

Gwekwaadziwin AOK – Kitchen Renovation

13 HILL STREET,
LITTLE CURRENT, ON

ISSUED FOR TENDER, PERMIT AND CONSTRUCTION

2022 12 15
Project No. 22182

ARCHITECTS
3RDLINE.STUDIO

MECHANICAL / ELECTRICAL
NORTH ENGINEERING INC.

3rdLine.Studio Inc. have prepared the following specification except where noted



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00 21 00 – Instruction to Bidders

1. GENERAL

1. The Owner is seeking the services of qualified contractors to supply labour, materials and equipment to construct the interior renovations for **Gwekwaadziwin AOK – Kitchen Renovations at 13 Hill Street, Little Current ON.**
2. The Owner hereby invites you to submit quotations for the construction work as described in the contract documents.

2. CONTRACT DOCUMENTS

1. Bidders to consult the Contract Documents.
 - .1 Agreement between Owner and Contractor - CCDC-2 2020
 - .2 Definitions
 - .3 Supplemental General Conditions
 - .4 General Conditions of the Contract - CCDC-2 2020
 - .5 Division 00/01 of the Specifications
 - .6 technical specifications
 - .7 material and finishing schedules
 - .8 the drawings.
2. Bidders must familiarize themselves with the requirements of the contract documents **prior** to tender submission. No consideration will be given to a Bidder's failure to comply with the requirements of the contract documents.
3. Examine the Tender Documents upon receipt thereof, and should you discover any errors, contradictions, or omissions therein, immediately notify the Consultant so that further instructions in writing may be issued to Bidders before the Tender Closing Date.
4. If there is a conflict within the Contract Documents:
 - .1 The order of priority of documents, from highest to lowest, to be;
 - .1 the Agreement between the Owner and the Contractor
 - .2 the Definitions
 - .3 Supplementary General Conditions
 - .4 the General Conditions
 - .5 Divisions 00/01 of the Specifications
 - .6 Divisions 02 to 32 of the Specifications
 - .7 Material, Room Finish, Door and Window Schedules
 - .8 the Drawings
 - .2 Drawings of larger scale to govern over those of smaller scale of the same date.
 - .3 Dimensions shown on Drawings to govern over dimensions scaled from Drawings.
 - .4 Amended or later dated documents shall govern over earlier documents of the same type.
 - .5 Noted materials and annotations shall govern over graphic indications.

3. EXAMINATION OF THE SITE

1. Bidders are required to submit their bids upon the following express conditions:
 - .1 The bidder and trade contractors to examine the bid documents and make personal examination of the site(s) in order to become acquainted with the conditions under which the bidder will be obliged to work.
 - .2 The bidder shall make the investigations necessary to become thoroughly informed regarding facilities for access to the site(s) such as may be required to execute the work.
 - .3 The bidder shall be wholly responsible for the completeness and accuracy of the information obtained by the bidder's personal examination and study. No plea for ignorance of conditions that exist, or that may exist hereafter, or of conditions, or difficulties that may be encountered in the execution of the work under the resulting contract as a result of failure to make the necessary examinations and investigation, or ascertaining the required information will be accepted as an excuse for any failure or omission on the part of the bidder to fulfil in every detail the requirements of the said contract documents, or will be accepted as a basis for any claims whatsoever for extra compensation, or for an extension of time.

4. LOCAL CONTENT CONDITIONS

1. It is a requirement of this Contract and tender submission that a **minimum of forty percent (40%)** of the Tender Amount be allocated for Local Content. In general, the balance should be 20% local labour & 20% local material, however, the Owner reserves the right to evaluate content submitted by each bidder.

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2. Local Content is anything purchased or labour hired or contracted on **Manitoulin Island**, and those contractors on the Local Content list are also acceptable (it is noted some of the contractors on the list have addresses outside the reserve, however these will be accepted as local content). In addition, any **Aundeck Omni Kaning Members** (residing on or off the First Nation) will also be acceptable as contributing to the Local Content. Receipts and/or CV's may be required to support claims for compliance with Local Content requirements.
3. The Bidders shall be responsible for determining the availability of Local Content and must negotiate rates for Local Content directly with local contractors and/or suppliers. A list of local contractor and supply business is included herein.
4. The Bidders are required to submit, on company letterhead, a detailed summary of their proposed use of Local Content at the time of Tender Close. Bidders not accompanied by Local Content summary submission may be declared informal and not accepted.
5. The successful General Contractor will be responsible for verifying with the Consultant the use of Local Content identified in their detailed summary in order to receive payment and in accordance with the following conditions:
 - .1 In addition to holdback required by legislation and statutory regulations, a Local Content Holdback shall be retained by the Owner from each monthly progress claim. The Local Content Holdback amount shall be 10% of the work completed to date minus the Local Content used to date as verified by the Consultant.
 - .2 When the Local Content Holdback is positive as verified by the Consultant, the Local Content Holdback will be deducted from that month's progress payment.
 - .3 When the Local Content Holdback is less than the Local Content actually utilized to date as verified by the Consultant, the Local Content Holdback will equal zero for that month's progress payment.
 - .4 By the date of substantial completion of the Contract, any remaining Local Content Holdback amount will be retained by the Owner as unused Local Content amounts.
6. The percentage identified in paragraph .1 above is the minimum percentage required for the project. All Tenderers are encouraged to utilize Local Content to the fullest extent.

5. QUESTIONS

1. Matters and inquiries relating to the execution of this Contract to be directed to:
 - .1 Mike Ladyk, t: 705.674.2300 x422 e: mladyk@3rdline.studio

6. COPIES OF CONTRACT DOCUMENTS

1. Electronic copies (pdf format only) of drawings and specifications will be provided to each bidder.

7. ADDENDA / AMENDMENTS

1. If necessary, written instructions or explanations in the form of Addenda or Amendments will be sent to bidders.
2. Bidders to state on the Tender Form in the space provided, the numbers of Addenda and/or Amendments received and included by Bidders in the preparation of their Tender.

8. PRETENDER SITE MEETING

1. A pre-tender site tour and meeting will be conducted by the Owner and Consultant, Bidders are requested to attend. The date and time is established as follows: **10am (local time), Thursday, January 5th, 2023.**
2. Pre-tender Site Meeting shall be located at the site of proposed construction.

9. TENDERS

1. All bids to be submitted on the tender form provided by the Architect. The tender form to be provided by the Architect in a 'pdf' format that can be printed by the Contractor on letter sized paper.
2. All bids to be Stipulated Lump Sum in Canadian currency, and to reflect the bidder's total proposed price for the work including, without limitation, labour, materials, coordination, management, supervision, expediting, administration of work of the Contract, work of trades and subcontracts, taxes (including HST), assessments, levies and custom duties, overhead and profit. Bids to be without qualification and in complete compliance with the Contract Documents.
3. Emailed, faxed, oral, telegraphed or telephone proposal, or modifications to submitted proposals will not be accepted or considered.

4. Enclose the Tender Forms in a sealed envelope clearly marked:

Gwekwaadziwin AOK – Kitchen Renovations

and marked with the Bidder's Company Name,
Deliver this hardcopy quotation to either the office of:

3rdLine Studio Inc.

289 Cedar Street, suite 300
Sudbury, On P3B 1M8
Attn: Mike Ladyk
No later than 10am (local time), January 12, 2023

Aundeck Omni Kaning Band Office

13 Hill Street
RR1, Little Current, ON, P0P 1K0
Attn: Sam Gilchrist
No later than 10am (local time), January 12, 2023

5. Bidders finding any discrepancies in, or omissions from the Tender Documents, or having any doubt as to the meaning or intent of any part thereof, to at once notify the Architect. Neither the Owner, Consultants, nor the Architect will be responsible for verbal instructions. A discrepancy in the contract documents to not limit the obligation of the Bidder to perform the aggregate of work described by the contract documents.
6. All Tenders will be opened and reviewed privately by the Owner and Architect.
7. It is agreed and understood by each bidder that the Owner and/or the Architect reserve the right to reject any or bids, to waive informalities or to accept any proposal that is deemed desirable without regard to whether such bid is the low bid. Of particular importance to the Owner and the Architect will be a Bidder's reputation for quality workmanship and proven ability to perform work on schedule.
8. Alternate, itemized, separate and unit prices, where required by the Tender Documents, must include, without limitation, taxes (except HST) assessments, levies and custom duties, overhead and profit.
9. In the case of a Provincial Sales Tax, levy or custom duty revision effective prior to the acceptance of this proposal, it is assumed that Contractors have taken into account any notice of such revision and have included for any such revision in their contract price.

10. TENDER VALIDITY

1. Tenders to remain valid and open for acceptance for a period of **THIRTY (30) DAYS** from the Tender Closing Date. General Contractors to ensure that sub-trade and supply quotations are valid for a sufficient length of time to accommodate the above validity period for General Contract Tenders.

11. SUBCONTRACTORS

1. Each bidding Contractor is encouraged to maximize the utilization of qualified local labour and suppliers for the execution of this project.
2. Each bidding Contractor to list, in the appropriate place in the Tender Form, the name of the individual Subcontractor or major supplier he proposes to use in the execution of the Contract, and whose sub-trade or supply quotation he has used in compiling the Stipulated Sum quoted in his Tender.
3. Should the Owner be unable to approve of a Subcontractor recommended by a Tenderer, then another subcontractor may be selected by the Owner, and the Stipulated Sum Tender Figure adjusted accordingly. If no changes are required by the Owner to the list of subcontractors proposed by the Successful Tenderer then those subcontractors named by the successful Tenderer in his subcontractors list to be employed on the work, unless express written approval is received from the Owner for a proposed change.

12. BONDING

1. Bonding; Not required

13. INSURANCES

1. The Contractor to provide, maintain and pay for insurances as specified in the General Conditions of the Stipulated Price Contract CCDC 2-2020.
2. The Contractor is responsible for paying insurance deductible and uninsured losses as applicable to their operations.
3. The Owner and members of the Consultant Team to be named as additional named insured under the Contractor's insurance policies. Each insurance policy to be endorsed to waive rights of subrogation or cross-claim against the Owner and the Consultant. Each policy to state that it cannot be cancelled, lapsed, or materially altered without at least thirty (30) days prior written notice to the Owner.
4. Prior to commencing work on site, the Trade Contractor to submit to Owner / Architect, a letter of good standing from the Workplace Safety & Insurance Board (WSIB), a form 1000, and a current Health and Safety Policy and Procedures document.

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14. CASH ALLOWANCES

1. Selection of Products:
 - .1 Provide the following services and/or information:
 - .1 Determining qualified and/or acceptable suppliers.
 - .2 The consultant will assist the contractor in determining qualified and/or acceptable suppliers.
 - .3 Obtain proposals from suppliers and/or sub-contractors.
 - .4 Make appropriate recommendations for consideration of Consultant.
 - .5 Notify Consultant of any effect anticipated by selection of product or supplier under consideration, on construction schedule and contract sum.
 - .2 On notification of selection, enter into purchase agreement / contract with designated suppliers and/or sub-contractors.
2. General:
 - .1 All testing and inspection work will be paid for by the Owner through a cash allowance. Refer to the requirements of specification Section 01 45 00, Quality Control and specific sections in the specifications.
 - .2 The Cash Allowances shall be expended as the Owner directs and only through the Consultant's written instructions.
 - .3 If a test made proves that the material or system is not in accordance with the Documents, then the subsequent testing including Owner's testing of replacement materials or systems shall be Contractor's expense.
 - .4 Add or deduct any variation in cost from the Cash Allowance. No adjustment will be made to Contractor's expense.
 - .5 Cash Allowances do not include Harmonized Sales Tax (HST)
 - .6 Cash Allowances, unless otherwise specified, cover net cost to Contractor of services, products, construction machinery and equipment, freight, handling, unloading, storage and other authorized expenses incurred in performing Work.
 - .7 The Contract Price includes the allowance amount listed below including the Contractors overhead and profit. Expenditures from the cash allowance through the Contractor will be at a cost with no mark-up. Individual subtrade pricing for each allowance item as required will be permitted an allowance for overhead and profit as outlined by the contract.
 - .8 The cash allowance amount will be decreased on a continuous basis by way of CAD – Cash Allowance Directive, issued by the consultant to confirm cash allowance monies are to be spent by the contractor.
 - .9 Progress payments on accounts of work authorized under cash allowances shall be included in Consultant's monthly certificate for payment.
 - .10 The allowance money as included within the contract can be expended by the consultant as required on any item. Upon total depletion of the allowance amount, any further expenditure will be completed by way of change order, as per CCDC 2, 6.1, 6.2 and 6.3 as required.
 - .11 Should the entire contingency amount not be spent during the contract, a credit change order shall be issued by the consultant, including an amount of 5% for Contractors overhead and profit.
 - .12 The contractor shall provide services to call for competitive bids for portions of the work to be paid for by cash allowances, if requested by the Consultant.
3. Cash Allowances:
 - .1 Include in Contract Price a cash allowance of **\$ \$22,500.00**
 - .2 Expenditures under allowance will be authorized in accordance with procedures provided in CCDC 2, GC 6.1 Changes CCDC 2, 6.2 Change Order and CCDC 2, 6.3 Change Directive, and item 2.8, above by way of CAD as required and directed by the consultant.
 - .3 Unused amounts of the cash allowance can be interchanged with other divisions of the cash allowance.

A	B	C
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE
1	<i>Door Hardware</i>	<i>\$22,500.00</i>

15. PERMITS

1. The Contractor to obtain and pay for other permits required to complete the work of this Contract.

16. ACCEPTANCE PERIOD

1. The Tender to be valid and subject to acceptance by the Owner for a period of **Thirty (30) DAYS** from the date of closing Tenders.

17. CONSTRUCTION SCHEDULE + COMPLETION OF THE WORK

1. Work under this Contract to commence immediately upon receipt of written acceptance of tender and to be continued, without interruption, to completion no later than **March 20th, 2023**.
2. The completion date assumes that the Owner to award the contract within 4 weeks of the close of the tender. Should the award of the tender occur after this time frame the completion date will be extended to match the delay in award of the tender.

18. CONSTRUCTION SEQUENCING

1. Owner and Public Occupancy During Construction:

- .1 Portions of the existing building will need to remain occupied for the duration of the construction period. Significant areas within the existing building will be temporarily relocated to alternate facilities off site to permit uninterrupted access to large areas of the building for demolition and construction purposes. Do not disrupt business of the remaining occupants except as specifically phased / scheduled or as permitted by the Owner and Consultant. Execute Work to cause minimum interference with activities in existing premises and to maintain maximum safety and security to occupants at all times and in accordance with Owner's instructions and/or requirements.
- .2 As the building will remain occupied during the work of this Contract, the work is to be sequentially phased to suit the ongoing use of the existing building. Construct the work in phases as indicated to provide for continuous public usage and security of portions of the premises during construction.
- .3 It is essential that the Contractor co-ordinate and proactively consult with the Owner throughout the duration of the Contract in order to maintain established security and operational protocols as required.
- .4 Co-operate and consult with the Owner, on a continuous basis, in scheduling operations to minimize conflicts, maintain security and to facilitate Owner usage. Co-ordinate Construction Schedule with Owner to suit public occupancy of portions of the existing building during construction as well as maintain existing and/or ongoing site security. Schedule and substantially complete designated portions of Work for Owner's occupancy prior to Substantial Performance of entire Work. Refer to the schedule of project phases described herein.
- .5 It is essential that necessary arrangements be made to maintain uninterrupted all services which are necessary for the effective functioning of the existing building program, operations and security levels. This includes delivery of new materials, removal, cutting, reconnecting, reinstalling, rerouting, and reinstatement of material and of services completed. Note that noise and disturbance must be kept to a minimum in areas of the existing building scheduled to remain occupied.
- .6 Execute all work as quietly as possible in and around existing building during all times that it is occupied. Schedule dusty, noisy or odorous operations to occur outside normal business hours of Monday to Friday, 8am to 5pm in order to achieve the least disturbance to occupants of the existing building.
- .7 Maintain fire access / control throughout all areas of the building including areas to remain occupied during construction / renovations as well as areas subject to new construction / renovations. Provide safety barricades and lights as indicated or where directed.
- .8 Provide unrestricted access for designated security personnel to all areas subject to renovations for the duration of the construction work.
- .9 The Contractor shall be responsible for the continued operation of all critical building systems including but not limited to water / plumbing, HVAC, natural gas systems, fire alarm systems, security systems, exiting, public circulation. These systems shall remain in operation to support the ongoing operation of the Owner's / tenants operations throughout the phased construction of the work.

2. Access of Personnel and Movement of Equipment

- .1 Contractor shall limit use of premises for Work, for storage and for access, to allow ongoing partial Owner occupancy, work by other contractors and public usage of the existing and renovated building.
- .2 Coordinate use of premises under direction of Owner and Consultant.
- .3 Obtain and pay for use of additional storage or work areas needed for operations under this Contract.
- .4 The Owner and security staff are to be provided with unrestricted access to all areas of the building under construction for the duration of the renovation and expansion project.

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3. Security Requirements

- .1 It is essential that the Contractor co-ordinate and proactively consult with the Owner and throughout the duration of the Contract in order to maintain established security protocols.
- .2 The Contractor shall always be mindful of the need to maintain ongoing security for the duration of the Contract.
- .3 All workers on Site may be subject to security checks and may be required to obtain security clearance before commencing the Work. All workers employed on the Site shall be required to carry photo-identification at all times.
- .4 These security checks, if required, shall be arranged by the Owner's security personnel. The Contractor will be required to provide to the Owner, names, addresses, social insurance numbers and consents of all of its workers, and that of any Sub-Contractor's workers performing work on Site.
- .5 Any worker who is unable to obtain security clearance, or who refuses to consent to such security checks, upon notice by the Owner to Contractor, shall not be permitted to work on Site.
- .6 During course of Work, new workers not included in original submission may likewise be subject to security check. Such new workers shall not be allowed on Site until clearance is given by the Owner.

19. COMMENCEMENT OF THE WORK

1. The submission of a Tender constitutes the bidder's agreement to commence work promptly and to execute the work without interruption until completion, in accordance with the schedule prepared by Owner.
2. As time is of the essence, the successful Contractor to immediately upon receipt of a letter of acceptance proceed with the preparation of shop drawings and/or samples and procurement of major component materials and equipment to avoid delay to the work.

20. ASSIGNMENT OF THE CONTRACT

1. The successful bidder to not assign the whole or any part of the resulting contract without the prior written consent of the Owner, which consent may be withheld by the Owner in its sole discretion or may be given subject to such terms and conditions that the Owner may impose.

21. DISCREPANCIES AND / OR OMISSIONS

1. If the Contractor finds discrepancies in, or omissions from the Drawings, Specifications or other Contract Documents or has any doubt as to the meaning or intent of any part thereof the Consultant to be notified at once. The Consultant will send written instructions or explanations. Neither the Owner nor the Consultant will be responsible for oral instructions.

22. EXAMINATION

1. Make a careful examination of the site of the project, and investigate and be satisfied as to matters relating to the nature of the work to be undertaken, as to the means of access and egress thereto and there from, as to the obstacles to be met with, as to the rights and interests which may be interfered with during the construction of the work, as to the extent of the work to be performed and any and matters which are referred to in the Drawings, Specifications and other Contract Documents, or which are necessary for the full and proper understanding of the work and the conditions under which it will be performed. No allowance to be made subsequently in this connection on behalf of the Contractor for any error or negligence on its part. Before commencing the work of any Section, the work of other Sections upon which it may depend, to be carefully examined. Report any defects which might affect the new work in writing to the Consultant. Commencement of new work to imply acceptance of work by other Sections upon which the new work depends. Verify dimensions of prepared work before fabrication of that work which is dependent on the prepared work.

