the Canadian Electrical Code (as amended for use in B.C.), and the by-laws of the city or municipal electrical energy inspection department whose authority in which the area in which the work is being done.
  2. Obtain and pay for all permits and licenses required to execute the work.
4. **SUBSTITUTIONS**
  1. Where materials, equipment and apparatus or other products are specified by the manufacturer's name, other manufacturers may be substituted upon obtaining written approval of the engineer three days prior to opening of bids. Submit list of proposed equivalent products in duplicate to the Engineer along with a stamped, self-addressed envelope. Submittals by fax will not be accepted.
  2. Where materials, equipment and apparatus or other products are noted as being "equal to" specified manufacturer, products of equal or superior quality by other manufacturers may be substituted without approval of the engineer.
5. **MATERIALS**
  1. All materials supplied shall be new and of the quality indicated in the specifications and shall conform to the standards of the C.S.A. and the U.L.C. and approved by these agencies where applicable.
  2. In the event that a material specified does not bear C.S.A. and U.L.C. approval, obtain the approval of the local inspection authority, pay all charges levied by the inspection authority and make any modifications required, at no additional expense to the owner.
6. **EQUIPMENT LOCATIONS**
  1. No extra charge for materials and labour shall be added to the Contract for outlets moved within 10 feet from the location shown on the plans prior to rough-in.
7. **GUARANTEES**
  1. Guarantee all work for one year, following final acceptance. This guarantee shall include all problems caused by improper installation or equipment failure.
8. **SITE EXAMINATION**
  1. Examine the site of work and become familiar with all features and characteristics affecting this work.
  2. No additional compensation will be given for extra work due to existing conditions which such examination should have disclosed.
  3. Report to the Engineer any unsatisfactory conditions which may adversely affect the proper completion of this work.
9. **RENOVATIONS IN EXISTING BUILDING**
  1. Remove all existing luminaires, feeders, outlet boxes, switches, receptacles, etc. not required for the renovated layout shown. All equipment removed and not reused shall become the property of the owner. Unless otherwise noted, all equipment installed in renovated areas shall be new. All wiring shall be installed concealed.
10. **SHOP DRAWINGS**
  1. Prior to delivery of any products to job site and sufficiently in advance of completion to allow ample time for checking, submit shop drawings for review as specified in Division 1.
  2. Show details, dimensions, construction, size, arrangement, operating clearances, performance characteristics and capacities of products and parts of the work.
  3. Manufacture of products shall conform to reviewed shop drawings.
  4. Where applicable include wiring, single line and schematic diagrams.
  5. Include wiring drawings or diagrams showing interconnection with work of other Sections.
  6. Keep one complete set of shop drawings at job site during construction.
11. **PROJECT RECORD DRAWINGS**
  1. Before commencing work, obtain two sets white prints of all drawings pertinent to the work. Keep drawings on site and, daily or weekly as necessary, recolor, colour pencil all changes, alterations, additions in runs of conduit, numbers and location of panels, luminaires and devices that may occur during progress of the work.
  2. At the conclusion of the job, purchase one set of floppy disks from the Engineer. Obtain the services of a competent Autocad operator to transfer all of the above changes including field orders, addenda, revisions and accepted equals, to the disks. Submit disks and one set of prints to the Engineer prior to Substantial Performance of the Contract.
12. **MAINTENANCE MANUALS**
  1. Before requesting final certificate, submit copies of the maintenance manual as specified in Division 1 and as further called for in Division 16.
  2. Include in the manuals information based on the following requirements:
    1. Operation and maintenance instructions to be sufficiently detailed with respect to design elements, construction features and component function and maintenance requirements to permit effective operation, maintenance, repair, modification, extension and expansion of any portion or feature of the installation.
    2. Technical data to be in form of approved shop drawings, supplemented by bulletins, technical descriptions of items, and parts lists. Advertising of sales literature will not be acceptable.
    3. Provide wiring and schematic diagrams and performance curves where necessary.
    4. Include names and addresses of nearest supplier for all items included in the maintenance manuals.
    5. Provide manual and seminar with Owner forces to ensure proper operation of building prior to Substantial Performance.
13. **DISTRIBUTION**
  1. The existing main distribution centre was manufactured by Square 'D' in 1975. Provide a new fused switch to feed new panel 'C' for this distribution centre. Include all costs for modifications to the distribution centre (if required) to accommodate the new fused switch.
  2. Panels shall be equal to Square 'D' NQBR c/w type MOF breakers. Provide typewritten circuit directories, protected by a clear plastic cover. Ensure that double-tap panels are factory approved for the application.
  3. Provide locks on breakers controlling exit and emergency lighting circuits.
14. **BONDING**
  1. Provide bonding to all metal equipment, metallic waste water system, gas piping and building structure as required by Code.
15. **DISCONNECT SWITCHES**
  1. Supply and install mechanical switches as indicated and as required by code. Disconnect switches shall be equal to Westinghouse type NF, or type RHF (weatherproof) where noted. Bryant 3000A/4000A/6000A series motor starters without overload protection may be used for loads rated 30/40/60A or less.
16. **MOTOR STARTERS**
  1. Supply and install magnetic and manual motor starters where indicated. Starters shall be equal to Westinghouse A200 series magnetic and MS or B-100 manual c/w built-in heaters sized for motor rating.
  2. Provide control transformers and auxiliary contacts as required for control connections.
17. **WIRING METHODS**
  1. All wiring shall be copper unless indicated otherwise.
  2. Branch circuit wiring shall be min. #12 AWG 90 c rated in EMT or PVC DB2 below grade. #14 AWG may be used for 15A circuits less than 50'0" in total length. AC-90 and NMD-90 may be used where permitted by code. Where wire size is not indicated, ampacity must match or exceed that of protective device.
  3. Feeders shall be 90 c rated wire in EMT or PVC DB2 below grade. Teck 90, ACW 90 and AC-90 and NMD-90 cables may be used where permitted by code, unless specifically noted otherwise.
  4. Wiring penetrating any horizontal or vertical assemblies required to have a fire-resistance rating shall be in accordance with B.C. Building Code 9.19.3. Conducts or cables shall be tightly fitted and fire stopped where necessary to maintain fire rating. Combustible cables or raceways shall be max. 25 mm diameter.
  5. Provide ground wire in all conduits in concrete slabs and in all buried conduits as required by code.
18. **BASIC METHODS**
  1. Install wiring continuously within raceways or cables; splices will be permitted only at outlets and junction boxes. Sufficient slack wire shall be left at these points to permit proper connection of fixtures, devices, equipment, etc.
  2. All wiring shall be run concealed in ceiling, walls or floor wherever possible. Any exposed conduits or cables shall be run parallel to or at right angles to building lines and in a neat manner.
  3. Install pull boxes in the locations shown on the Drawings and as further required by the Canadian Electrical Code. Boxes shall be located in inconspicuous spaces.
  4. Where devices are shown above fixed millwork, mount outlets 9' above counter. Coordinate with millwork installer and ensure that outlets do not conflict with splashback.
19. **WIRING DEVICES**
  1. Light switches shall be specification grade, 15A. Provide 20A switches where indicated. All switches shall be ivory, unless otherwise noted.
  2. Receptacles shall be specification grade, 3 battery finish indicated.
  3. Wiring devices and covers shall be of one manufacturer; Bryant, G.E., Hubbell, Leviton or P & S.
  4. All cover plates shall be stainless steel.
  5. Audio speakers shall be equal to Enforcer EB100C c/w line matching transformer, round white baffle and round flushmount backbox.
20. **LIGHTING**
  1. Except as noted, provide all luminaires and lamps as indicated on the Luminaire Schedule, and all supports and wiring as required to make operational the lighting system as indicated on the drawings.
21. **LIGHTING CONTROLS**
  1. Photocell shall be equal to Tork 2101.
22. **EXIT AND EMERGENCY LIGHTING**
  1. Provide an exit and emergency lighting system consisting of individual solid state battery units, remote heads and exit lights in accordance with the B.C. Building Code and local requirements.
  2. Battery units shall be equal to Ready-Lite LED12 series c/w long life lead batteries and type RT-2W 12V input voltage. Provide white finish. Capacities shall exceed loads listed on the drawings.
  3. Remote heads shall be equal to Ready-Lite RT-1 single and RT-2 double c/w 9W 12V tungsten lamps. Provide white finish.
  4. Exit light heads shall be equal to Ready-Lite EXN-LED c/w 2W (maximum) LED module with 120V AC and 12V DC input voltages. Provide white finish.
  5. Wiring to remote heads and exit light DC sockets shall be sized to prevent voltage drop in excess of 5% Conductor size indicated.
  6. Provide separate circuits for all exit lighting using separate raceways from non-emergency wiring.
  7. Following completion of the exit and emergency lighting installation, conduct tests of each system component. Upon completion of the tests, issue to the Engineer a copy of the test report listing location of each component and confirmation that it will remain operational for 30 minutes.
23. **MECHANICAL AND OTHER EQUIPMENT**
  1. Provide wiring, connections, starters, disconnects and controls for mechanical equipment as specified by Division 15 and for other equipment supplied and installed by others.
  2. In general, all control wiring will be by Division 15 unless otherwise noted. Where 120 volt power is required for mechanical equipment, wiring to the equipment terminals is the work of the Electrical Division.
24. **FIRE ALARM SYSTEM**
  1. Modify and extend the existing non-coded single stage, single zone fire alarm system as shown on the Drawings. All components shall be UL and CSA listed, and as manufactured by Edwards.
  2. Alarm bells shall be 10" dia., vibrating, 24V DC Edwards 439D-10 AWC.
  3. Pull stations shall be Edwards 270-SFO.
  4. Rate of rise heat detectors shall be Edwards 281C. Fixed temperature heat detectors shall be Edwards 284C.
  5. Smoke detectors shall be Edwards 6249C.
  6. Following completion of the fire alarm installation, arrange with the manufacturer's representative for inspection and operational tests of each new system component and each existing system component which has been reinstated as a result of this work. On completion of inspection the manufacturer shall issue to the Owner:
    - a) A copy of the inspecting technician's report.
    - b) Certificate of Verification.
    - c) Proof of liability insurance for the inspection.
  7. Include all costs for inspection and testing.
25. **NAMEPLATES**
  1. Provide and install laminated plastic nameplates with engraved letters to identify the following:
    1. New Distribution Centre Switch
    3. Panels
    4. Motor Starters
    5. Disconnect Switches
    6. Lighting Controls
  2. Nameplates shall give either the designated name of the equipment (Panel A) or its function (Starter for furnace F-1, Lighting Control, Exhaust Fan Switch, etc.).
26. **INSPECTIONS**
  1. Call the Engineer for inspections at the following stages of construction:
    1. Rough-in