23. EXISTING CONDITIONS

1. Make good surfaces and finishes damaged or disturbed due to Work of this Contract to match existing. Ensure that material used to repair damage is compatible with existing work. Term "make good" to mean repairing or filling operations performed on existing floors, walls, ceiling or any other exposed surfaces. Perform cutting and patching where applicable as specified herein. It is intended that finished surfaces match and line with existing adjoining surfaces. Restore Site to condition equal to or, if specified elsewhere, to condition better than existing conditions. Restore lands outside of limits of Work which are disturbed due to Work to original condition in addition to complying with requirements of General Conditions of the Contract.

00 41 13 -TENDER FORM

To: **Aundeck Omni Kaning First Nation**

Herein referred to as the "OWNER".

The UNDERSIGNED, herein referred to as the "CONTRACTOR"

With the legal company name of _____

A company duly incorporated under the laws of _____

And having its Head Office at _____

1. HEREBY UNDERTAKES AND AGREES WITH THE OWNER AS FOLLOWS:

Having examined the Tender Documents, entitled **Gwekwaadziwin AOK – Kitchen Renovation, 13 Hill Street, Little Current, Ontario** and including:

- .1 All Drawings dated: **2022 12 15**
- .2 Specifications dated: **2022 12 15**
- .3 Addenda Numbers _____
Issued _____

And having visited the site, and having examined and become familiar with conditions affecting the proposed work,

WE UNDERTAKE TO DO WORK, AND SUPPLY MATERIALS AND SERVICES IN ACCORDANCE WITH THE TENDER DOCUMENTS, FOR THE **CONTRACT PRICE**, WHICH **EXCLUDES** HARMONIZED SALES TAX (HST),

TOTAL AMOUNT PAYABLE BY THE OWNER TO THE CONTRACTOR FOR THE CONSTRUCTION OF THE WORK IS:

_____ and _____/100 DOLLARS (\$ _____).

- .2 The UNDERSIGNED hereby submits that amounts are in Canadian funds and that these amounts to be subject to adjustments as provided in the Contract documents.
- .3 The UNDERSIGNED further submits that costs for supervision, administration, co-ordination, handling, management, expediting, scheduling, overhead and profit and assuming full responsibility and warranty for the assigned work are included in the Contract Price Tendered.
- .4 That the UNDERSIGNED, if notified of proposal acceptance within **THIRTY (30) DAYS** of Tender Closing Date agrees to enter into a formal Contract with the Owner for the work, in the form of the Canadian Standard Construction Document, CCDC 2-2020, Stipulated Price Contract.
- .5 The UNDERSIGNED undertakes to commence the work under the Contract forthwith after execution of the formal Contract and when notified so to do by the Owner and to carry out work without interruption to completion of the Contract.
- .6 The UNDERSIGNED declares that the above quoted Contract Price includes the Cash Allowances in the amount of **\$22, 500.00** as indicated in Division 00 - Procurement + Contracting.
- .7 The UNDERSIGNED agrees to complete the work in accordance with the construction schedule in Division 00, item 17, with all work complete prior to **March 20, 2023**.
- .8 All rates are firm and shall not fluctuate for the duration of this Contract. There shall be no additional charges for overhead and profit.
- .9 The First Nation is Tax Exempt. The successful bid will be provided with a Tax Exemption Letter.

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.10

Item	Standard Rate/Hour	Overtime Rate/Hour
Foreman		
Tradesman		
Labourer		
Clerical		

.11 **I/WE DECLARE** that this tender is made without collusion, knowledge, comparison of figures or arrangement with any other company, firm or person submitting a tender for the same work and is in all respects fair and without collusion or fraud.

IN WITNESS WHEREOF THE UNDERSIGNED CONTRACTOR HAS HERETO set its Corporate Seal and the hands of its' proper officers in that behalf at

_____ (Province),
 _____ (City)

This _____ DAY OF _____ (Month), 20____ (Year).

 COMPANY NAME

 ADDRESS, POSTAL CODE, PHONE

Corporate
 Seal (or)

 SIGNATURE

 WITNESS

 PRINTED NAME AND TITLE

00 73 00 -SUPPLEMENTAL GENERAL CONDITIONS

Part 1. General

1. The General Conditions of the Stipulated Price Contract Canadian Standard Construction Document – CCDC 2-2020, Articles GC1 through GC13 inclusive, form part of this Contract.
2. The following Supplementary Conditions modify, change, delete from and/or add to the Articles of Agreement, the Definitions, and the General Conditions of the Stipulated Price Contract, Standard Construction Document CCDC 2-2020.
3. Where any Article, Paragraph or Sub-paragraph in the Agreement and/or General Conditions is supplemented by one of the following paragraphs, the provisions of such Article, Paragraph or Sub-paragraph to remain in effect and the supplemental provisions to be considered as added thereto.
4. Where a General Condition or paragraph of the General Conditions of the Stipulated Price Contract is deleted by these Supplementary Conditions, the numbering of the remaining General Conditions or paragraphs to remain unchanged, and the numbering of the deleted item will be retained, unused.
5. Where any article, paragraph, or sub-paragraph in the Agreement and/or General Conditions is amended, voided, or superseded by any of the following paragraphs, the provisions of such article, paragraph, or sub-paragraph not so amended, voided, or superseded to remain in effect.
6. The term "provide" as used in the Contract Documents, to mean the furnishing of labour, materials, equipment, transportation and other services required, including costs in connection therewith, to complete the Work.
7. Wherein the word "submit" is used in the Contract Documents, it to be followed by the words "to the Consultant" unless the context provides otherwise. Wherein the words "approved", "designated", "directed", "inspected", "instructed", "permitted", "required", "satisfactory", and "selected" are used in the Contract Documents, they to be followed by the words "by the Consultant" unless the context provides otherwise.
8. Articles, Definitions, General Conditions, paragraphs, subparagraphs or clauses thereof have been modified in these Supplementary General Conditions as described in this section

Part 2. Modifications to Agreement Between Owner and Contractor

ARTICLE A-5 PAYMENT

1. Add the In paragraph 5.1.1 of Article A-5 add the following words to the end:
"or, where there is no Payment Certifier, jointly by the Owner and Contractor"

ARTICLE A-6 – RECEIPT AND ADDRESSES FOR NOTICES IN WRITING

1. Delete paragraph 6.5 of Article A-6 in its entirety and replace it with the following:
6.5 Contact information for a party may be changed by *Notice in Writing* to the other party setting out the new contact information in accordance with this Article.

Part 3. Modifications to Definitions

1. Add the following to, "Value Added Taxes"
 - .1 "Value Added Taxes to be as levied by the Federal Government and is computed at **Thirteen (13)** percent of the Contract Price. The payment or collection of which is by the legislation imposing such tax an obligation of the Contractor".
2. Add the following definition: Proper Invoice
 - .1 *Proper Invoice* means a "proper invoice" as defined in the *Payment Legislation*, if any, and as may be modified by written agreement between the parties to the extent permitted by such *Payment Legislation*.

MODIFICATIONS TO GENERAL CONDITIONS OF THE STIPULATED PRICE CONTRACT

Part 4. General Provisions

GC 1.1 CONTRACT DOCUMENTS

1. Delete paragraphs 1.1.3 and 1.1.4 in their entirety and replace them with the following:
 - .1 "1.1.3 The *Contractor* shall review the *Contract Documents* for the purpose of facilitating and co-ordination and execution of the Work by the Contractor. The Contractor shall report promptly to the Consultant any ambiguities, design issues or other matters requiring clarification made known to the Contractor or that the Contractor may discover from such a review. Such review by the Contractor shall comply with the standard of care described in paragraph 3.9.1 of the Contract.

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- .2 1.1.4 Except for its obligation to review the Contract Documents and report the result pursuant to paragraph 1.1.3, the Contractor is not responsible for ambiguities, design issues or other matters requiring clarification in the Contract Documents and does not assume any responsibility to the Owner or to the Consultant for the accuracy of the Contract Documents. Without limiting the foregoing, the Contractor shall not be liable for any damages or costs resulting from any ambiguities, design issues or other matters requiring clarification in the Contract Documents which the Contractor could not reasonably have discovered from such a review in accordance with the standard of care. If the Contractor does discover any ambiguities, design issues or other matters requiring clarification in the Contract Documents, the Contractor shall not proceed with the work affected until the Contractor has received modified or additional information from the Consultant. The impacts of any ambiguities, design issues or other matters requiring clarification in the Contract Documents, including to the Contract Price and Contract Time, shall be addressed by the parties in accordance with Part 6 – CHANGES.”
2. Add the following to the end of subparagraph 1.1.6.2:
 - .1 Except to the extent the *Consultant* is indemnified as a third party beneficiary as provided in subparagraphs 9.2.7.4 and 9.5.3.4 and in paragraph 13.1.3.

Part 5. Administration Of the Contract

GC 2.2 ROLE OF THE CONSULTANT

1. In paragraph 2.2.3 add the following to the end:
 - .1 “Without limiting the foregoing, the *Consultant* may appoint one or more authorized representatives in writing who may fulfill the obligations of the *Consultant* under this *Contract*.”
2. In paragraph 2.2.8 add the words “, written statements” after the word “interpretations” in both the first and second sentences; and add the following to the end of paragraph 2.2.8:
 - .1 The Owner and the Contractor shall waive any claims against the Consultant arising out of its making of any interpretations, written statements, or findings in accordance with paragraphs 2.2.6, 2.2.7, 2.2.8, and 7.1.2, but only to the extent that any such interpretations, written statements, and findings are made by the Consultant in an unbiased manner, and in accordance with the Consultant’s professional standard of care at law.
3. In paragraph 2.2.13 add the words “which are provided” before the words “by the *Contractor*”.

GC 2.4 DEFECTIVE WORK

1. In paragraph 2.4.1:
 - .1 Add after the words “shall promptly correct” the phrase “in a manner acceptable to the Owner and the Consultant”;
 - and
 - .2 Add after the words “*Contract Documents*” the phrase “or work that the *Contractor* discovers to be defective, whether or not the defective work had been identified by the *Consultant*, and”.
2. Add new paragraph 2.4.4 as follows:
 - .1 2.4.4 The *Contractor* shall prioritize the correction of any defective work which, in the sole discretion of the *Owner*, adversely affects the day-to-day operation of the *Owner*.

Part 6. Execution of the Work

GC 3.1 CONTROL OF THE WORK

1. Add new paragraph 3.1.3 as follows:
 - .1 3.1.3 Prior to commencing individual procurement, fabrication and construction activities, the Contractor shall verify, at the Place of the Work, all relevant measurements and levels necessary for proper and complete fabrication, assembly and installation of the Work and shall further carefully compare such field measurements and conditions with the requirements of the Contract Documents. Where dimensions are not included or contradictions exist, or exact locations are not apparent, the Contractor shall immediately notify the Consultant in writing and obtain written instructions from the Consultant before proceeding with any part of the affected work.

GC 3.2 CONSTRUCTION BY OWNER AND OTHER CONTRACTORS

1. Add new paragraph 3.2.7 as follows:
 - .1 3.2.7 At the commencement of the Work, the Contractor shall prepare for the review and acceptance of the Owner and the Consultant, a schedule indicating the times, within the construction schedule referred to in GC 3.4, that items that are specified to be Owner purchased and Contractor installed or hooked up are required at the site to avoid delaying the progress of the Work.

GC 3.4 CONSTRUCTION SCHEDULE

1. Add sentence .4 to paragraph 3.4.1:
 - .1 “.4 clearly indicate and communicate materials/products procurement and delivery dates paying particular attention to schedule.”

GC 3.5 SUPERVISION

1. Add the following paragraphs:
 - .1 3.5.3 The Owner may, with reasonable cause, at any time during the course of the Work, request the replacement of the supervisor or the representative. Upon receipt of such request, the Contractor will immediately make arrangements to appoint an acceptable replacement. Costs associated with any removal(s) or replacement(s) of these individuals to be the responsibility of the Contractor.
 - .2 3.5.4 The Contractor shall employ an “Office Representative/Manager of the Work”, in addition to the Superintendent of the Work, for the entire duration of the project.
 - .1 Coordinating, managing and expediting control of the project relating to matters of the project including, but not limited to authorities having jurisdiction, product suppliers, subtrades, Owner and Consultant etc.
 - .2 Project scheduling and management (i.e. trades, products, etc.)
 - .3 Work with the Site Superintendent of the Work as required to ensure compliance of the Work with the intent of the Construction Documents including but not limited to projects scheduling, coordination of subtrades, quality control and performance of the Work.
 - .3 3.5.5 The Site Superintendent of the Work shall perform duties and responsibilities at the Place of Work until completion of the work has been achieved and as issued by the Consultant.
 - .4 3.5.6 Both the Site Superintendent of the Work and the Office Representative/Manager of the Work shall have relevant and verifiable experience with undertaking and completing projects of this nature.

GC 3.6 SUBCONTRACTORS AND SUPPLIERS

1. Revise Paragraph 3.6.2 as follows:
 - .1 After the word “if” in the first line add “when requested at the time of tender and within five (5) working days”.
2. Add the following paragraph 3.6.7:
 - .1 The contractor shall not change subcontractors and/or suppliers and agrees not to do so without the prior written consent of the Owner and the Consultant. The Contractor must substantiate cause for change.

GC 3.7 LABOUR AND PRODUCTS

1. Add the following to the end of paragraph 3.7.1:
 - .1 The Contractor represents that it has sufficient skilled employees to replace, subject to the Owner’s approval, acting reasonably, its designated supervisor and project manager in the event of death, incapacity, removal or resignation.
2. Add new paragraphs 3.7.4 and 3.7.5 as follows:
 - .1 3.7.4 The *Owner* shall provide the *Contractor* in a timely manner with all relevant information (including storage, protection, and installation requirements) regarding *Products* to be supplied by the *Owner* or other contractors and, prior to delivery of any such *Products* to the *Place of the Work*, the *Owner* shall obtain the *Contractor’s* written approval of the delivery date and proposed storage, protection and installation requirements.
 - .2 3.7.5 Once the Contractor has accepted delivery of *Products*, the Contractor shall be responsible for the safe storage and protection of *Products* as required to avoid dangerous conditions or contamination to the *Products* or other persons or property. *Products* shall be stored in locations and at the *Place of the Work* to the satisfaction of the *Owner* and the *Consultant* as agreed and approved by the Contractor pursuant to paragraph 3.7.4.
Notwithstanding the foregoing, the Contractor shall not be responsible for any Products supplied by the Owner or other contractors unless:
 - .1 the *Contract Documents* expressly stipulate that such *Product* is to be the *Contractor’s* responsibility and to be installed by the *Contractor* as part of the *Work*;
 - .2 the *Contractor* has or has received from the *Owner* proof of insurance coverage sufficient, at a minimum, to cover the replacement cost of such *Product*; and
 - .3 the *Owner* obtained the *Contractor’s* approval as required by paragraph 3.7.4.

GC 3.8 SHOP DRAWINGS

1. Add the words “AND OTHER SUBMITTALS” to the title of GC 3.8 after the words “SHOP DRAWINGS”.
2. Add the words “and Submittals” after the words “Shop Drawings” in paragraphs 3.8.1, 3.8.2, 3.8.3, 3.8.3.2, 3.8.5, 3.8.6, and 3.8.7.
3. Delete paragraph 3.8.2 in its entirety and replace it with new paragraph 3.8.2 as follows:
 - .1 3.8.2 Prior to the first application for payment, the *Contractor* and the *Consultant* shall jointly prepare a schedule of the dates for submission and return of *Shop Drawings* and *Submittals* in an orderly sequence
4. Delete the words “with reasonable promptness so as to cause no delay in the performance of the Work” and replace them with the words “within 10 *Working Days* or such longer period as may be reasonably required” in paragraph 3.8.7.

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GC 3.9 PERFORMANCE BY CONTRACTOR

1. Add new General Condition GC 3.9 as follows
 - .1 GC 3.9 PERFORMANCE BY CONTRACTOR
 - .1 3.9.1 In performing its services and obligations under the Contract, the Contractor shall exercise a standard of care, skill and diligence that would normally be provided by an experienced and prudent contractor supplying similar services for similar projects. The Contractor acknowledges and agrees that throughout the Contract, the Contractor's obligations, duties and responsibilities shall be interpreted in accordance with this standard. The Contractor shall exercise the same standard of due care and diligence in respect of any Products, personnel, or procedures which it may recommend to the Owner.

Part 7. Allowances

GC 4.1 CASH ALLOWANCE

1. Delete paragraph 4.1.7 in its entirety and replace it with the following:
 - .1 4.1.7 At the commencement of the *Work*, the *Contractor* shall prepare for the review and acceptance of the *Owner* and the *Consultant* a schedule indicating the times within the construction schedule referred to in GC 3.4 that items called for under cash allowances are required to be delivered to the *Place of the Work* to avoid delaying the progress of the *Work*.
2. Add new paragraph 4.1.8 as follows:
 - .1 4.1.8 The *Owner* reserves the right to call, or to have the *Contractor* call, for competitive bids for portions of the *Work* to be paid for from cash allowances.

Part 8. Payment

GC 5.2 APPLICATIONS FOR PAYMENT

1. Revise Delete the word "first" in paragraph 5.2.7 and replace it with the word "second."

GC 5.3 PAYMENT

1. Delete the word "calendar" and substitute the word "business" in sentence 5.3.1.1:
2. Delete the word "calendar" and substitute the word "business" in sentence 5.3.1.2:

GC 5.4 PAYMENT OF HOLDBACK UPON SUBSTANTIAL PERFORMANCE OF THE WORK

1. Delete all paragraphs of GC 5.4 in their entirety and replace them with the following paragraphs:
 - .1 5.4.1 When the *Contractor* considers that the *Work* is substantially performed, or if permitted by the lien legislation applicable to the *Place of the Work* a designated portion thereof which the *Owner* agrees to accept separately is substantially performed, the *Contractor* shall, within five (5) *Working Days*, deliver to the *Consultant* and to the *Owner* a comprehensive list of items to be completed or corrected, together with a written application for a review by the *Consultant* to establish *Substantial Performance of the Work* or substantial performance of the designated portion of the *Work*. Failure to include an item on the list does not alter the responsibility of the *Contractor* to complete the *Contract*.
 - .2 5.4.2 *Consultant* will review the *Work* to certify or verify the validity of the application and shall promptly, and in any event, no later than 10 calendar days after receipt of the *Contractor's* application:
 - .1 advise the *Contractor* in writing that the *Work* or the designated portion of the *Work* is not substantially performed and give reasons why, or
 - .2 state the date of *Substantial Performance of the Work* or a designated portion of the *Work* in a certificate and issue a copy of that certificate to each of the *Owner* and the *Contractor*.
 - .3 5.4.3 Where the holdback amount required by the applicable lien legislation has not been placed in a separate lien holdback account, the *Owner* shall, no later than 10 calendar days prior to the expiry of the holdback period stipulated in the lien legislation applicable to the *Place of the Work*, place the holdback amount in a bank account in the joint names of the *Owner* and the *Contractor*.
 - .4 5.4.4 Subject to the requirements of any Payment Legislation, all holdback amounts prescribed by the applicable lien legislation for the *Place of the Work* shall become due and payable to the *Contractor* no later than 10 *Working Days* following the expiration of the holdback period stipulated in the lien legislation applicable to the *Place of the Work*, as certified or verified by the *Consultant* when permitted by any Payment Legislation
 - .5 5.4.5 The *Contractor* shall submit an application for release of the lien holdback amount in accordance with the lien legislation applicable to the *Place of the Work*. Except to the extent required by any *Payment Legislation*, such

application for release of the holdback shall not constitute an application for payment that is subject to *Proper Invoice* requirements.

- .6 5.4.6 Where legislation permits progressive release of the holdback for a portion of the *Work* and the *Consultant* has certified or verified that the part of the *Work* has been performed prior to *Substantial Performance of the Work*, the *Owner* hereby agrees to release, and shall release the holdback for such portion of the *Work* to the *Contractor* in accordance with such legislation.
- .7 5.4.7 Notwithstanding any progressive release of the holdback, the *Contractor* shall ensure that such parts of the *Work* are protected pending the issuance of a final certificate for payment or until the *Owner* takes early occupancy in accordance with GC12.2, whichever comes first, and shall be responsible for the correction of defects or work not performed regardless of whether or not such was apparent when the holdback was released.
- .8 5.4.8 The *Contractor* to co-operate with the *Consultant* and *Owner* in establishing a Deficiency List before *Substantial Performance* of the *Work*. The *Contractor* to complete the *Work* noted on the Deficiency List expeditiously and at the discretion and convenience of the *Owner*. If more than one (1) inspection is required to review deficiency completion each subsequent site visit will be charged at \$500.00 per visit per consultant required to attend the visit.

GC 5.5 FINAL PAYMENT

1. Add to the end of paragraph 5.5.1 the following sentence:
 - .1 The application for final payment shall meet the requirements of a *Proper Invoice*.
2. Add the following to the end of paragraph 5.5.3:
 - .1 Subject to any *Payment Legislation*, when the *Consultant* finds the *Contractor's* application for final payment to be not valid, the *Contractor* shall revise and resubmit the application when the *Contractor* has addressed the reasons given by the *Consultant*.

Part 9. Changes in the Work

GC 6.2 CHANGE ORDER

1. Add the following paragraph 6.2.3: 'The value of a change shall be determined in one or more of the following methods:
 - .1 By estimate and acceptance in a lump sum substantiated by an itemized cost breakdown satisfactory to the consultant with the applicable overhead and profit percentage fees applied.;
 - .2 By unit prices set out in the contract or subsequently agreed upon;
 - .3 By cost and a fixed or percentage fee.'
2. Add the following paragraph 6.2.4: 'In the case of changes in the *Work* to be paid for under methods (.1) and (.3) of paragraph 6.2.3, the *Contractor* and *Subcontractor*, respectively, may add to the reasonable net cost of additional work a fee, or mark-up, inclusive of overhead and profit, limited to the following:
 - .1 The *Subcontractor* may add to the total net cost of labour and materials, a fee, or mark-up, equal to ten percent (10%) of such cost for *Work* done by the *Subcontractor*.
 - .2 The *Contractor* may add to the net cost of additional work by a *Subcontractor*, a fee, or mark-up, equal to ten percent (10%) of the total sum quoted by such *Subcontractor*.
 - .3 The *Contractor* may add to the total net cost of labour and materials of additional work to be carried out by his own forces a fee, or mark-up equal to fifteen percent (15%) of such cost.
 - .4 In the event that owner-initiated changes in the *Work* result in delays to the completion of the *Project*, the *Contractor* and/or the *Subcontractor(s)* who are executing the *Work* to each be allowed an additional one (1%) percent of the cost of the changes as compensation in full for the delay.
 - .5 For *Owner* requested substitution of building material(s) and/or building component(s) with *no additional labour content* by the *Contractor*, a total mark-up of five (5%) percent to be allowed on such changes regardless of the value of the change
 - .6 For *Owner* requested substitution of building material(s) and/or building component(s) with *no additional labour content* by *Subcontractor(s)*, the *Subcontractor(s)* to be allowed a total mark-up of five (5%) percent and the *Contractor* to be allowed an additional total mark-up of five (5%) percent regardless of the value of the change.
 - .7 Such fee or mark-up, by *Contractor* and *Sub-contractor* respectively, to be based on net additional cost for any one change in the *Work*, such net additional cost being derived by deducting credits for labour and materials involved in deleted work from the cost of labour and materials involved in additional work. When quantities of the same product or material are changed in the same Change in the *Work*, the change in the *Contract Price* to be based on the net difference in quantity between the product or material deleted and the same product or material added. The procedure of crediting deleted material at a certain unit cost and then charging the aggregate quantity of the same material at a higher unit cost will not be accepted.
 - .8 The *Consultant* alone to determine the scope of change

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- .9 Consideration for Unusual Changes: unusual and/or peculiar changes requiring consideration to be reviewed on an individual basis. The consultant alone to determine what constitutes an unusual and/or peculiar change.
 - .10 Changes for Cause and/or Changes for Convenience: The Contractor and sub-contractors must demonstrate, by way of their submissions that any/all products and/or substitutions are made as substitutions for 'cause' in support of the intent of the contract documents.
 - .11 Changes and/or Substitutions deemed 'for convenience' will not be considered and allowed. The Consultant alone will determine the acceptance of a change or Substitution.'
3. Add the following paragraph: 6.2.5: 'In the case of a Change in the Work to be paid for under method (.2) of Paragraph 6.2.3, involving a class of work for which a unit price was required to be quoted in the Tender proposal, the cost to be paid for such class of work, derived by deducting quantity of deleted work involved in such change from the quantity of additional work involved in such change, multiplied by the applicable unit prices quoted.'
 4. Add the following paragraph 6.2.6: 'Overhead to include any additional charges and/or premiums for Permits, Bonds, Insurance, Site Supervision, Office Administration and the like, which may result from Changes in the Work, whether calculated on the basis of quoted Unit Prices, or on the basis of Cost Plus Fee or Mark-up.'
 5. Add the following paragraph 6.2.7: 'Except where Unit Prices have been quoted, the value of a change in the Work to be determined by method (3) of Paragraph 6.2.3.'
 6. Add the following paragraph 6.2.8: 'Where the additional cost of a change in the Work has been quoted by the Contractor and accepted by the Owner in the form of a lump sum as evidenced by the issuance of a Change Order, such quoted cost to be deemed to have included costs, including any costs for delay of work, which are or may be occasioned by such change. No later claims for additional costs will be considered.'
 7. Add the following paragraph 6.2.9: 'The Contractor's fee, or mark-up, inclusive of overhead and profit, is understood to include, without limitation, the following:
 - .1 The Contractor's head office and administration expenses, associated travelling /
 - .2 Accommodation / meals costs, financing costs including holdback, bonding and insurance costs;
 - .3 All supervision, co-ordination, administration, margin and risk of undertaking within stipulated amount;
 - .4 The salaries of superintendents, project managers, engineers, timekeepers, accountants,
 - .5 Clerks, and other Site supervision staff above foreperson level employed directly on the Work;
 - .6 The Contractor's mark-up and profit;
 - .7 Use of temporary offices, sheds and other general temporary Site support facilities and utilities used therein;
 - .8 Miscellaneous additional costs related to:
 - .1 Licenses, building permit and statutory fees, except when these are
 - .2 Special for a particular item of Work;
 - .3 Purchase of rental material, plant and equipment;
 - .4 Purchase of small tools and supplies;

GC 6.3 CHANGE DIRECTIVE

1. Delete the word "and" from the end of subparagraph 6.3.7.17.
2. Delete the period from the end of subparagraph 6.3.7.18 and replace it with ";and".
3. Add new subparagraph 6.3.7.19 as follows:
 - .1 .19 safety measures and requirements.

GC 6.4 CONCEALED OR UNKNOWN CONDITIONS

1. Add new paragraph 6.4.5:
 - .1 6.4.5 The *Contractor* confirms that, prior to bidding the *Project*, it carefully reviewed the *Place of the Work* and applied to that review the degree of care and skill described in paragraph 3.9.1, given the amount of time provided between the issue of the bid documents and the actual closing of bids, the degree of access provided to the *Contractor* prior to submission of bid, and the sufficiency and completeness of the information provided by the *Owner*. The *Contractor* is not entitled to compensation or to an extension of the *Contract Time* for conditions which could reasonably have been ascertained by the *Contractor* by such review undertaken in accordance with this paragraph 6.4.5.

GC 6.5 DELAYS

1. Amend paragraph 6.5.1 by delete the period at the end of the paragraph and adding: 'but excluding any consequential, indirect or special damages.'
2. Amend paragraph 6.5.2 by deleting the period at the end of the paragraph and adding: 'but excluding any consequential, indirect or special damages.'
3. Add new subparagraph 6.5.6: 'If the Contractor is delayed in the performance of the Work by an act or omission of the Contractor or anyone directly or indirectly employed or engaged by the Contractor, or by any cause within the Contractor's

control, then the Contract Time shall be extended for such reasonable time as the Consultant may decide in consultation with the Contractor. The Owner shall be reimbursed by the Contractor for reasonable costs incurred by the Owner as the result of such delay, including, but not limited to, the cost of additional services required by the Owner from the Consultant or any sub consultants, project managers, or others employed or engaged by the Owner. And, in particular, the cost of the Consultant's services during the period between the date of Substantial Performance of the Work stated in Article A-1 herein as the same may be extended through the provisions of these General Conditions and any later, actual date of Substantial Performance of the Work achieved by the Contractor directly or indirectly, or by stop work order or by a court or public authority as the result or an act of the contractor, or by unusual delay by common carriers or unavoidable casualties or, without limit to any of the forgoing, by any cause within the Contractor's control.'

GC 6.6 CLAIMS FOR CHANGE IN CONTRACT PRICE

1. Add the words "as noted in paragraph 6.6.3" after the words "of the claim" in paragraph 6.6.5 and add the words "and the *Consultant*", at the end of paragraph 6.6.5.

Part 10. Dispute Resolution

GC 8.3 ADJUDICATION

1. Delete the word "prescribed" from paragraph 8.2.1 and substitute the words "provided for".

Part 11. Protection of Persons and Property

GC 9.1 PROTECTION OF WORK AND PROPERTY

1. Delete subparagraph 9.1.1.1 in its entirety and replace it with the following:
 - .1 9.1.1.1 errors or omissions in the *Contract Documents* which the *Contractor* could not have discovered applying the standard of care described in paragraph 3.9.1;
2. Delete paragraph 9.1.2 in its entirety and replace it with the following:
 - .1 9.1.2 Before commencing any *Work*, the *Contractor* shall determine the locations of all underground utilities and structures indicated in the *Contract Documents*, or that are discoverable by applying to an inspection of the *Place of the Work* the degree of care and skill described in paragraph 3.9.1.

GC 9.2 TOXIC AND HAZARDOUS SUBSTANCES

1. Add the following words to paragraph 9.2.6 after the word "responsible":
 - .1 or whether any toxic or hazardous substances or materials already at the *Place of the Work* (and which were then harmless or stored, contained or otherwise dealt with in accordance with legal and regulatory requirements) were dealt with by the *Contractor* or anyone for whom the *Contractor* is responsible in a manner which does not comply with legal and regulatory requirements, or which threatens human health and safety or the environment, or material damage to the property of the *Owner* or others,
 - .2 Add the words "and the *Consultant*" after the word "*Contractor*" in subparagraph 9.2.7.4.
 - .3 Add the following words to paragraph 9.2.8 after the word "responsible":
 - .1 or that any toxic or hazardous substances or materials already at the *Place of the Work* (and which were then harmless or stored, contained or otherwise dealt with in accordance with legal and regulatory requirements) were dealt with by the *Contractor* or anyone for whom the *Contractor* is responsible in a manner which does not comply with legal and regulatory requirements, or which threatens human health and safety or the environment, or material damage to the property of the *Owner* or others,

GC 9.5 MOULD

1. Add the words "and the *Consultant*" after the word "*Contractor*" in subparagraph 9.5.3.4.

Part 12. Governing Regulations

GC 10.2 LAWS, NOTICES, PERMITS, AND FEES

1. Delete from the first line of paragraph 10.2.5 the word, "The" and substitute the words: "Subject to paragraph 3.9.1, the".

Part 13. Insurance and Contract Security

GC 11.1 INSURANCE

1. Delete paragraph 11.1.1.3; 'Unmanned aerial vehicle aircraft, manned aircraft or watercraft liability' insurance is not required for the project.
2. Paragraph 2 of CCDC 41 – CCDC Insurance Requirements to be amended by replacing the amount of \$10,000,000 with the amount of \$5,000,000 for the automobile liability insurance.

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Part 14. Owner Takeover

GC 12.1 READY-FOR-TAKEOVER

1. After the second occurrence of the term “*Ready-for-Takeover*” insert before the term “*Ready-for-Takeover*” in paragraph 12.1.3 the words “determination of”.

GC 12.2 EARLY OCCUPANCY BY THE OWNER

1. Delete the word “achieve” in paragraph 12.2.4 and replace it with the words “have achieved”.

GC 12.3 WARRANTY

1. Delete the word “The” from the first line of paragraph 12.3.2 and replace it with the words “Subject to paragraph 3.9.1, the”.

Part 15. Indemnification, Waiver of Claims and Warranty

GC 13.1 INDEMNIFICATION

1. Add new paragraph 13.1.0 as follows:
 - .1 13.1.1 The *Contractor* shall indemnify and hold harmless the *Consultant*, its agents and employees from and against all claims, demands, losses, costs, damages, actions, suits, or proceedings by third parties that arise out of, or are attributable to the *Contractor’s* performance of the *Contract*, provided such claims are:
 - .1 attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, and
 - .2 caused by negligent acts or omissions of the *Contractor* or anyone for whose negligent acts or omissions the *Contractor* is liable, and
 - .3 made by *Notice in Writing* within a period of 6 years from the *Ready-for- Takeover* date or within such shorter such period as may be prescribed by any limitation statute or the Province or Territory of the *Place of Work*.
 - .2 Add the words “13.1.0,” after the word “paragraphs” in paragraph 13.1.3.

DIVISION 01 - GENERAL REQUIREMENTS

01 11 00 – SUMMARY OF WORK

Part 1. General

1. THE CONTRACT DOCUMENTS

- .1 Division 1 General Requirements, of the Specification generally specify work and coordination of the work that is the direct responsibility of the Contractor but shall not be interpreted to define absolutely the limits of responsibility that must be established between the Contractor and his Subcontractors by their separate agreements.
- .2 Ensure that all Subcontractors understand that the General Conditions of the Contract, and Division 1 General Requirements, apply to Sections of the Specification governing their work.
- .3 Ensure that the work includes all labour, equipment and products required, necessary or normally recognized as necessary for the proper and complete execution of the work of each trade.
- .4 Work in this Specification is divided into descriptive Sections which are not intended to identify absolute contractual limits between Subcontractor, nor between the General Contractor and his Subcontractors. The Contractor shall organize division of labour and supply of materials essential to complete the Project in all its parts and provide a total enclosure and protection from weather of interior spaces, as established in the General Conditions of the Contract.
- .5 As a result, the Consultant shall not be required to decide on questions arising with regard to agreements or contracts between the Contractor and Subcontractors or Suppliers, nor to the extent of the parts of the Work assigned thereto. Division of the work among the subcontractors and suppliers is solely the Contractor's responsibility. The Architect and Owner assume no responsibility to act as an arbiter to establish subcontract limits between sections or Division of the work.
- .6 Further, no extra will be allowed as a result of the failure to coordinate and allocate the Work such that the Work is provided in accordance with the Contract Documents.
- .7 Wherever the word "building" occurs in the Contract Documents it shall be taken to mean all the buildings included in the Contract.
- .8 Wherever in the Contract Documents the words "approval", "approved", "direction", "directed", "selection", "selected", "request", "requested", "report", and similar words are used, such approvals, directions, selections, requests and reports shall be given by the Consultant in writing unless specifically stated otherwise.
- .9 Wherever in the Contract Documents the word "supply" is used in any form, it shall mean that the work specified to be supplied includes delivery to site and unloading at location directed.
- .10 Wherever in the Contract Documents the word "installed" issued in any form, it shall mean that the Work specified for installation includes uncrating, unpacking, etc; moving from stored location to place of installation; and installing to meet specified requirements.
- .11 Wherever in this Specification it is specified that work is to proceed or to meet approval, direction, selection or request of authorities having jurisdiction or others, such approval, direction, selection or request shall be in writing.
- .12 Wherever in this Specification or as directed by the Consultant it is specified that work shall be repaired, made good or replaced, it shall be performed without any additional cost to the Owner.
- .13 Whenever in the Specifications the term "and/or" is used, the Consultant shall decide which of the possible meanings, to be derived at from the sentence where this term occurs shall govern.

2. DIVISION 1. GENERAL REQUIREMENTS

- .1 The provisions of all Sections of Division 01 shall apply to each Section of this Specification.

3. STANDARDS AND CODES

- .1 Contract forms, codes, specifications, standards, manuals and installation, application and maintenance instructions referred to in these specifications, unless otherwise specified, amended or date suffixed, shall be latest published editions at Contract date.
- .2 Minimum Standard: Unless reference is made in the Contract Documents to other standards, work to conform to or exceed the minimum applicable standards of The Ontario Building Code, and/or the governing Jurisdictional Authorities.

4. ABBREVIATIONS AND ACRONYMS

- .1 Many words or expressions that are repeated frequently on the drawings are abbreviated to reduce the amount of wording that might obscure the detailing. In some instance and to avoid misinterpretation, these abbreviations are listed, with their full meaning, on a tables / legends located on the drawings or near schedules where the abbreviations are used.

5. LAWS, NOTICES

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6. , PERMITS AND FEES

- .1 Comply with codes, by-laws, and regulations of authorities having jurisdiction over the Place of the Work. Codes and regulations form an integral part of the Contract Documents.
- .2 Permits:
 - .1 The Contractor shall obtain and pay for all other permits, licenses, deposits and certificates of inspection as part of the Work, including permits for road closures.
 - .2 The Owner has initiated the permit application process for the following, but responsibility for closing the permit, including all associated costs and responsibilities, rests with the Contractor and is included as part of the Work:
 - .3 Obtain permits required to execute work on municipal rights of way. Obtain damage deposits for sidewalks, roads and services, unless otherwise indicated.
- .3 Arrange for inspection, testing and acceptance of the Work required by the authorities having jurisdiction. Be responsible for necessary preparations, provisions and pay costs.
- .4 It is the responsibility of the Contractor to schedule notifications and inspections required by authorities having jurisdiction such that notifications can be properly received and that inspections can be properly undertaken without causing a delay in the Work. The Contractor, at no additional cost to the Owner, shall be solely responsible for any delay in the Work caused by failure to properly schedule required notifications and inspections.

7. WORK PERFORMED UNDER SEPARATE CONTRACTS

- .1 Work not to be included in the Contract, as noted "NIC" on the Drawings.

8. WORK BY OWNER

- .1 Permit the Owner and/or their contractors to inspect the work at any reasonable time, and to perform such work and install such equipment or items as the Owner may require.