LUMINAIRE SCHEDULE							
TYPE	LUMINAIRE			LAMP			SEE NOTE
	MANUFACTURER	CATALOGUE NO.	VOLT	QTY.	WATT	TYPE	
A	LITHONIA	TXR400PA22C	120	1	400	MH COATED	1
B	LITHONIA	AH70M6ARGL	120	1	70	MH COATED	
C	LITHONIA	BX232A12	120	2	32	F32T8/RE841	
D	LITHONIA	BX232	120	2	32	F32T8/RE841	
E	LITHONIA	WC225	120	2	25	F25T8/RE841	
F	LITHONIA	TWP150S	120	1	150	HPS CLEAR	
G							
H							

[illegible]

CHECKED	DRAWN
BC	SK



CONSULTANTS

**FALCON**  
ENGINEERING LTD.  
CONSULTING ELECTRICAL ENGINEERS

#210-1715 DICKSON AVENUE,  
KELOWNA, B.C. V1Y 9G6  
TEL: 762-9993 FAX: 861-3290  
#338-6450 ROBERTS STREET,  
BURNABY, B.C. V5G 4B1  
TEL: 294-8414 FAX: 294-6405

No.	REVISIONS	DATE



DRAWING SYMBOL  
DETAIL # LOCATION  
SHT.

JOB TITLE  
SUMMERLAND  
AQUATIC CENTRE  
FITNESS ROOM ADDITION

SUMMERLAND RECREATION DEPT.  
13205 KELLY AVENUE  
SUMMERLAND, B.C.