9. CONSTRUCTION PROGRESS SCHEDULE

- .1 Meet with Owner and Consultant within five (5) working days of Contract award, to discuss proposed approach for undertaking the Work, inclusive of methodology, sequencing, Construction Equipment, and labour resources to be utilized.
- .2 Submit a preliminary as-planned schedule as indicated in Section 01 32 16 Construction Progress Schedule, within fifteen (15) working days after Contract award.
- .3 Once preliminary as-planned schedule is approved and the final as-planned schedule is created, record "progress to date" on a copy of schedule to be available at the Site. Inspect Work with the Owner and the Consultant at least bi-weekly to establish progress on each current activity.
- .4 The Contractor's schedule is to be updated and resubmitted to the Consultant as a progress schedule at least once per month, on a date to be mutually agreed by the Contractor and the Consultant

10. SITE PROGRESS RECORDS

- .1 Maintain at site a permanent written record of progress of work. Make the record available at all times with copies provided when requested. Include in record each day:
 - .1 Weather conditions with maximum and minimum temperatures.
 - .2 Conditions encountered during excavation. Record quantities pumped for dewatering.
 - .3 Commencement and completion dates of the work of each trade in each area of Project.
 - .4 Erection and removal dates of formwork in each area of Project.
 - .5 Dates, quantities, and particulars of each concrete pour.
 - .6 Dates, quantities, and particulars of waterproofing installation.
 - .7 Dates, quantities, and particulars of roofing installation.
 - .8 Attendance of Contractor's and Subcontractor's work forces at Project and a record of the work they perform.
 - .9 Dates, status and particulars of submissions, i.e. shop drawings, samples, mock-ups and the like.
 - .10 Dates, status and particulars of deliveries, i.e. manufacturing dates, delivery and installation dates.
 - .11 Visits to site by Owner, Consultant, authorities having jurisdiction, testing companies, Contractor, Subcontractors, and suppliers.
- .2 Maintain a progress chart in approved format. Show on chart proposed work schedule and progress of work by Contractor and Subcontractor. The status of delivery items, i.e. shop drawings status, manufacture dates - delivery and installation dates.

11. DOCUMENTS AT THE PLACE OF THE WORK

- .1 Maintain at the Place of the Work, one copy of each of following:
 - .1 Contract Documents including 'Issued for Construction' drawings, specifications, addenda, and other modifications to the Contract, including copies of standards and codes referenced in the Contract Documents.

- .2 'Reviewed' or 'Reviewed as Modified' shop drawings. Refer to Section 01 33 00 for details of schedules required.
- .3 Construction, inspection and testing, and submittal schedules.
- .4 Supplemental Instructions, proposed Change Orders, Change Orders, and Change Directives.
- .5 Field Test Reports.
- .6 Consultant's field review reports and deficiency reports.
- .7 Reports by authorities having jurisdiction.
- .8 Building and other applicable permits, and related permit documents entailing a complete full sized colour approved stamped Building Permit Documents which are not to have any notation nor are to be used except for reference by the Building Inspector.
- .9 construction progress schedule,
- .10 meeting minutes
- .11 manufacturer's certifications, installation and application instructions.
- .12 material safety data sheets (MSDS) for all controlled products.
- .13 Ontario Building Code and Guide to the Ontario Building Code, 2012 edition.
- .14 Daily log of the Work.
- .15 As-built drawings recording as-built conditions, instructions, changes, and the like, as called for in Section 01 33 00, prior to being concealed.
- .2 Make above material available to Consultant upon request.

12. TRADEMARK AND LABELS

- .1 Trademarks and labels, including applied labels, shall not be visible in finished work in finished areas, unless otherwise accepted or indicated by Consultant.

13. EXAMINATION

- .1 Examine site, and ensure that each Section performing work related to site conditions has examined it, so that all are fully informed on all particulars which affect the Project Work (thereon and at the place of the building, and in order that construction proceeds competently and expeditiously).
- .2 Ensure by examination that all physical features at the work, and working restrictions and limitations which exist are known, so that the Owner is not restricted in his use of the premises for his needs.
- .3 Previously Completed Work:
 - .1 Where dimensions are required for proper fabrication, verify dimensions of completed work in place before fabrication and installation of work to be incorporated with it.
 - .2 Verify that previously executed work and surfaces are satisfactory for installation or application, or both, and that performance of subsequent work will not be adversely affected.
 - .3 Ensure that work installed in an unsatisfactory manner is rectified by those responsible for its installation before further work proceeds.
 - .4 Commencement of work will constitute acceptance of site conditions and previously executed work as satisfactory.
 - .5 Defective work resulting from application to, or installation on, or incorporation with, unsatisfactory previous work will be considered the responsibility of those performing the later work.
- .4 Construction Measurements:
 - .1 Take site dimensions of completed work before installation of work to be incorporated commences.
 - .2 Before commencing installation of work, verify that its layout is accurately in accordance with intent of Drawings, and that positions, levels, and clearances to adjacent work are maintained. Provide setting out drawings as part of the submittal process with verification by an Ontario Land Surveyor or field engineer.
 - .3 Before commencing work, verify that all clearances required by authorities having jurisdiction can be maintained.
 - .4 If work is installed in wrong location, rectify it before construction continues.
 - .5 Where dimensions are not available before fabrication commences, the dimensions required shall be agreed upon between the trades concerned.
 - .6 All measurements shall be Metric.

14. EXISTING CONDITIONS

- .1 Make good surfaces and finishes damaged or disturbed due to Work of this Contract to match existing. Ensure that material used to repair damage is compatible with existing work. Term "make good" to mean repairing or filling operations performed on existing floors, walls, ceiling or any other exposed surfaces. Perform cutting and patching where applicable as specified herein. It is intended that finished surfaces match and line with existing adjoining surfaces. Restore Site to condition equal to or, if specified elsewhere, to condition better than existing conditions. Restore lands outside of limits of Work which are disturbed due to Work to original condition in addition to complying with requirements of General Conditions of the Contract.

15. PROTECTION OF WORK, PROPERTY AND PERSONS

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- .1 Include in work necessary methods, materials, and construction to ensure that no damage or harm to work, materials, property and persons results from the work of this Contract. Temporary facilities relating to protection are specified in Section 01 50 00.
- .2 Comply with all instructions and/or orders issued by authorities having jurisdiction.
- .3 Ensure that compulsory wearing of hard hats, safety glasses, safety vests, safety boots and other safety clothing is observed by all persons employed on the work. Provide spare hard hats for visitors, refuse admission to the premises to any not complying to safety clothing and equipment requirements.
- .4 Keep excavations, and pits free of rainwater, ground water, backing up of drains and sewers, and all other water. Pump dry as required.
- .5 Protect adjacent private and public property from damage and, if damaged, make good immediately. Make good private property to match in all details its original condition in material and finishes as approved, and public property in accordance with requirements specified and/or instructed by its Owner or as directed by the Consultant.
- .6 Keep surfaces, on which finish materials will be applied, free from grease, oil, and other contamination which would be detrimental in any way to the application of finish materials.
- .7 Do not apply visible markings to surfaces exposed to view in finished state or that receive transparent finishes.
- .8 Protect surfaces of completed work exposed to view from staining, disfigurement and all other damage by restriction of access or by use of physical means suitable to the material and surface location. Establish with each Subcontractor the suitability of such protection in each case.
- .9 Brace and shore masonry walls until their designed lateral support is incorporated at both top and bottom, in accordance with safe construction practices.
- .10 Enforce fire prevention methods at site for new work maintain existing in accordance with local authorities having jurisdiction. Do not permit bonfires, open flame heating devices or accumulation of debris. Use flammable materials only if proper safety precautions are taken, both in use and storage.
- .11 Do not store flammable materials in the building. Take all necessary measures to prevent spontaneous combustion. Place cloths and other disposable materials that are a fire hazard in closed metal containers and remove them from the building every night.
- .12 Where flammable materials are being applied, ensure that adequate ventilation is provided, spark-proof equipment is used, and smoking and open flames are prohibited.
- .13 Ensure that volatile fluid wastes are not disposed of in storm or sanitary sewers or in open drain courses.
- .14 Public Utilities and Services:
 - .1 Verify location of and limitations imposed by, existing mechanical, electrical, telephone and similar services, and protect them from damage. If necessary, relocate active services to ensure that they function continuously wherever possible in safety and without risk of damage or down time to the existing buildings.
 - .2 Cap off and remove unused utility services encountered during work after approval is given by the utilities concerned or authorities having jurisdiction, which ever may apply. Relocation, removal, protection, and capping of existing utility services shall be performed only by the applicable utility, and of other services by licensed mechanics.
 - .3 Make arrangements and pay for connection charges for services required for the Work.
 - .4 Keep excavations, and pits free of rainwater, ground water, backing up of drains and sewers, and all other water. Pump dry as required.
- .15 Ensure that precautions are taken to prevent leakage and spillage from plumbing and mechanical work that may damage surfaces and materials finished or unfinished.
- .16 Give constant close supervision to roofing/waterproofing membranes following their installation, during the time they are temporarily protected or exposed, to ensure that no damage occurs to them before completion of building.
- .17 Prevent spread of dust beyond the construction site by wetting, or by other approved means, as required or as directed by the Consultant and/or authorities having jurisdiction.
- 16. SLEEVING:**
 - .1 Assess requirements for sleeving the structural elements for passing of pipes, conduits and other mechanical or electrical components, and include work required for approved interfacing between the structure, mechanical and electrical work, and other components of the work. Confirm and coordinate sleeving locations with mechanical and electrical trades as required during the construction of the work.
- 17. CONCEALING OF MECHANICAL AND ELECTRICAL COMPONENTS:**
 - .1 Include work required to modify indicated location of pipes, ducts, conduits, and other mechanical or electrical components to fully conceal such components from view in finished spaces, except where indicated otherwise.
- 18. INSERTS, ANCHORS AND FASTENINGS**

- .1 Include in the work of each Section necessary fastenings, anchors, inserts, attachment accessories, and adhesives. Where installation of devices is in work of other Sections, deliver devices in ample time for installation, locate devices for other Sections and co-operate with other Sections as they require.
- .2 Do not install wood plugs or blocking for fastenings in masonry, concrete, or metal construction, unless specified or indicated on the drawings.
- .3 Do not use fastenings which cause spalling or cracking of materials in which they are installed. Do not use powder actuated fastening devices unless specified or prior written approval is given by the Consultant for each specific use.
- .4 Use only approved driven fasteners.
- .5 Install metal-to-metal fastenings fabricated of the same metal or of a metal which will not set up electrolytic action causing damage to fastenings or components, or both. Use non-corrosive or galvanized steel fastenings for exterior work, and were attached to, or contained within, exterior walls and slabs. Leave steel anchors bare where cast in concrete.
- .6 Install work with fastenings or adhesives in sufficient quantity to ensure permanent secure anchorage of materials, components, and equipment. Space anchors within limits of load bearing or shear capacity.
- .7 Space exposed fastenings evenly and in an organized pattern. Keep number to a minimum. Provide exposed metal fastenings of same material, texture, colour, and finish as metal on which they occur.
- .8 At fastenings that penetrate metal roof deck, ensure that penetrations are sealed airtight with approved sealant.
- .9 Galvanize steel anchors in masonry and at exterior of building, unless otherwise specified elsewhere. Leave steel anchors bare where cast in concrete.

19. DRAINAGE

- .1 Ensure that positive drainage is provided to roof, floor, site drains and catch basins, as set in their final positions, and at other locations to prevent water infiltration into the building. Provide constant slopes for drained surfaces to drains and drainage courses.
- .2 Verify the extent of each area served by a drain, or drainage course, to eliminate possible undrained surfaces. Co-ordinate the work of involved Subcontractors before each of their work proceeds.
- .3 If water is found to be ponding on roof areas due to improperly placed drains, install additional drains to alleviate water ponding at no cost to the Owner. If extra drains are required co-ordinate the location of rainwater leaders with the Consultant.

20. CUTTING AND PATCHING:

- .1 Do not cut, drill or sleeve load-bearing members without obtaining Consultant's written approval for each condition.
- .2 Schedule and coordinate Work to minimize cutting and patching. Cut and patch as required to make work fit. Use workers qualified in work being cut and patched to ensure that it is correctly done.
- .3 Cut, patch, and make good to accommodate Work and to leave Work in finished condition. Cutting in this sense to mean actual cutting of components to allow new components to pass through or to provide new openings. Cutting to not mean mere drilling of holes to accommodate screws, anchors, bolts or other fasteners as such. Such drilling is part of Section's installation function.
- .4 Use workers qualified in work being cut and patched to ensure that it is correctly done.
- .5 Make cuts with clean, true, smooth edges to tolerances required and in conformance with industry practice for applicable class of work. Make patches undetectable in finished work.

21. COLD WEATHER CONSTRUCTION:

- .1 Work of this Contract to be carried forward to completion with possible speed for the full twelve (12) months of every year and to commence when the Contract is awarded.
- .2 The Contractor to be deemed to have included in his pricing ample funds for the provision of necessary temporary heating, temporary enclosures, and other cold weather measures during cold weather construction period from September 15th of each year to May 31st of the following year.
- .3 Provide labour, plant, equipment, and services to provide and maintain adequate heat for work of trades within the building. The use of open fires or salamanders is not permitted. Temperatures attained to not be injurious to materials or finishes of any trade.
- .4 During cold weather periods, maintain the ambient air temperature at working areas at or above 5° Celsius for trades requiring above freezing temperatures to ensure specified quality of work and workmanship. Erect and maintain temporary enclosures as required.
- .5 The use of the permanent heating plant for temporary heat in areas of the building not occupied by the public will not be permitted unless authorized by the Consultant in writing and then only under conditions set out in the mechanical sections of these Specifications and in a manner which guarantees and warrants on equipment will not be affected.
- .6 Maintain adequate venting, ventilation, and humidity to ensure proper curing of materials, safeguard finishes and to prevent build-up of combustion gases within enclosures.
- .7 In cold weather, the Contractor to provide ambient minimum protection as follows:

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Outdoor Air Temperature	Type of Heat	Enclosure
5 degC to 2 degC	(41 degF to 36 degF)	None
2 degC to -4 degC	(36 degF to 25 degF)	Vented heater
-4 degC to -8 degC	(25 degF to 18 degF)	Vented heater
-8 degC to -18 degC	(18 degF to 0 degF)	Temporary heating
below -18 degC	(below 0 degF)	Temporary heating

22. LABELS AND NAMEPLATES

- .1 Do not install permanent or permanently attached labels, trademarks, and nameplates in visible locations on materials and components, unless required for operating instructions or by Jurisdictional Authorities.

23. WORK OF OTHER CONSULTANTS:

- .1 Refer also to the work of other consultants included in this package and / or retained by the Owner. Coordinate requirements defined by others as required.

24. AIR LEAKAGE AND EXPANSION CONTROL:

- .1 Recognizing that wall and roof materials are not dimensionally stable, and that they move differentially from the structural frame, the location of cracks should be anticipated, and an airtight barrier and tapes shall be used incorporated to maintain air-tightness of the building.
- .2 The manner of installation of pipes, ducts, conduits, and electrical outlets to be thoroughly coordinated to prevent the occurrence of air leaks and thermal breaks: When pipes or conduits run adjacent to exterior walls and are to be furred in, not only to the exterior wall be airtight, but it to be adequately insulated to prevent cold spots on which condensation could occur in the cold space. Provide a continuous air seal between the airtight part of a wall or ceiling and the frames of openings such as windows, doors, hatches, ducts, grilles, louvres, or any other penetration.
- .3 In addition to the specific requirements in each technical section of the Specification, make allowance for expansion control throughout the construction. Ensure that poured paving and slabs, exterior to the building structure, together with applied materials are not tight to building face, and that expansion control joints are left to accommodate movement.

25. CLEANING

- .1 Ensure that spatters, droppings, soil, labels, and debris are removed from surfaces to receive finishes before they set up. Leave work and adjacent finished work in new condition.
- .2 Use only cleaning materials which are recommended for the intended purpose by both the manufacturer of the surface to be cleaned and by the cleaning material supplier.
- .3 Maintain areas "broom clean" at all times during the work. Vacuum clean interior areas immediately before finish painting commences.
- .4 Do not burn or bury waste material at site. Remove as often as required to avoid accumulation.
- .5 Do not allow waste material and debris to accumulate in an unsightly or hazardous manner. Spray dusty accumulations with water or other approved materials during removal of same.
- .6 Control lowering of materials. Use as few handlings as possible. Do not drop or throw materials from storeys above grade.
- .7 Ensure that cleaning operations are scheduled to avoid deposit of dust or other foreign matter on surfaces during finishing work and until wet or tacky surfaces are cured.
- .8 Each Section shall supply the Contractor with instructions for final cleaning of his work, and for inclusion in Project Data Book as specified in each trade Section and in Section 01 33 00.
- .9 Final cleaning is to be performed one (1) week prior to opening the project to the public and shall include cleaning of all work as required by each trade. Co-ordinate final cleaning with Owner's maintenance staff.

26. ADJUSTING

- .1 Ensure that all parts of work fit snugly, accurately and in true planes, and that moving parts operate positively and freely, without binding and scraping.
- .2 Verify that work functions properly and adjust it accordingly to ensure satisfactory operation.
- .3 Lubricate products as recommended by the supplier.

27. SALVAGE

- .1 Unless otherwise specified, surplus material resulting from construction, and construction debris shall become the property of Contractor, who shall dispose of it away from site.
- .2 Treasure, such as coins, bills, papers of value, and articles of antiquity, discovered during digging, demolition and cutting at the site shall remain property of Owner, and shall be delivered immediately into his custody.

Part 2. Products - Not Used

Part 3. Execution - Not Used

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01 25 00 – PRODUCT SUBSTITUTION PROCEDURES

Part 1. GENERAL

1. APPROVED ALTERNATES AND APPROVED EQUALS

- .1 Named Products alternates or equals, indicated by the phrases "or approved alternate by XYZ Manufacturing" or "or approved equal by XYZ Manufacturing", shall be interpreted to mean that named Product alternate or equal, if selected for use in place of indicated or specified Product, meets or exceeds performance, appearance, general arrangement, dimensions, availability, code and standards compliance, and colour of specified Product.
- .2 The Passive House requirements shall apply to all relevant Sections and Work for this Project, whether specifically indicated or not. Compliance with requirements needed to obtain Passive House certification will be used as one criterion to evaluate requests for substitutions or alternates.
- .3 Be responsible for costs and modifications associated with the inclusion of named Product alternate or equal at no additional cost to the Owner.
- .4 The process for proposing and approving alternates or equals, including alternate design solutions, shall be the same process as for proposing and approving substitutions (refer to paragraph 1.2 below).
- .5 Confirm delivery of specified items prior to proposing alternates or equals.

2. SUBSTITUTIONS

- .1 Submission of substitutions:
 - .1 Proposals for substitutions of Products and materials must be submitted in accordance with procedures specified in this section.
 - .2 Consultant may review submissions, if directed by Owner, but in any case with the understanding that the Contract Time will not be altered due to the time required by the Consultant to review the submission and by the Contractor to implement the substitution in the Work.
 - .3 Alternates will only be considered if in the judgement of the Consultant there is a legitimate 'cause' for the substitution.
 - .1 Substitution(s) for 'Cause' not 'Convenience':
 1. The Contractor (and all sub-contractors) must demonstrate, by way of their submissions that any/all products and/or substitutions are made as substitutions for 'cause' and meet the intent of the contract documents. Substitutions deemed as substitutions for 'convenience' will not be considered or allowed.
 2. The distinction made regarding substitution for 'cause' or 'convenience' identified for substitution is intended to allow the contractor to access the marketplace for legitimate options and it is intended to discourage frivolous, inadequately researched or untimely substitutions.
 3. Should the 'cause' be that the specified item is not available. Proof of lack of availability must be provided in writing including order date validation.
 4. Requests for alternates for 'convenience' will not be considered.
 5. The difference in value will be credited to the Contract Value.
 6. Consultant time to review substitution requests and time required to modify the Contract Documents to accommodate the substitution will be charged against the Contract Value on a per diem basis.
 - .4 During bidding, the Consultant will consider written requests from prime bidders for substitutions, received at least seven (7) working days prior to bid closing date; requests received after that time will not be considered. Refer to form in section 01 25 01
 - .5 All considerations/requests for product options and /or, for substitution be it during bidding or at construction stage shall include complete data substantiating compliance with the Contract Documents. The onus and responsibility resides with the contractor to demonstrate product compliance.
 - .6 Submission requirements for 'cause' shall demonstrate rational/reason for substitution and/or Product Option proposed. Submit in writing.
 - .1 Description of proposed substitution, including detailed comparative specification of proposed substitution with the specified Product validating comparability.
 - .2 Respective costs of items originally specified and the proposed substitution.
 - .3 Confirmation of proposed substitution delivery, in writing by Product manufacturer.
 - .4 Compliance with the building codes and requirements of authorities having jurisdiction.
 - .5 Affect concerning compatibility and interface with adjacent building materials and components.
 - .6 Compliance with the intent of the Contract Documents.
 - .7 Effect on Contract Time.

- .8 Reasons for the request.
- .7 For Products, submission shall include
 - .1 Product identification, including manufacturer's name and address.
 - .2 Manufacturer's literature / project data sheets:
 - 1. Product description.
 - 2. Performance test data.
 - 3. Reference standards.
 - .3 Passive House Standard requirements compliance demonstrating specific applicable prerequisite requirements.
 - .4 Samples.
 - .5 Name and address of similar projects on which product was used, and date of installation, where possible.
 - .6 Any 'Exceptions' status acceptance documentation.
- .8 For Construction Methods:
 - .1 Detailed description of proposed method.
 - .2 Drawings illustrating methods.
 - .3 Itemized comparison of proposed substitution with product or method specified.
- .9 For Construction Schedule: Support documentation vis a vis any impact on project schedule.
- .10 For Cost Consideration (s): Indicate whether Product Option or a proposed substitution is cost saving, cost neutral or a cost increase. Submit cost back-up. Provide additional information as requested by consultant.
- .11 Relation to (any) separate contracts.
- .2 In making request for substitution and/or Product Options, the Contractor represents:
 - .1 That the substitution is for 'Cause'
 - .2 He/she has thoroughly investigated proposed product or method, and determined that it is equal or superior in all respects to that specified.
 - .3 He/she will provide the substitution with the same guarantee as that for product or method specified.
 - .4 He/she will coordinate installation of accepted substitution into work, making such changes as may be required for work to be complete in all respects.
 - .5 Requests for substitutions during construction shall state what cost difference if any, will be made in the Contract Price for each substitution, should it be accepted.
- .3 Substitutions and/or Product Options will not be considered if:
 - .1 Substitution for 'Cause' is not demonstrated, whereupon the consultant will reject the proposed substitution
 - .2 They are indicated or implied on shop drawings or project data submittals without formal request.
 - .3 Acceptance will require revision to Contract Documents.
- .4 Proposed substitutions shall include costs associated with modifications necessary to other adjacent and connecting portions of the Work.
- .5 Consultant's decision concerning acceptance or rejection of proposed substitutions is final.
- .6 Should it appear to the Consultant that the value of services required to evaluate the substitution exceeds the potential reduction, the Consultant will advise the Owner that the substitution does not merit consideration before proceeding with a full evaluation. If the substitution will produce a reduction commensurate with or exceeding the value of the Consultant's services to evaluate the substitution, the Consultant will request the Owner's direction to proceed with evaluation.

Part 2. PRODUCTS

- 1. Not Applicable

Part 3. EXECUTION

- 1. Not Applicable

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01 25 01 – PRODUCE SUBSTITUTION PROCEDURES DURING BID PERIOD

The following information is required before Bid Closing for the approval of a non-specified or alternative material / assembly / method:

Attach product literature, specification, independent testing data, full warranty/guarantee information, detail sheets as well as full range of product samples as required and provide the following information.

Specification Section: _____ Page No. _____ Item No. _____

Specified Material / Product: _____

Assembly / Method: _____

Proposed Material / Assembly / Method: _____

Where proposed material / method / assembly varies from specification requirements particularly in performance characteristics, testing standards, quality of materials, change in dimensions, weights, etc., list below: (Note that this must be done to ensure pre-approval before Bid Closing)

Specification requirement:	Non-Specified or Alternative product characteristic:
_____	_____
_____	_____
_____	_____

If space above is not adequate please provide separate documentation.

Acceptance of the above non-specified or alternative material / assembly / method is subject to the Consultant's review and recommendations and the Owner's approval before Bid Closing. No material / assembly / method will be approved after Bid Closing unless specifically requested by the Consultant.

We ensure that a comparison has been made between the specified material / assembly / method and the proposed non-specified or alternative material / assembly / method particularly noting specified testing standards and minimum specified performance requirements and also ensure that the non-specified or alternative material / assembly / method does not appreciably alter the intent of the drawings and specifications.

Submitted by (please print): _____ Company name: _____

Telephone number: _____ Email number: _____

Date (DD/MM/YYYY): _____ Website: _____

01 26 13 - REQUESTS FOR INFORMATION

Part 1. GENERAL

1. REQUEST FOR INFORMATION - RFI

- .1 A request for information (RFI) is a formal process used during the Work to obtain an interpretation of the Contract Documents.
- .2 Submittal procedures:
 - .1 RFI submission:
 - .1 Submit an RFI to the Consultant.
 - .2 Submit with RFI's necessary supporting documentation.
 - .2 RFI log:
 - .1 Maintain log of RFIs of sent to and responses received from the Consultant, complete with corresponding dates.
 - .2 Submit updated log of RFIs at weekly meeting with consultant / owner and with each progress draw submittal.
- .3 Submit RFIs sufficiently in advance of affected parts of the Work so as not to cause delay in the performance of the Work. Costs resulting from failure to do this will not be paid by the Owner.
- .4 RFIs shall be submitted only to the Consultant.
- .5 RFIs shall be submitted only by Contractor. RFIs submitted by Subcontractors or Suppliers shall not be accepted.
- .6 Number RFIs consecutively in one sequence in order submitted.
- .7 Submit one distinct RFI per RFI submission. Aggregate information requests will be rejected.
- .8 Consultant shall review RFIs from the Contractor submitted in accordance with this section, with the following understandings:
 - .1 Consultant's response shall not be considered as a Change Order or Change Directive, nor does it authorize changes in the Contract Price or Contract Time or changes in the Work.
 - .2 Only the Consultant shall respond to RFIs. Responses to RFIs received from entities other than the Consultant shall not be considered.
- .9 Allow ten (10) Working Days for review of each RFI by the Consultant.
 - .1 Consultant's review of RFI commences on date of receipt by the Consultant of RFI submittal and extends to date RFI returned by Consultant.
 - .2 When the RFI submittal is received by Consultant before noon, review period commences that day; when RFI submittal is received by Consultant after noon, review period begins on the next Working Day.
- .10 Contractor shall satisfy itself that an RFI is warranted by undertaking a thorough review of the Contract Documents to determine that the claim, dispute, or other matters in question relating to the performance of the Work or the interpretation of the Contract Documents cannot be resolved by direct reference to the Contract Documents. Contractor shall describe in detail this review on the RFI form as part of the RFI submission. RFI submittals that lack such detailed review description, or where the detail provided is, in the opinion of the Consultant, insufficient, shall not be reviewed by the Consultant and shall be rejected.
 - .1 RFI's which are unclear will be returned for "Resubmission with Adequate Description".
 - .2 RFI's that are obvious on the Contract Documents will be returned with reference to the documents. Continued RFIs of this form will be recorded as Contractor Delay of Project.

Part 2. PRODUCTS

1. Not Applicable

Part 3. EXECUTION

1. Not Applicable

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01 26 63 – CHANGE ORDER PROCEDURES

Part 1. GENERAL

1. REFERENCES

- .1 Canadian Construction Documents Committee (CCDC)
 - .1 Forms for Contract Administration:
 - .1 Form 3.3 Proposed Change
 - .2 Form 3.4 Change Order
 - .3 Form 3.6 Change Directive
 - .4 Form CCDC 2 Supplementary Conditions

2. CHANGES IN THE WORK

- .1 The following procedures shall govern changes in the work.
- .2 Written instructions, with or without revised Drawings, or drawings additional to the Contract Documents, or both will be issued to the Contractor for proposed changes in the work. The written instructions will indicate whether the changes in the work are to be performed immediately or after the cost of changes is agreed upon. Work which is to proceed immediately shall have a mutual agreed to budget figure where applicable.
- .3 The Contractor shall submit his quotation within ten (10) working days with full documentation for the changes in a detailed breakdown showing all material and labour costs (supervisor costs are not accepted), time expenditure, equipment rentals etc. as will allow the Consultant to ascertain the accuracy of amounts involved.
- .4 The Contractor shall review all cost submissions to ensure their accuracy and/or conformance to unit costs if applicable prior to submission to the Consultant.
- .5 Profit for changes in the work is the remuneration to the Contractor and the Subcontractors and is to apply to the sum of the actual cost and overhead.
- .6 Where provided for, unit prices for additions and deletions to the work shall be those as approved by the Owner. Unit prices include all overhead and profit changes.
- .7 Where the Contractor or any Subcontractor proceeds with any change on a time and material basis, daily time sheets and material slips shall be submitted. The application for a final change order must be accompanied by these time sheets, materials slips, and a breakdown.
- .8 Where the Owner and Contractor cannot mutually agree upon the cost or evaluation of a given change, the Contractor, upon receiving written directions from the Owner, shall proceed with the required change without delaying the work and the evaluation of the change will be submitted for arbitration at the completion of the Project.
- .9 Owner and Consultant shall have twenty-one (21) working days in which to review and approve Contractor's quotations for changes to the work. Signing of change order is Architect first; Construction Manager second; Owner last.
- .10 The Consultants at time to time may issue job instructions solely for the purposes of clarifying drawings and specifications. As such Contractor shall not be permitted to apply costs against these job instructions.
- .11 In the event of large scope changes, the Contractor and Subcontractors agree to negotiate the unit prices to a lesser amount than those previously tendered.
- .12 All markups on changes to include insurances and bonds, no additional sub guard or insurance or bonding cost will be accepted by the Owner in addition to the markups.
- .13 No Owner approved changes will be granted for material cost increase or decrease.

Part 2. PRODUCTS

- 1. Not Applicable

Part 3. EXECUTION

- 1. Not Applicable

01 31 13 – PROJECT COORDINATION

Part 1. GENERAL

1. DESCRIPTION

- .1 Coordination of the work of all Sections of the Specification is the responsibility of the Contractor.
- .2 The Contractor will be deemed to possess the necessary technical skills to carefully evaluate all requirements of the Contract, and to have included in the Price all costs for the proper implementation of these requirements.
- .3 The Contractor's responsibility includes, but is not restricted to, co-ordination specified in this Section, except where otherwise specified.

2. RELATED MECHANICAL AND ELECTRICAL WORK

- .1 Coordinate the installation of systems specified in Divisions 20 through 26, including the interrelating operation and functioning between components of a system and between systems, is the responsibility of those performing the work of Divisions 20 and 26, with final coordination the responsibility of the Contractor.
- .2 Provide interference drawings as herein specified to ensure proper co-ordination of subtrade work. No extras will be considered for work not properly coordinated prior to installation.
- .3 Ensure that service poles, pipes, conduit, wires, fill-pipes, vents, regulators, meters and similar Project service work is located in inconspicuous locations. If not indicated on Drawings, verify location of service work with Consultant before commencing installation.

3. QUALITY ASSURANCE

- .1 Requirements of Regulatory Agencies:
 - .1 Coordinate requirements of authorities having jurisdiction.
- .2 Quality Control:
 - .1 Ensure that work meets specified requirements.
 - .2 Schedule, supervise and coordinate inspection and testing as specified in Section 01 45 00.
 - .3 The Passive House requirements shall apply to all relevant Sections and Work for this Project, whether specifically indicated or not. Compliance with requirements needed to obtain Passive House certification will be used as one criterion to evaluate requests for substitutions or alternates.
- .3 Job Records:
 - .1 Maintain job records and ensure that such records are maintained by Subcontractors.

4. SUPERINTENDENCE

- .1 Provide superintendent and necessary supporting staff personnel who shall be in attendance at the Place of the Work while Work is being performed, with proven experience in erecting, supervising, testing and adjusting projects of comparable nature and complexity.
- .2 The Contractor shall appoint a superintendent at the Place of the Work who shall have overall authority at the Place of the Work and shall speak for the Contractor and represent the Contractor's interest and responsibilities at meetings at the Place of the Work and in dealings with the Consultant and the Owner.
- .3 Supervise, direct, manage and control the work of all forces carrying out the Work, including subcontractors and suppliers. Carry out daily inspections to ensure compliance with the Contract Documents and the maintenance of quality standards. Ensure that the supervisory staff includes personnel competent in supervising all Sections of Work required.
- .4 Arrange for sufficient number of qualified assistants to the supervisor as required for the proper and efficient execution of the Work.

5. PRODUCT DELIVERY, STORAGE AND HANDLING

- .1 It is the responsibility of the Contractor to ensure that the supplier or distributor of materials specified or accepted alternatives, which have been bid, has materials on the site when required. The Contractor shall obtain confirmed delivery dates from the supplier, and ensure no delay in the progress of the work.
- .2 Provide equipment delivery schedule, coordinated with construction and submittals schedule, showing delivery dates for major and/or critical equipment. Provide delivery access and unloading areas.
- .3 Make available areas for storage of products and construction equipment to meet specified requirements, and to ensure a minimum of interference with progress of the work and relocation.
- .4 Make access available for transference of stored products and construction equipment to work areas.
- .5 The Contractor shall contact the Consultant immediately upon receipt of information indicating that any material or item, will not be available on time, in accordance with the original schedule, and similarly it shall be the responsibility of all subcontractors and suppliers to so inform the Contractor.
- .6 The Consultant reserves the right to receive from the Contractor at any time, upon request, copies of actual purchase or work orders of any material or products to be supplied for the work.
- .7 If materials and products have not been placed on order, the Consultant may instruct such items to be placed on order, if direct communication in writing from the manufacturer or prime suppliers is not available indicating that delivery of said material will be made in sufficient time for the orderly completion of the Work.

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- .8 The Consultant's review of purchase orders or other related documentation shall in no way release the Contractor, or his subcontractors and suppliers from their responsibility for ensuring the timely ordering of all materials and items required, including the necessary expediting, to complete the work as scheduled in accordance with the Contract Documents.

6. JOB CONDITIONS

- .1 Ensure that conditions within the building are maintained and that work proceeds under conditions meeting specified environmental requirements.
- .2 Ensure that protection of adjacent property and the work is adequately provided and maintained to meet specified requirements.

7. WARRANTIES

- .1 Ensure that warranties are provided, as indicated in Section 01 78 00 Warranties.
- .2 Coordinate warranty conditions of interconnected work to ensure that full coverage is obtained.

8. BUILDING DIMENSIONS

- .1 Ensure that necessary job dimensions are taken and trades are co-ordinated for the proper execution of the work. Assume complete responsibility for the accuracy and completeness of such dimensions, and for co-ordination.
- .2 Verify that work, as it proceeds, is executed in accordance with dimensions and positions indicated which maintain levels and clearances to adjacent work, as set out by requirements of the drawings, and ensure that work installed in error is rectified before construction resumes.
- .3 Check and verify dimensions referring to the work and the interfacing of services. Verify dimensions, with the trade concerned when pertaining to the work of other trades. Be responsible to see that Subcontractors for various trades cooperate for the proper performance of the Work.
- .4 Avoid scaling directly from the drawings. If there is ambiguity or lack of information, immediately inform the Consultant. Be responsible for any change through the disregarding of this clause.
- .5 All details and measurements of any work which is to fit or to conform to work installed to be taken at the building.
- .6 Advise Consultant of discrepancies and if there are omissions on drawings, particularly reflected ceiling plans and jointing patterns for paving, ceramic tile, or carpet tile layouts, which affect aesthetics, or which interfere with services, equipment or surfaces. **DO NOT PROCEED** without direction from the Consultant.
- .7 Ensure that each Subcontractor communicates requirements for site conditions and surfaces necessary for the execution of the Subcontractor's work, and that he provides setting drawings, templates and other information necessary for the location and installation of material, holes, sleeves, insets, anchors, accessories, fastenings, connections and access panels. Inform other Subcontractors whose work is affected by these requirements and preparatory work.
- .8 Prepare interference drawings to properly coordinate the work where necessitated. Refer to Section 01 33 00.
- .9 Where work incorporates metric modular components, the following rules apply:
 - .1 Actual opening dimensions in masonry including doors, windows, walls, louvres and actual room sizes are 10mm (3/8") greater than nominal dimensions given on Drawings. Actual thicknesses of walls, piers and overall lengths of walls or buildings are 10mm (3/8") less than nominal dimensions given on Drawings unless indicated otherwise.
 - .2 Unless indicated otherwise drawing details at scales of 1/2" = 1'-0" (1:10) or larger indicate "actual" rather than "nominal" dimensions.

9. CO-ORDINATION

- .1 Review Contract Documents and advise the Consultant of possible conflicts between parts of the work before preparation of shop drawings, ordering of products or commencement of affected work.
- .2 Provide survey support and setting out locates for all work.
- .3 Coordinate and be responsible for layout of all work in each area and work on which subsequent work depends to facilitate mutual progress, and to prevent conflict between parts of the work.
- .4 No addition to the Total Price will be allowed because of interference between the parts of the work of a trade or between the work of different trades unless such interference was brought to the attention of the consulting team in writing prior to the start of construction.
- .5 Ensure that each Section makes known, for the information of the Contractor and other Sections, the environmental and surface conditions required for the execution of its work; and that each Section makes known the sequences of others' work required for installation of its work.
- .6 Ensure that each Section, before commencing work, knows requirements for subsequent work and that each Section is assisted in the execution of its preparatory work by Sections whose work depends upon it.
- .7 Ensure that work to be enclosed within ceiling and/or wall spaces can be so accommodates without interference and with other parts of the work.

- .8 Ensure that setting drawings, templates, and all other information necessary for the location and installation of materials, holes, sleeves, inserts, anchors, accessories, fastenings, connections, and access panels are provided by each Section whose work requires cooperative location and installation by other Sections, and that such information is communicated to the applicable installer.
- .9 Deliver materials supplied by one Section to be installed by another well before the installation begins, as per Construction Progress Schedule.
- .10 Sections giving installation information in error, or too late to incorporate in the work, shall be responsible for having additional work done which is thereby made necessary.
- .11 Remove and replace work installed in error which is unsatisfactory for subsequent work.
- .12 Prepare interference and equipment placing drawings to ensure that all components will be properly accommodated within the spaces provided.
- .13 Prepare drawings to indicate coordination and methods of installation of a system with other systems where their relationship is critical. Ensure that all details of equipment apparatus, and connections are coordinated.
- .14 Ensure that clearance required by authorities having jurisdiction and for proper maintenance are indicated on Drawings.
- .15 Distribute coordination drawings well in advance of fabrication and installation of work affected. Place no orders for affected equipment without submission of coordination drawings to the supplier.