DRAWING NUMBER

E-2

OF 2

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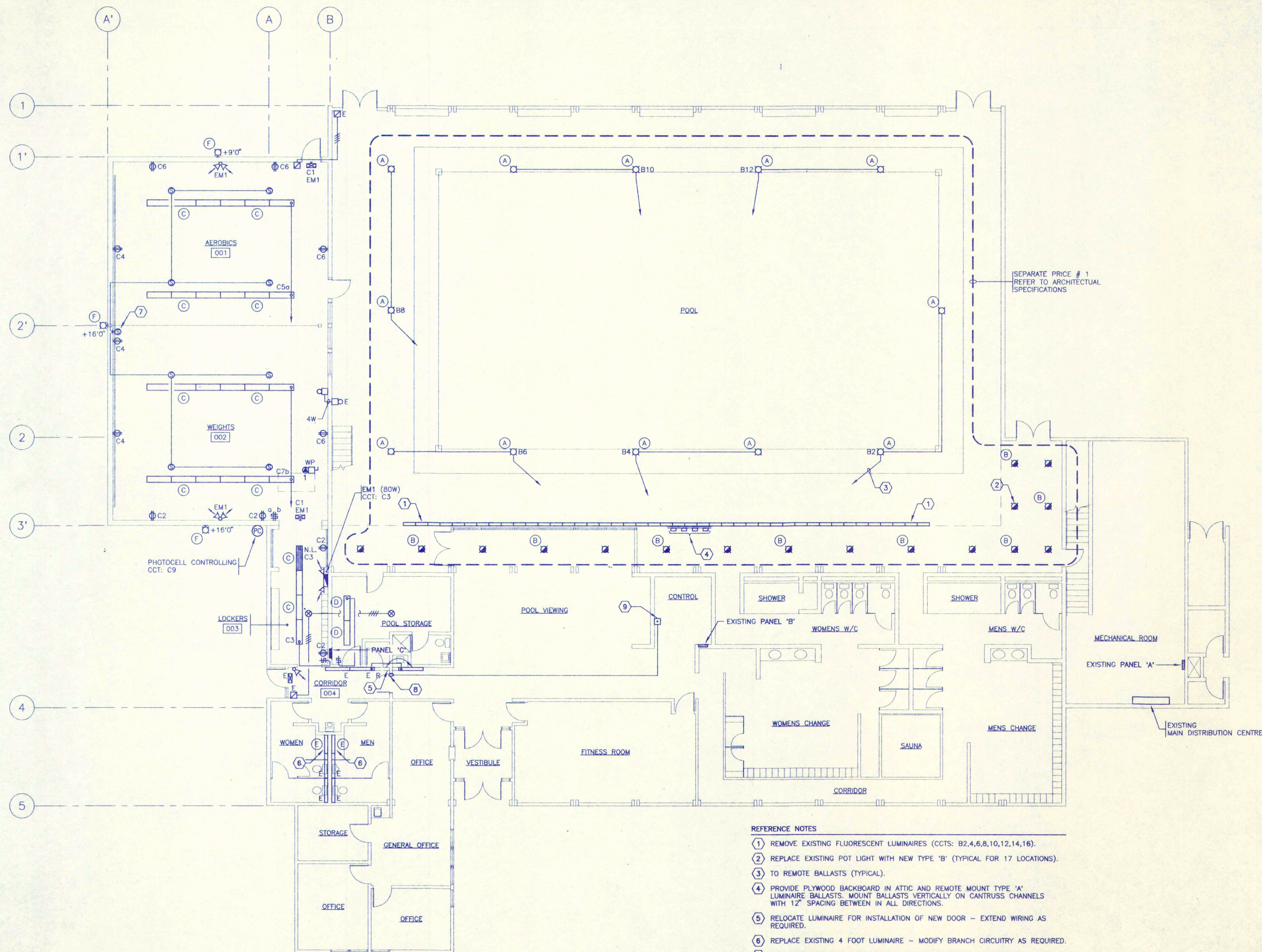
DRAWING TITLE

MAIN  
FLOOR PLAN

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

SCALE  
AS NOTED

DATE APR - 96	JOB NO. 96MJA-04
CHECKED BC	DRAWN SK



MAIN FLOOR PLAN  
1/8" = 1'-0"

REFERENCE NOTES

- REMOVE EXISTING FLUORESCENT LUMINAIRES (CCTS: B2,4,6,8,10,12,14,16).
- REPLACE EXISTING POT LIGHT WITH NEW TYPE 'B' (TYPICAL FOR 17 LOCATIONS).
- TO REMOTE BALLASTS (TYPICAL).
- PROVIDE PLYWOOD BACKBOARD IN ATTIC AND REMOTE MOUNT TYPE 'A' LUMINAIRE BALLASTS. MOUNT BALLASTS VERTICALLY ON CANTRUSS CHANNELS WITH 12" SPACING BETWEEN IN ALL DIRECTIONS.
- RELOCATE LUMINAIRE FOR INSTALLATION OF NEW DOOR - EXTEND WIRING AS REQUIRED.
- REPLACE EXISTING 4 FOOT LUMINAIRE - MODIFY BRANCH CIRCUITRY AS REQUIRED.
- RUN 18/2 SHIELDED SPEAKER WIRE TO EACH SPEAKER - TERMINATE IN A 4"/16" BOX C/W PLASTER RING AND BLANK COVERPLATE.
- PROVIDE CONNECTION TO ELECTRICAL DOOR STRIKE POWER SUPPLY (CCT:C8), RELEASE PUSH BUTTON AND ALL REQUIRED WIRING.
- EXACT LOCATION OF RELEASE PUSH BUTTON TO BE DETERMINED ON SITE.