10. COOPERATION

- .1 Provide forms, templates, anchors, sleeves, inserts and accessories required to be fixed to or inserted in the Work and set in place or instruct separate Subcontractors as to their location.
- .2 Supply items to be built in, as and when required together with templates, measurements, shop drawings and other related information and assistance.
- .3 Pay the cost of extra work and make up time lost as a result of failure to provide necessary information and items to be built in.
- .4 Facilitate and ensure cooperation between subtrades regarding scheduling and shared Work.

11. PROJECT RECORD DRAWINGS

- .1 Record, as the work progresses, work constructed differently than shown on Contract Documents. Record all changes in the work caused by site conditions; by Owner, Consultant, sub-consultants, Contractor, and Subcontractor originated changes; and by site instructions, supplementary instructions, field orders, change orders, addendums, correspondence, and directions of authorities having jurisdiction. Accurately record location of concealed structure, and mechanical and electrical services, piping, valves, conduits, pull boxes, junction boxes and similar work not clearly in view, the position of which is required for maintenance, alteration work, and future additions. Do not conceal critical work until its location has been recorded.
- .2 Dimension location of concealed work in reference to building walls, and elevation in reference to floor elevation. Indicate at which point dimension is taken to concealed work. Dimension all terminations and offsets of runs of concealed work.
- .3 Make records in a neat and legibly printed manner with a non-smudging medium.
- .4 Identify each record drawing as "Project Record Copy". Maintain drawings in good condition and do not use them for construction purposes.
- .5 After completion of the work, purchase a complete set of white prints from the Consultant and transfer the information recorded on the white prints accurately, neatly in red ink with dimensions, as applicable. Return these marked-up as-built white prints plus two additional sets of white prints to the Consultant for his review. Any subsequent changes found by the Consultant shall remain the responsibility of the contractor and new white prints will be issued for these changes and re-submitted back to the Consultant at no charge to the Owner.
- .6 Maintain Project record drawings in a state current to Project. Such state will be considered a condition precedent for validation of applications for payment. The Consultant's visual inspection will constitute proof that record drawings are current.
- .7 Provide Consultant with accurate red-marked record drawings for review. Provide for their transfer to latest version of AutoCAD IFC drawings with application for Certificate of Substantial Performance. Final acceptance of the Work will be predicated on receipt and approval of record drawings.

12. CUTTING AND PATCHING

- .1 Before cutting, drilling, or sleeving structural load-bearing elements, obtain approval of location and methods from the Structural Engineer and the General Contractor.
- .2 Do not endanger work or property by cutting, digging, or similar activities. No Section shall cut or alter the work of another Section unless such cutting or alteration is approved by the latter Section and the General Contractor.
- .3 X-ray floor assemblies, walls and structures, locate all services prior to cutting, drilling or digging.
- .4 Cut and drill with true smooth edges and to minimum suitable tolerances.
- .5 Fit construction tightly to ducts, pipes and conduits to stop air movement completely. The Section performing work that penetrates a fire, air, vapour, moisture, thermal or acoustic separation of the building shall pack voids tightly with

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- rock wool, fibreglass or fire stop material as may be required; seal air, vapour and moisture barriers; and caulk joints as may be required to ensure that no air movement through the penetration is possible.
- .6 Cutting, drilling and sleeving of work shall be done only by the Section who has installed it. The Section requiring drilling and sleeving shall inform the Section performing the work of the location and other requirements for drilling and sleeving.
 - .7 Replace, and otherwise make good, all damaged work, as identified by the Consultant or Contractor.
 - .8 Cutting and Patching for Holes Required by Mechanical and Electrical work:
 - .1 Include under work of Divisions 20 and 26 cutting or provision of holes up to and including 400 square cm and related patching, except as otherwise indicated.
 - .2 Include under work of this Division holes and other openings larger than 400 square cm, and chases, bulkheads, furring and required patching. This Section shall be responsible for determination of work required for holes in excess of 400 square cm.
 - .9 This Section shall be responsible for all cutting and patching in addition to that specified for mechanical and electrical work, and shall directly supervise performance of cutting and patching by other Sections.
 - .10 Patching or replacement of damaged work shall be done by the Subcontractor under whose work it was originally executed, and at the expense of the Subcontractor who caused the damage.
 - .11 Make patches as invisible as possible in final assembly to the approval of the Consultant/Owner. Unacceptable work will be replaced at no charge to the Owner.

Part 2. PRODUCTS

- 1. Not Applicable

Part 3. EXECUTION

- 1. Not Applicable

01 31 19 - PROJECT MEETINGS

1. Construction Start up Meeting:

- .1 After contract award, the Contractor shall coordinate, attend, chair, record and distributes minutes of a construction start up meeting to review administrative procedures and responsibilities of the project
- .2 The agenda shall include the following items;
 - .1 Introduction of official representatives of the Owner, Contractor, Subcontractors, consultant and subconsultants.
 - .2 Project communications,
 - .3 Contract documents,
 - .4 Documents at site
 - .5 Contractor's use of promises,
 - .6 Owner supplied products
 - .7 Work restrictions
 - .8 Cash allowances
 - .9 Payment procedures
 - .10 Construction progress meetings
 - .11 Construction schedule
 - .12 Submittals schedules and procedures
 - .13 Inspection and testing requirements
 - .14 Contractor mobilizations plans
 - .15 Temporary utilities
 - .16 Existing utilities
 - .17 Construction facilities
 - .18 Temporary barriers and enclosures
 - .19 Temporary controls
 - .20 Layout of work,
 - .21 Site safety
 - .22 Site security
- .3 Construction Progress Meetings
 - .1 Schedule and provide space for regular biweekly construction progress meetings for the duration of the work. The Contractor will chair the meeting, prepare agendas, record and distribute minutes.
 - .2 Contractor shall record significant decisions, actions items, action dates by attendees or the parties they represent.
 - .1 Contractor shall distribute minutes within three (3) working days of the meeting date.
 - .2 Contractor shall ensure attendance of relevant subcontractors when appropriate.
 - .3 Agenda for each meeting shall include the following at a minimum;
 - .1 Approval of minutes of previous meeting
 - .2 Work progress since previous meeting
 - .3 Field observations, including any problems, difficulties, or concerns,
 - .4 Construction progress schedule,
 - .5 Submittals schedule,
 - .6 Proposed changes in the work,
 - .7 Requests for information,
 - .8 Site safety issues,
 - .9 Other business

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01 32 16 – PROJECT SCHEDULE

Part 1. General

1. PLANNING, SCHEDULING AND MONITORING - GENERAL

- .1 This section includes requirements for the preparation, monitoring and revision of construction schedules.
- .2 The purpose of the schedules and reports mandated in this section is to:
 - .1 Ensure adequate planning and execution of the Work by the Contractor;
 - .2 Establish the standard against which satisfactory completion of the project will be judged;
 - .3 Assist the Owner and the Consultant in monitoring progress;
 - .4 Assess the impact of changes to the Work.
- .3 The Contractor has the obligation and responsibility at all times to plan and monitor all of its activities, anticipating and scheduling its staff, materials, plant and work methods in a manner that is likely to ensure completion of the Work in accordance with the terms and conditions of the Contract and at a rate that will allow the Work to be completed on time.
- .4 All schedules shall be prepared using the latest version of one of the following software; Microsoft Project or Primavera.

2. CRITICAL PATH METHOD SCHEDULING REQUIREMENTS

- .1 The schedules required by this section shall take the form of time-scaled diagrams prepared using a computerized scheduling system, capable of producing resource-and/or cost-loaded Critical Path Method (CPM) schedules.
- .2 General requirements applicable to all schedules include the ability to:
 - .1 Easily summarize, group, sort and filter activities by area, phase or other categorization as applicable, or any combination thereof;
 - .2 Electronically compare any given schedule with any previous or subsequent update;
 - .3 Generate monthly progress claims and cash flow projections through resource and cost loading activities;
 - .4 Show schedules in bar chart, network diagram and time scaled logic diagram formats;
 - .5 Apply different calendars to applicable activities; and
 - .6 Transmit schedules electronically via e-mail attachments.
- .3 Provide level of detail for project activities such that sequence and interdependency of Contract tasks are demonstrated and allow coordination and control of project activities. Show continuous flow from left to right.
- .4 Float is defined as the amount of time between the earliest start date and the latest start date of an activity or chain of activities on the CPM schedule. Ensure activities with no float are calculated and clearly indicated on logical CPM construction network system as being, whenever possible, continuous series of activities throughout Contract Time to form "Critical Path".
- .5 Use of float suppression techniques such as software constraints, preferential sequencing, special lead/lag logic restraints, extended activity times, or imposed dates, other than as required by the Contract, shall be cause for the rejection of any schedule submitted by the Contractor.

3. SUBMITTALS

- .1 Make submittals in accordance with Section 01 33 00 - Submittals.
- .2 Schedules shall be submitted to the Consultant in both hard copy and electronic forms.
- .3 Electronic schedule submissions shall be in an original scheduling software data file type that permits modification of the layouts and data. In case of a discrepancy between an electronic copy of the schedule and the corresponding hard-copy schedule, the hard copy of the schedule that has been formally submitted and reviewed in accordance with the requirements of Section 01 33 00 shall govern.
- .4 Include costs for execution, preparation and reproduction of schedule submittals in tendered price.
- .5 Submission of the schedules referred to in this Section shall constitute the Contractor's representation that:
 - .1 Contractor and its Sub-Contractors intend to execute the Work in the sequence indicated on such schedule;
 - .2 Contractor has distributed the proposed schedule to its Sub-Contractors for their review and comment, and has obtained their concurrence;
 - .3 All elements of the Work required for the performance of the Contract are included. Failure to include any such element shall not excuse the Contractor from completing the Work within the Contract Time and within any other constraints specified in the Contract;
 - .4 Seasonal weather conditions have been considered and included in the planning and scheduling of the Work influenced by high and low ambient temperatures and/or precipitation;
 - .5 Contractor has thoroughly inspected the Site and has incorporated any other special conditions in planning the Work such as specified or required non-work periods, etc.

4. QUALITY ASSURANCE

- .1 Use experienced personnel, fully qualified in planning and scheduling to provide services from the commencement of the Work through to the issuance of the Completion Payment Certificate.

5. PRELIMINARY AS-PLANNED SCHEDULE

- .1 Meet with Owner and Consultant within five (5) working days of Contract award, to discuss proposed approach for undertaking the Work, inclusive of methodology, sequencing, Construction Equipment, and labour resources to be utilized.
- .2 Prepare a detailed CPM schedule (the preliminary as-planned schedule), illustrating the Contractor's plan for executing the Work, indicating the times for starting and completing the various stages of the Work and any applicable constraints. The preliminary as planned schedule should refine and amplify the Contractor's tender schedule and must provide sufficient detail of the critical events and their interrelationship to demonstrate that the Work will be performed within the Contract Time.
- .3 The preliminary as-planned schedule shall cover all phases of the Work, and shall represent a practical plan to complete the Work, considering restrictions of access and availability of Work areas, and availability and use of manpower, materials and equipment. The preliminary as-planned schedule shall show the activity duration, sequencing and interdependencies for the following:
 - .1 Preparation of Shop Drawings and material samples;
 - .2 Review and approval of Shop Drawings and material samples;
 - .3 Permitting;
 - .4 Material procurement;
 - .5 Fabrication;
 - .6 Temporary works;
 - .7 Installation;
 - .8 Inspection/testing; and
 - .9 Handover.
- .4 Each activity shall be coded by the performing entity such as a particular Sub-Contractor, supplier, the Consultant, etc.
- .5 The activities defined in the preliminary as-planned schedule shall represent the planned durations in anticipation of normal manpower and equipment utilization in durations of whole working days. Except for non-construction activities, such as procurement, delivery or submittals, no activity durations shall exceed fifteen (15) working days unless approved by the Consultant. The durations shall be determined based upon resource planning under contractually-defined on-site work conditions. In calculating activity durations, normal inclement weather shall be considered. The Contractor shall schedule the Work to minimize the effect of adverse weather, and to allow for protection of the Site from such effects.
- .6 The total number of activities and the distribution of activities shall reflect the complexity of the Work and shall be finite, measurable, identify a specific function and identify a trade responsible for its completion.
- .7 Prepare a narrative to accompany the preliminary as-planned schedule that provides a detailed description of the labour, materials, plant, means and methods that the Contractor intends to utilize in carrying out the Work to achieve the planned rates of production required to support the activity durations shown in the schedule. The narrative shall also provide explanations supporting the use of lead-lag relationships and, where permitted, constrained dates.

6. PRELIMINARY AS-PLANNED SCHEDULE SUBMISSION AND REVIEW

- .1 Within fifteen (15) working days after Contract award, submit to the Consultant:
 - .1 One (1) electronic copy of the preliminary as-planned schedule, clearly labelled with data date, specific update, and person responsible for update.
 - .2 Two (2) hard copies of bar chart identifying coding, activity durations, early/late and start/finish dates, total float, completion as percentile, current status and budget amounts.
 - .3 Two (2) hard copies of network diagram showing coding, activity sequencing (logic), total float, early/late dates, current status and durations.
 - .4 Two (2) hard copies of written narrative as described in paragraph 1.5.7 above.
- .2 The Owner and the Consultant will review and return the preliminary as-planned schedule within five (5) working days after receipt.
- .3 The preliminary as-planned schedule must be acceptable in principle to the Owner and the Consultant, prior to the release of the first progress payment.

7. FINAL AS-PLANNED SCHEDULE

- .1 The Contractor shall submit all revisions and/or additional information requested by the Owner or the Consultant pursuant to their review of the preliminary as-planned schedule if the Consultant considers that these additions are necessary for the preliminary as planned schedule to comply with the requirements of this section. The required revisions must be made, and the as-planned schedule finalized to the satisfaction of the Owner and the Consultant (whereupon it will become the final as-planned schedule, against which progress will be measured) within thirty (30) working days after Contract Award.

8. FINAL AS-PLANNED SCHEDULE SUBMISSION, REVIEW AND APPROVAL

- .1 The Consultant will accept the final as-planned schedule if it demonstrates that the Work will be performed in an orderly manner and in conformity with the Contract Time, subject to the constraints set out in the Contract, but such acceptance will neither impose on the Owner or the Consultant responsibility for the sequencing, scheduling or progress of the Work nor interfere with or relieve the Contractor from the Contractor's full responsibility therefore. Acceptance of the final as-planned schedule or any subsequent update by the Owner shall not be construed as a confirmation that the schedule is a reasonable plan for performing the Work.
- .2 Acceptance of final as-planned schedule showing scheduled Contract duration shorter than specified Contract duration does not constitute change to Contract Time.
- .3 Consider final as-planned schedule showing Work completed in less than specified Contract duration, to have float.

9. COMPLIANCE WITH CONTRACT SCHEDULE

- .1 The Contractor shall adhere to latest schedule approved by the Consultant.
- .2 The express or implied acceptance by the Owner or the Consultant of the final as-planned schedule and any progress schedules shall not constitute an approval or acceptance of the Contractor's construction means, methods, or sequencing or its ability to complete the work in a timely manner and shall not place any obligation or responsibility on Owner towards the Contractor nor in any way limit the Contractor's obligations and responsibilities.

10. PROGRESS MONITORING

- .1 Monitor progress of Work in detail to ensure integrity of critical path, by comparing actual completions of individual activities with their scheduled completions and reviewing progress of activities that have started but are not yet completed. Monitoring should be undertaken sufficiently often so that causes of delays are immediately identified and removed if possible.
- .2 On an ongoing basis, record "progress to date" on copy of schedule to be available at the Site. Inspect Work with the Owner and the Consultant at least bi-weekly to establish progress on each current activity.

11. UPDATES AND REVISIONS TO SCHEDULE

- .1 The Contractor's schedule is to be updated and resubmitted to the Consultant as a progress schedule at least once per month, on a date to be mutually agreed by the Contractor and the Consultant, together with the related data and reports required by this Section. Updated schedule is to include a 2-week look-ahead schedule in the form of a bar chart.
- .2 Each progress schedule shall record and report actual completion and/or start dates for each completed or in-progress activity, activity percent complete for in-progress activities and forecast completion dates for all activities that are not yet complete. Do not automatically update actual start and finish dates by using default mechanisms found in scheduling software. The progress schedule will show the projected completion date of the Work based on the progress information inserted into it, without changes to the schedule logic or the original duration of any activity. The Contractor shall use the retained logic option when executing schedule calculations. The final as-planned schedule (or an approved revision thereto) will be shown as a target schedule to indicate whether the current progress schedule remains on target, has slipped or is ahead of schedule.
- .3 The Contractor may then, in a second and subsequent update to the progress schedule, incorporate any logic and duration changes that represent its revised planning, provided all such changes are identified and documented in the schedule narrative required to accompany the progress schedule, and are agreed to by the Consultant.
- .4 If it appears that the progress schedule submitted by the Contractor no longer represents the actual sequencing and progress of the Work, the Consultant may instruct the Contractor to revise the progress schedule.
- .5 In order to improve the schedule, eliminate unforeseen problems or reduce the time required for an activity, modifications to the schedule may be suggested by the Contractor, Sub-Contractors, Owner or Consultant during the execution of the Contract, and such modifications may be implemented by mutual agreement. The Contractor shall submit to the Consultant for acceptance proposed adjustments to the final as-planned schedule or any subsequent updates that will not change the Contract Time.
- .6 If, at any time, the work is behind schedule with respect to the progress schedule currently in force, and if the Consultant believes there is a risk of the Work not being completed within the Contract Time as a result of such delay, the Contractor shall take all necessary measures to make up for such delay either by increasing staff, plant or facilities, or by amending its work methods, whichever is applicable.
- .7 In all cases of delay or potential delay, the Contractor shall keep the Owner and the Consultant informed of its intentions with regard to mitigation of such delay and the Owner's Consultant may, if it is deemed necessary, require the Contractor to revise all or part of its current progress schedule.
- .8 The current Contract Schedule can only be revised as agreed with the Owner and the Consultant by Change Order or an accepted revision to the logical sequence of described construction operations.

- .9 Once accepted, the revised schedule will become the current Contract Schedule against which progress is reported and to which subsequent updates will be compared. The new Contract Schedule will be clearly identified to show it as the current Contract Schedule.
- .10 Where the progress schedule shows completion of the Contract, or of any interim milestone, later than the Contract or milestone completion dates, acceptance of such progress schedules and of the monthly progress report will not constitute acceptance of the delay by the Consultant or the Owner.

12. EXTENSIONS OF TIME

- .1 Float shall not be for the exclusive use of either the Contractor or the Owner. Extensions to the Contract Time will be granted only to the extent that appropriate adjustments to the duration of the affected activity exceed the total float time along the affected paths of the progress schedule in force at the time a Change Order or Change Directive is issued.
- .2 Submit to the Consultant, justification, project schedule data and supporting evidence for approval of extension to the Contract Time or interim milestone date when required. Include as part of supporting evidence:
 - .1 Written submission of proof of delay based on revised activity logic, duration and costs, showing time impact analysis illustrating influence of each change or delay relative to approved Contract Schedule.
 - .2 Prepared schedule indicating how change will be incorporated into the overall logic diagram. Demonstrate perceived impact based on date of occurrence of change and include status of construction at that time.
 - .3 Other supporting evidence requested by the Consultant.

13. PROGRESS REPORTS

- .1 Monthly progress reports shall be prepared by the Contractor and submitted to the Consultant in the form of two (2) hard copies, plus one (1) electronic copy of the relevant schedule files, to demonstrate how the Work is progressing and the planned and detailed sequencing of the Work at the time of the report. The cut-off date for the monthly progress report shall be as instructed by the Consultant and the report shall be submitted no later than ten (10) Working Days after the cut-off date and accompanying the monthly progress draw.
- .2 Each monthly progress report shall be in a format acceptable to the Owner, and shall be arranged according to the following headings and sub-headings:
 - .1 Executive Summary.
 - .1 Activity to (date).
 - .2 Forecast activity to (date).
 - .2 Project Cost Information:
 - .1 Budget Summary.
 - .2 Cash Allowance Log.
 - .3 Change Order Log.
 - .3 Project Data:
 - .1 Project Schedule.
 - .2 Shop Drawing Log.
 - .3 Site Inspection Log.
 - .4 Site Testing Log.
 - .4 Critical Issues Log.
 - .5 Site Photos.
- .3 Each monthly progress report shall include:
 - .1 An updated progress schedule, comparing actual and target progress for all milestones and activities. Sort activities by activity identification number and accompany with descriptions. List early and late start and finish dates together with durations, codes and float.
 - .2 Criticality report listing activities and milestones with up to five (5) days of total float used as first sort for ready identification of near critical paths through entire project. List early and late starts and finishes dates, together with durations, codes and float for critical activities.
 - .3 Progress report in early start sequence, listing for each trade, activities due to start, to be underway, or finished within two months from monthly update date. List activity identification number, description and duration. Provide columns for entry of actual start and finish dates, duration remaining and remarks concerning action required.
 - .4 A schedule narrative, including:
 - .1 Detailed descriptions of progress, including each stage of procurement, fabrication, delivery to site, construction, installation, and testing;
 - .2 Discussion of the basis for any work sequencing, logic, interdependencies or original activity duration revisions incorporated into an updated progress schedule; and
 - .3 Comparisons of actual and planned progress, with a brief commentary on any actual or forecast delays or problems that might have an impact on the completion. date of the Work, and a discussion of the measures being (or to be) adopted to overcome these.

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- .4 Charts showing the status of submittals, permits and approvals, utility relocations, purchase orders, manufacturing/fabrication and construction.
- .5 For each fabricated item, the name and location of the fabricator, percentage progress, and the actual or expected dates of commencement of fabrication, Contractor's inspections, tests and delivery.
- .6 Progress photographs taken, prepared, and submitted in formats specified, all in accordance with Section 01 33 00.
- .7 RFI log.
- .8 Timely submission of updates is of significant and crucial importance to the management of this project. Lack of or late receipt of updates diminishes their value to the Owner and the Consultant. Therefore, if the Contractor fails to submit any progress schedule or required revision to a progress schedule within the prescribed time period, the Owner, in its sole discretion, may hold back subsequent progress payments until the updated schedule is submitted or the revision is accepted.

14. REVIEW OF MONTHLY PROGRESS REPORTS

- .1 The monthly progress reports and progress schedules will be used by the Owner and the Consultant to monitor the Contractor's performance against the current Contract Schedule.

Part 2. PRODUCTS

- 1. Not Applicable

Part 3. EXECUTION

- 1. Not Applicable

01 33 00 – SUBMITTAL PROCEDURES

1. Submit shop drawings in accordance with the attached schedule. Refer also to structural, mechanical, electrical drawings for additional submittals that may be required.
2. Submit one electronic copy in pdf format of each submittal and or shop drawing. The review by the Consultant is for the sole purpose of ascertaining conformance with the general design concept. The review does not mean that the Consultant approves the detail design inherent in the shop drawings, responsibility for which to remain with the Contractor submitting same, and such review does not relieve the Contractor of his responsibility for errors or omissions in the shop drawings or of his responsibility for meeting requirements of the Contract Documents. The Contractor is responsible for dimensions to be confirmed and correlated at the job site, for information that pertains solely to fabrication processes or to techniques of construction and installation, and for coordination of the work of trades. The review of this drawing and/or any notes added to it, does not constitute authorization to proceed with any work which, in the Contractor's or Supplier's opinion, will involve extra cost to the Owner. In the event of any conflict between the Contract Documents and a shop drawing, the Contract Documents to govern. Shop drawings to show;
 - .1 The name of the project.
 - .2 Kinds of material and finishes.
 - .3 Sections, arrangements and details which indicate complete construction, as well as interconnections with other work.
 - .4 Fabrication and erection dimensions, together with quantities and/or locations.
 - .5 Assumed design loadings, dimensions of elements and material specifications for load-bearing members.
 - .6 Data verifying that superimposed loads will not affect function, appearance and safety of work shown on shop drawings, as well as other work interconnected.
 - .7 Proposed chases, sleeves, cuts, and holes in structural members.

SUBMITTAL SCHEDULE						
<i>product / system description</i>	<i>samples</i>	<i>product literature / data sheets</i>	<i>maintenance instructions</i>	<i>shop drawings</i>	<i>field review report</i>	<i>report / modelling analysis</i>
						<i>additional requirements (refer to notes to submittal schedule)</i>
Firestopping				x		Engineered judgements, where required, to be stamped and sealed by a professional engineer licensed to practice in the province of Ontario.
Hollow Metal Door and Frame Shop Drawings		x	x	x		In addition to typical shop drawings / schedule, provide detailed product literature that describes typical doors and frames.
Hardware Schedule and Catalogue Cuts		x	x	x		
Acoustic Ceilings	x		x	x		
Resilient Flooring	x	x	x			
Inspection Reports From The Building Services Department						x
Record Drawings				x		Record drawings to be prepared by the Contractor. Maintain one full set of drawings and specification on the site. Accurately record changes to the contract documents on these drawings and submit to the Architect at substantial completion of the work.
Electrical Safety Authority (ESA) Certificate						x
Warranties						x
Contractor / Trade Contractor Contact List Index						x
Project Manual						x

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3. Submittals When Project is Substantially Performed
 - .1 Manufacturer's Data Book and Shop Drawings:
 - .1 Provide the Owner with shop drawings and Manufacturer's Data Books at the completion of the Project.
 - .2 Shop drawings shall consist of two complete sets of final "REVIEWED" and "REVIEWED AS MODIFIED" shop drawings, on which corrections have been recorded of changes made during fabrication and installation of unforeseen conditions. Do not include drawings which were noted "REVISE AND RESUBMIT".
 - .3 The Manufacturer's Data Book shall consist of two (2) bound copies of hard, black, vinyl-covered loose leaf binders, to accommodate 8-1/2" x 11" sheets. Binders shall match in all dimensions. A title sheet labelled "Manufacturer's Data Book" with project name, and the date of Substantial Performance and list of contents shall precede data. Organize required material into applicable sections of work. Each section shall be marked by labelled tabs protected with celluloid covers fastened to hard paper dividers.
 - .4 The Manufacturer's Data Book shall contain:
 - .1 Equipment and operating instructions on all operable equipment and on all mechanical and electrical equipment, plumbing fixtures, and architectural hardware. Notes shall be typed. Drawings shall be neatly drafted and inked, or white-printed. Refer to Divisions 15 and 16 for additional requirements.
 - .2 Maintenance instructions for all exterior, and interior floors, walls and ceiling surfaces.
 - .3 Operating and maintenance instructions for all mechanical and electrical equipment.
 - .4 Original brochures on all equipment.
 - .5 Parts lists on all equipment including a list of suppliers.
 - .6 All additional material used in the project beyond that indicated by brochures listed under the various sections, showing manufacturers and sources of supply.
 - .7 Names, addresses and telephone numbers of the designer(s) and major contractor(s) who worked on the building.
 - .8 Commissioning data such as air and water flows and regulating valve positions.

01 35 00 – SAFETY

1. The Contractor shall conform to and enforce strict compliance with the Occupational Health & Safety Act and Construction Regulations, the Environmental Protection Act, Workplace Hazardous Materials Information System (WHMIS), Transportation of Dangerous Goods Act, and any other pertinent legislation for construction projects.
2. The Contractor for purposes of the Occupational Health & Safety Act, will be designated as the constructor for this project and will assume all of the responsibilities of the constructor set out in that Act and its Regulations.
3. The Contractor shall monitor the Work to ensure that all applicable Health & Safety Regulations are followed. Violations will be documented, appropriate action taken, and records kept on file.
4. The Contractor shall be informed of any minor violations of the Occupational Health & Safety Act or its Regulations and shall correct such minor violations immediately.
5. The Consultant or its authorized representative shall stop the Work immediately for any major violation of the Occupational Health & Safety Act or its Regulations. The Contractor shall not resume the Work until any such violation has been rectified.
6. The Contractor shall be responsible for any delay in the progress of the Work due to a violation of legislated or City health and safety requirements, and shall take the necessary steps to avoid delay in the final completion of the Work without additional cost to the Owner.
7. The Contractor shall provide a telephone, first aid kit, stretcher, blanket, eye wash station, hand sanitizers, face masks, and any other measures foreseeable in the site office, or other appropriate location, for routine and / or emergency use.
8. The Contractor to perform the Work in a safe manner and to comply with applicable municipal, provincial, and federal legislation and any other regulation by authorities having jurisdiction of construction projects. In the event of conflict between any provisions on the above authorities, the most stringent provision to apply.
9. Maintain existing exits and accesses to exits and vehicle access points serving portions of the building scheduled to remain in use by the Owner, including corridors and doorways (man doors and overhead doors), free of impediments and obstructions.
10. Where an exit or access to exit is unavoidably blocked provide an acceptable alternate exit and/or access route, clearly defined and protected so that it is separated from the construction area by a smoke and dust tight partition equivalent to a 45 minute fire separation. Proposed alternate exits to be to the satisfaction of authorities having jurisdiction.
11. At existing occupied floor areas exposed to new construction, provide a temporary dust tight partition equivalent to a 45 minute fire separation. Proposed partition to be to the satisfaction of authorities having jurisdiction.

01 35 26 – LIFE AND FIRE SAFETY

1. **General:**
 - .1 Enforce requirements established by Jurisdictional Authorities and Underwriters for life safety, fire prevention, and fire protection.
 - .2 Be **proactive** by means of communication with Building Controls and Local Fire Department regarding ongoing Life and Fire Safety.
2. **Fire Safety Plan:**
 - .1 All Contractors and their personnel shall be familiar with this section and its requirements. And, the contents of this section shall not diminish or relieve the contractor of his/her/ contractual obligations to the Owner.
3. **Fire Department Briefing:**
 - .1 The General Contractor shall coordinate arrangements for the trade Contractors to be briefed on Fire Safety at their pre-work conference by the Fire Chief before any work is commenced.
4. **Reporting Fires:**
 - .1 Know the location of nearest fire alarm box and telephone, including the emergency phone number.
 - .2 Report immediately all fire incidents to the Fire Department as follows:
 - .1 Activate nearest fire alarm box, or
 - .2 Telephone.
 - .3 Person activating fire alarm box shall remain at the box to direct Fire Department to scene of fire.
 - .4 When reporting a fire by telephone, give location of fire, name or number of building and be prepared to verify the location.
5. **Interior and Exterior Fire Protection and Alarm Systems:**
 - .1 Fire protection and alarm systems shall not be:
 - .1 Obstructed,
 - .2 Shut Off, or
 - .3 Left inactive at the end of a working day or shift without notification and authorization from the Fire Chief or his representative.
 - .2 Fire hydrants, standpipes and hose systems shall not be used for other than firefighting purposes unless authorized by the Fire Chief.
 - .3 Fire Extinguishers:
 - .1 The Contractor shall supply fire extinguishers, as scaled by the Fire Chief, necessary to protect, in an emergency, the work in progress and the Contractor's physical plant on site.
6. **Smoking Precautions:**
 - .1 Although smoking is not permitted in hazardous areas, care must still be exercised in the use of smoking materials in non-restricted areas.
 - .2 Smoking is not permitted within the building.
7. **Rubbish and Waste Materials:**
 - .1 Rubbish and waste materials are to be kept to a minimum.
 - .2 The burning of rubbish is prohibited.
 - .3 All rubbish shall be removed from the work site at the end of the work day or shift or as directed.
 - .4 Extreme care is required where it is necessary to store oily waste in work areas to ensure maximum possible cleanliness and safety.
 - .5 Greasy or oily rags or materials subject to spontaneous combustion shall be deposited and kept in an approved receptacle and removed as required.
8. **Flammable Liquids:**
 - .1 The handling, storage and use of flammable liquids are to be governed by the current National Fire Code of Canada.
 - .2 Flammable liquids such as gasoline, kerosene and naphtha may be kept for ready use in quantities not exceeding 45 litres provided they are stored in approved safety cans bearing the Underwriter's Laboratory of Canada or Factory Mutual seal of approval. Storage of quantities of flammable liquids exceeding 45 litres for work purposes, requires the permission of the Fire Chief.
 - .3 Transfer of flammable liquids is prohibited within buildings or on jetties.
 - .4 Transfer of flammable liquids shall not be carried out in the vicinity of open flames or any type of heat-producing devices.
 - .5 Flammable liquids having a flash point below 38 degC such as naphtha or gasoline shall not be used as solvents or cleaning agents.
 - .6 Flammable waste liquids for disposal, shall be stored in approved containers located in a safe ventilated area. Quantities are to be kept to a minimum and the Fire Department is to be notified when disposal is required.
9. **Hazardous Substances:**
 - .1 If the work entails the use of any toxic or hazardous materials, chemicals and/or explosives, or otherwise creates a hazard to life, safety or health, work shall be in accordance with the National Fire Code of Canada.

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- .2 The Fire Chief is to be advised, and a 'Hot Work' permit issued in all cases involving welding, burning or the use of blow torches and salamanders, in buildings or facilities. Special precautions are necessary to safeguard life and property from damage by fire or explosives.
 - .3 Wherever work is being carried out in dangerous or hazardous areas involving the use of heat, fire watchers, equipped with sufficient fire extinguishers shall be provided. The determination of dangerous or hazardous areas along with the level of precaution necessary for Fire Watch shall be at the discretion of the Fire Chief. Contractors are responsible for providing fire watch service for their work on a scale established and in conjunction with the Fire Chief at the pre-work conference.
 - .4 Where flammable liquids, such as lacquers or urethanes are to be used, proper ventilation shall be assured and all sources of ignition are to be eliminated. The Fire Chief is to be informed prior to and at the cessation of such work.
10. **Questions and/or Clarifications:**
- .1 Any questions or clarification on Fire Safety in addition to the above requirements shall be directed to and cleared through the Fire Chief

01 45 00 – QUALITY CONTROL

1. The Owner / Architect will identify inspection testing companies. Testing will be paid for by the Owner unless noted otherwise.
2. Contractor to be responsible for coordinating completion of the required testing to suit the progress of the project and the required frequencies of the test defined in the specifications or requested by the Consultant Team.
3. Contractor to give the Consultant team notice of the progress of the work to provide reasonable opportunity to review the work for compliance with the Contract Documents. Failure to do so will be cause for the Consultant to classify the work as defective.
4. If the initial inspections and tests required to establish compliance with the Contract Documents indicates non-compliance with the Contract Documents, subsequent testing or re-inspection occasioned by non-compliance to be performed by the same Inspector(s) and the cost thereof borne by the Contractor. Where factual evidence exists, that defective workmanship has occurred or that work has been carried out incorporating defective materials, the Consultant may have tests, inspections or surveys performed, analytical calculation of structural strength made and the like in order to help determine whether the work must be replaced. Tests, inspections, or surveys carried out under these circumstances will be made at the Contractor's expense, regardless of their results, which may be such that, in the Consultant's opinion, the work may be acceptable. Testing to be conducted in accordance with the requirements of the Ontario Building Code, except where this would in the Consultant's opinion cause undue delay or give results not representative of the rejected material in place. In this case, the tests to be conducted in accordance with the standards given by the Consultant. Materials or workmanship which fails to meet specified requirements may be rejected by the Consultant whenever found at any time prior to final acceptance of the work regardless of previous inspection. If rejected, defective materials or work incorporating defective materials or workmanship to be promptly removed and replaced or repaired to the satisfaction of the Consultant, at no expense to the Owner.
5. Construction Tolerances:
 - .1 Unless more restrictive/demanding requirements are specified, the following construction tolerances are acceptable:
 - .1 "Plumb and level" - 3mm in 3m (1/8" in 10'-0").
 - .2 "Square" - 10 seconds more or less than 90 degrees.
 - .3 "Straight" - 3mm (1/8") under a 3m (10'-0") long straight edge.
 - .4 Tolerances to not be cumulative

01 50 00 – TEMPORARY FACILITIES AND CONTROLS

1. The Contractor shall be responsible to ensure that activities are in compliance with applicable legislation. The Contractor shall be responsible for the provision of and removal of temporary provisions and controls for the project including but not limited to the following:
 - .1 Identification and enclosure of materials / spaces required to develop an appropriate 'field of operations / staging / storage areas' to permit the execution of the project. Refer to drawings for extent of the site available to the Contractor for the 'field of operations'.
 - .2 The provision of parking areas for the Contractors / Trade Contractors personnel. Onsite parking is available and limited to the Contractor's 'field of operations' identified on the drawings.
 - .3 The provision of hoisting, scaffolding, roads, walkways and other construction aids as required.
 - .4 The provision of field offices / sheds to be located in the Contractor's 'field of operations' identified on the drawings.

- .5 The provision of temporary heat. Salamanders to not be permitted.
- .6 The provision of temporary lighting and power systems. Maintain not less than 160 LUX level. Temporary power distribution wiring to comply with the Ontario Hydro Electrical Safety Code. Obtain inspection certificates and approvals for temporary electrical work.
- .7 Temporary washroom facilities for use by the Contractor and Subcontractors the duration of the project.
- .8 The provision of protection of completed construction where ongoing work or exposure to weather may cause damage.
- .9 **The provision of building enclosures;** Work to include temporary enclosure for building as required to protect it, in its entirety, or its parts, against vandals, the elements, and to maintain temperatures which ensure conditions for installation that prevent harm to materials. Erect temporary enclosures to allow accessibility for the installation of materials during the time the enclosures remain in place. Design temporary enclosures to withstand wind pressures. Structural framing of the building may be used within load limits for which the framing is designed, for support of temporary enclosures. Keep surfaces of temporary enclosures free of snow and ice, to avoid overloading of building framing.
- .10 **Dust Nuisance, Mud, Snow and Ice Removal;** Prevent nuisance to adjacent properties near the works from dust raising and mud deposits, by taking appropriate anti-dust and mud measures, at such times as found necessary, and as directed by the Consultant, or at any other times complaints of dust or mud are received from the public by either the Contractor, the Consultant, or the Owner.
- .11 The provision of dust / air tight and protective partitions to protect occupants, existing equipment, maintain exits and keep existing area free of construction contaminants in accordance with the following;
 - .1 Provide dust tight screens or partitions to localize dust generating activities, and for the protection of workers, areas scheduled to remain occupied during construction, finished areas of work and the public. Maintain and relocate, as required, to suit construction sequencing and until such work is complete.
 - .2 Maintain existing exits and accesses to exits and vehicle access points serving portions of the building scheduled to remain in use by the Owner, including corridors and doorways (man doors and overhead doors), free of impediments and obstructions.
 - .3 Where an exit or access to exit is unavoidably blocked provide an acceptable alternate exit and/or access route, clearly defined and protected so that it is separated from the construction area by a smoke and dust tight partition equivalent to a 45 minute fire separation. Proposed alternate exits to be to the satisfaction of authorities having jurisdiction.
 - .4 At existing occupied floor areas exposed to new construction, provide a temporary dust tight partition equivalent to a 45 minute fire separation. Proposed partition to be to the satisfaction of authorities having jurisdiction.
- .12 **The provision of safeguards;** In addition to the requirements of the Occupational Health and Safety Act provide temporary safeguards and protection adequate to maintain standard safety practices and to protect against:
 - .1 Accident or injury to any workman and other persons on the site, adjacent work and property, roads and walks.
 - .2 Damage to any part of the work and to any adjoining or adjacent structure, property, pavement, walks, services and other similar items by frost, weather, overloading, and any other cause resulting from the execution of the work.
 - .3 Particular attention to be paid to the prevention of fire and elimination of fire hazards which would endanger the work or adjacent buildings and premises.
 - .4 Particular attention to be paid to the prevention of spills or releases of asbestos, PCB's or mercury which would endanger the work at the site and at adjacent buildings and premises.
 - .5 Should any part of the work or any buildings, pavements, trees, poles, hydrants, cultivated or grassed areas, etc., on or surrounding the site and adjacent to any road leading thereto, become damaged or disfigured due to lack of failure of such protection, make good with material identical with existing and adjoining surfaces, or compensate the Owner for value of same.
 - .6 Provide necessary temporary enclosures, hoardings, fences, gates, guardrails, hoists, stairs, ladders, scaffolding, staging, runways, night-lights, and barriers as necessary for the work. Conform to such requirements of the Labour Laws and other Provincial or local labour safety laws, applicable thereto. Be responsible for scaffolding, formwork, or other temporary supports used during the work. Where such structures are of a complicated nature, employ the services of a Registered Professional Engineer to design such scaffolding, framework, or other temporary supports. Support scaffolding independently of the building's finished surfaces. Arrange to avoid when not in use to permit work to proceed unimpeded, and promptly remove when no longer required.
 - .7 Use temporary fire standpipes and hose, or other approved fire extinguishing equipment in the building(s) until the permanent fire protection system in the building(s) is available.

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- .8 Should work be stopped for any cause, provide protection for the work and necessary temporary cold weather heating during such periods of work stoppages.
- .9 Keep portions of the work properly and efficiently drained during construction and until completion, and the Contractor will be held responsible for damage which may be caused or result from water backing up or flowing over, through, from, or along any part of the works, whether such damage is to the works, to the existing building, or to neighbouring properties.
- .10 Underground Electrical Services: provide safeguards to existing underground electrical services.
- .13 Water, reasonably used, to be provided by the Owner at no cost.
- .14 Electricity, reasonably used, to be provided by the Owner at no cost. Contractor may connect to existing electricity for use of trades except for purpose of power welding and electric heating.

01 74 00 – CLEAN UP REQUIREMENTS

Part 1. General:

1. General Requirements

- .1 Maintain the work in a tidy condition and free from the accumulation of waste products and debris, other than that caused by the Owner, other Contractors or their employees. Conform to requirements established by jurisdictional authorities for environmental and pollution control. Prevent dust from spreading to adjoining properties. Keep roads and sidewalks free from excavated materials, dirt and debris, snow, and ice.
- .2 Use only cleaning materials recommended by manufacturer of surface to be cleaned.
- .3 Use cleaning material only on surfaces recommended by cleaning material manufacturer.

2. Clean-up:

- .1 Contractor will be responsible for clean up on a daily basis. If the site is not cleaned each day Owner will arrange for site clean-up and the Contractor will be charged the cost as determined by Owner.
- .2 Contractor will be responsible for the clean-up and removal of rubbish and surplus material associated with his work. Clean up is to be scheduled and carried out to the satisfaction of Owner.
- .3 Contractor will be responsible for daily general housekeeping.
- .4 Should the Contractor repeatedly fail or refuse to perform his own clean-up, Owner to perform this work after 48 hours' notice and cost to be assessed to the Contractor's account.
- .5 At completion of the work, each Contractor to remove tools, equipment, machinery, storage sheds, temporary protection and surplus material leaving the project clean and ready for occupancy.

3. Final Clean-up:

- .1 Contractor to be responsible for the final clean-up of the project prior to achieving substantial completion. This to be completed by experienced personnel or professional cleaners to the satisfaction of Owner / Architect and to generally include the following;
 - .1 Upon completion of work, or, where work is phased, upon completion of each phase, thoroughly clean all surfaces and components. Provide professional cleaning by a recognized, established cleaning company, to allow Owner to occupy without further cleaning except where specifically indicated otherwise.
 - .2 All excess construction materials and construction debris to be removed from the site.
 - .3 All interior surfaces and fixtures to be vacuum clean, mopped and wiped. Clean and polish glass and mirrors.
 - .4 All manufacturer's labels, stickers, markings to be removed.
 - .5 Remove stains, dirt and smudges from finished surfaces. Remove all essential labels completely from finished surfaces.
 - .6 Clean exposed finished surfaces in accordance with respective material manufacturer's recommendations.
 - .7 Clean mechanical and electrical fixtures and other fittings of labels, wrappings, paper and other foreign material.
 - .8 Replace heating, ventilation and air conditioning filters if units were operated during construction. Clean inside of ducts, blowers and coils.
 - .9 Remove from work areas all waste and surplus materials from all areas, including roofs and ceiling spaces.
 - .10 Remove snow and ice from driveways, parking areas and walks.
 - .11 Power wash paved surfaces.
 - .12 Exterior building surfaces to be cleaned, washed and wiped. Dust, efflorescence or other markings, debris to be removed. Clean and polish glass.
 - .13 Exterior hard surfaces to be broom clean, soft landscaping to be rake clean.

4. Disposal of Waste Materials

- .1 All waste materials resulting from construction activities belong to the Contractor and shall be removed and legally disposed unless clearly stated otherwise.
- .2 Separate recyclable/reusable materials to maximum extent possible from general waste stream and transport to recycling/reuse facilities.
- .3 Fires and burning of waste materials is not permitted on site.
- .4 Do not bury waste or materials on site.
- .5 Do not dispose of liquid waste or volatile materials into watercourses, storm or sanitary.
- .6 Do not use the Owner's garbage disposal containers.

Part 2. Materials – not applicable

Part 3. Execution – not applicable

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01 77 19 - CLOSEOUT REQUIREMENTS

Part 1. GENERAL

1. GENERAL INSTRUCTIONS

- .1 The procedures for completing Contract and acceptance by the Owner shall be in accordance with the methods prescribed by Owner.
- .2 Stages will be reviewed at the Contract start-up meeting to ensure that parties understand their responsibilities. Refer to Section 01 31 19 for procedures and requirements for Contract start-up meeting.
- .3 Within four (4) weeks of commencement of the Work, submit to the Consultant a list of closeout submittals required by the Contract Documents.
- .4 Note that entities other than the Owner may be involved in the closeout procedures described herein, including attendance at any operation and/or maintenance training sessions required. The Owner will coordinate such attendance as required.

2. FINAL CLEANING

- .1 Co-ordinate final clean-up with the Owner's representatives and opening requirements.
- .2 In addition to requirements for cleaning-up specified in the General Conditions of the Contract, and in Section 01 11 00, include in work final cleaning by skilled cleaning specialists on completion of construction.
- .3 Remove temporary protections and make good defects before commencement of final cleaning.
 - .1 mirrors;
 - .2 porcelain, enamel, and finish metals;
 - .3 washroom accessories.
- .4 Vacuum cleaning of ceilings, walls and floors.
- .5 Cleaning of glazed wall surfaces.
- .6 Cleaning of hardware, mechanical fixtures, lighting fixtures, cover plates, and equipment, including polishing of their finish metal, porcelain, vitreous, and glass components.
- .7 Removing of visible labels left on materials, components, and equipment.
- .8 Maintain cleaning until Owner has taken possession of building or portions thereof.

3. CLOSE-OUT SUBMITTALS

- .1 Collect reviewed submittals, and assemble required closeout submittals executed by Subcontractors, Suppliers, and manufacturers. Prior to submitting closeout submittals to the Consultant, undertake the following:
 - .1 Review maintenance manual contents (operating, maintenance instructions, asbuilt drawings, materials) for completeness.
 - .2 Review in relation to Contract Price, Change Orders, Change Directives, holdbacks and other adjustments to the Contract Price.
 - .3 Review inspection and testing reports to verify conformance to intent of Contract Documents and that changes, repairs or replacements have been completed.
 - .4 Execute transition of performance bond and labour and materials payment bond to warranty period requirements.
 - .5 Submit a final statement of accounting giving total adjusted Contract Price, previous payments, and monies remaining at time of application for completion of the Contract. Consultant will issue a final change order reflecting approved adjustments to Contract Price not previously made, if any.
- .2 No later than then (10) working days prior to submitting request for Consultant's review to determine if Substantial Performance of the Work has been achieved, submit to the Consultant the closeout submittals specified in this section, including, but not limited to, reviewed shop drawings, Product data sheets, samples, operating instructions, as-built records, and fully executed warranties and guarantees.
- .3 For items of the Work delayed materially beyond date of Substantial Performance of the Work, provide updated closeout submittals within ten (10) working days after acceptance, listing date of acceptance as start of warranty period.
- .4 Neither the Consultant's review to determine if Substantial Performance of the Work has been achieved, nor acceptance of the Work, will take place until receipt, by the Consultant, of acceptable copies of the closeout submittals required herein and by the Contract Documents.
- .5 As-built records and operation and maintenance manuals, as indicated in Section 01 33 00.
- .6 Maintenance materials:
 - .1 Refer to schedule of itemized prices for overage, extra stock, and maintenance materials required. Deliver to a location and at a time specified by the Owner, organize items in Owner's storage area as directed by the Owner, and as follows:

- .1 Use unbroken cartons, or if not supplied in cartons, material shall be strongly packaged.
- .2 Clearly mark cartons or packaging as to contents, project name, and Supplier.
- .3 If applicable give colour and finish, room number or area where material is used.
- .2 Replace incorrect or damaged maintenance materials delivered to Owner, including damage through shipment.
- .3 Provide a typed inventory list of maintenance materials prior to Substantial Performance of the Work application. List all items, complete with quantities, and storage locations.
- .4 Establish a master list identifying maintenance materials and maintain a log of when materials are turned over to Owner and signing authority for acceptance of materials on behalf of Owner. Master list and log shall be in a format acceptable to the Owner.
- .7 Owner communication material:
 - .1 Deliver Owner communication material that was applied to hoarding and/or temporary barriers and enclosures during the Work. Salvage such material in accordance with Section 01 11 00.

5. SUBSTANTIAL PERFORMANCE OF THE WORK

- .1 Deficiency review:
 - .1 Neither Owner nor Consultant will be responsible for preparation or issuance of extensive lists of deficiencies. Contractor assumes prime responsibility for ensuring that items shown and described in the Contract Documents are complete. Any reviews to approve the certificate of Substantial Performance of the Work will be immediately cancelled if it becomes obvious to the Consultant that extensive deficiencies are outstanding.
 - .2 The Contractor shall conduct an inspection of the Work to identify deficiencies and defects, which shall be repaired. When the Contractor considers that the Work is substantially performed, the Contractor shall prepare and submit to the Consultant a comprehensive list of items to be completed or corrected and apply for a review of the Work by the Consultant to determine if Substantial Performance of the Work has been achieved.
 - .3 The Contractor's request described above shall include a statement by Contractor that the Work to be reviewed by Consultant for deficiencies is, to the best of the Contractor's knowledge, in compliance with Contract Documents, reviewed shop drawings, and samples, and that deficiencies and defects previously noted by Consultant have been repaired.
 - .4 No later than fifteen (15) working days after the receipt of the Contractor's request described above, but contingent upon the prior receipt, by the Consultant, of the closeout submittals in the manner and form specified in this section, the Consultant and the Contractor will review the Work to identify any defects or deficiencies. If necessary, the Contractor shall tabulate a list of deficiencies to be corrected prior to Substantial Performance of the Work being certified by the Consultant.
 - .5 During review, the Consultant and the Contractor will decide which deficiencies or defects must be rectified before Substantial Performance of the Work can be certified, and which defects are to be treated as warranty items.
 - .6 Provide a schedule of planned deficiency review having regard to the foregoing.
- .2 Certification of Substantial Performance of the Work:
 - .1 When the Consultant considers that the deficiencies and defects have been completed and that it appears that the requirements of the Contract Documents have been substantially performed, the Consultant shall issue a certificate of Substantial Performance of the Work to the Contractor, stating the date of Substantial Performance of the Work.
 - .2 The certificate of Substantial Performance of the Work shall be prepared in form required by Construction Lien Act.
 - .3 The Contractor shall publish the notification of Substantial Performance and provide the Consultant a certification of publication. The date of certification of publication is the start date of the 45 day lien period.
- .3 Final Inspection for completion of the Contract:
 - .1 Deficiencies and defects shall be made good before the Contractor submits a written request for final review of the Work and before the Contract is considered complete.
 - .2 When Contractor is satisfied that the Work is complete, and after the Contractor has reviewed the Work to verify its completion in accordance with the requirements of the Contract Documents, the Contractor shall submit a written request for a final review by the Consultant, who in turn will notify the Owner.
 - .3 If there are any deficiencies identified as a result of this review, they shall be listed by the Consultant and submitted to the Contractor. This list shall be recognized as the final deficiency list for purposes of acceptance of the Work under the Contract.
 - .4 Such deficiencies shall be corrected by a date mutually agreed upon between Consultant and the Contractor, unless a specific date is required by Contract, and a further review by the Consultant shall be called for by the Contractor following his own review to take place within seven (7) days from date of request.
 - .5 Contractor shall thereafter submit invoice for final payment.

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- .6 Money shall be withheld for deficiency work and will be released only when all deficiencies have been completed. No partial payment to be recognized until all work is completed.
- .4 If the Contractor needs to return to the Place of the Work to complete deficiencies after the Owner has taken possession, the Contractor shall provide the Owner with a minimum of one (1) week's prior notice of such requirement.

6. WARRANTY PERIOD

- .1 Provide on-going review and attendance to call-back, maintenance and repair problems during the warranty periods.
- .2 At the beginning of the 12th month after Substantial Performance of the Work, the Owner, Contractor and Consultant, along with key Subcontractors as designated, shall carry out a complete review of the built project to determine which deficiencies are to be rectified under the warranty.
 - .1 Extended warranty items shall have a complete review to determine which deficiencies are to be rectified under the warranty, one month prior to the end of the warranty.
- .3 Contractor shall be responsible for timely written notification of Owner, and Consultant a minimum of three (3) months prior to such end of warranty period inspection and any delay in such notification shall extend such warranty period until proper notification is received by Owner, and Consultant.

Part 2. PRODUCTS

- 1. Not Applicable

Part 3. EXECUTION

- 1. Not Applicable

01 78 00 – WARRANTIES

Part 1. General

1. WARRANTIES

- .1 Warranties shall be in accordance with the General Conditions, as amended, and as follows:
 - .1 Warranties shall commence at date of Substantial Performance of the Work.
 - .2 Submit warranties for applicable items, signed by the applicable company responsible for each warranty.
 - .3 Submit warranties on form approved by Owner including, but not limited to, the following information:
 - .1 Name and address of Project.
 - .2 Warranty commencement date (date of Substantial Performance of the Work).
 - .3 Duration of warranty.
 - .4 Clear indication of what is being warranted and what remedial action will be taken under warranty.
 - .5 Authorized signature and seal of company providing each warranty.
- .2 Owner shall be named in manufacturer's Product warranties. Submit on relevant Product manufacturer's standard warranty or guarantee form.

Part 2. PRODUCTS

1. Not Applicable

Part 3. EXECUTION

1. Not Applicable

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01 91 00 – COMMISSIONING

Part 1. General

1. SCOPE:

- .1 Commissioning, testing and documentation.
- .2 Audit testing and the commissioning auditor.

2. DEFINITIONS

- .1 Commissioning: The process for achieving, verifying, and documenting that the facility and its systems are planned, designed, installed, and tested to ensure that they meet the original project requirements established by the Owner
- .2 Commissioning Team:
 - .1 Owner's Representative: Representative of the Owner, as defined in the Agreement.
 - .2 Consultant: Consultant, as defined in the Agreement.
 - .3 Commissioning Manager: Party engaged by the Owner to lead commissioning activities, and coordinate other team members.
 - .4 Contractor Representatives: Representatives of the Contractor, including any sub-contractors whose scope of work includes items requiring commissioning.
 - .5 Commissioning Auditor: Party engaged by the Owner to audit or verify results assembled by the Commissioning Team.
 - .6 Passive House consultant dedicated to monitor and auditing energy activated equipment, to address Passive House criteria for operating equipment efficiency.
 - .7 Testing Agency: Specialty agency engaged by the Owner to perform tests on components or systems to verify conformance to Owner's requirements or specified requirements.
- .3 Commissioning Documents:
 - .1 Commissioning Plan: A project-specific document which defines the scope and approach to commissioning of this facility.
 - .2 Submittal: Contract submittal, as specified in Contract Documents.
 - .3 Static check certificate: A document used to verify equipment data actually installed, prior to startup or operation.
 - .4 Operating check certificate. A document used to verify equipment operation, including performance statistics.
 - .5 Startup Reports: Report prepared by equipment startup personnel, including start-up sequence, and performance statistics. Refer to Section 01 75 16.
 - .6 Balancing Report: Report prepared by the balancing agency, indicating initial and final system performance, to Section 01 75 19.
 - .7 Maintenance Manual: A document containing detailed descriptions and technical information about start-up, operation and maintenance of equipment, to Section 01 78 40.

3. METHODOLOGY

- .1 The Commissioning Manager shall develop a Commissioning Plan, including as a minimum the management of commissioning meetings, and the management of project-specific commissioning documents.
- .2 The Passive House requirements shall apply to all relevant Sections and Work for this Project, whether specifically indicated or not. Compliance with requirements needed to obtain Passive House certification will be used as one criterion to evaluate requests for substitutions or alternates.
- .3 Commissioning Plan to include:
 - .1 Assembly of owner's requirements, including design criteria, performance goals, budgets, and schedules.
 - .2 Scheduling and chairing of commissioning meetings between team members.
 - .3 Development of static and operating check certificates for individual equipment.
 - .4 Assembly of commissioning reports, including testing and balancing reports, maintenance manuals, startup reports, and testing reports.
 - .5 Verification of data by testing agency.
 - .6 Audit procedure, to be performed in the event of dispute or failure.
- .4 Execute the commissioning plan.

4. REGULATORY REQUIREMENTS

- .1 Arrange for regulatory authorities to witness those commissioning start up procedures which are also required by regulatory authorities.
- .2 Obtain certificates of approval and for compliance with regulations from Authorities Having Jurisdiction; include copies of certificates with start up reports.

5. CONTRACT COMMISSIONING REQUIREMENTS

- .1 Witnessing: Allow commissioning team members to witness starting, testing, adjusting, and balancing procedures.
 - .1 Allow Commissioning Manager and Auditor free access to the site.
 - .2 Costs: Pay costs associated with starting, testing, adjusting, and relevant instruments and supplies required to perform those duties.
 - .3 Employ experienced personnel for equipment startup and commissioning, who are able to interpret results of readings and tests, and report the system status in a clear and concise manner.
 - .4 Provide all equipment required to perform testing, balancing, and commissioning of systems. Calibrate instruments used in start up as accurate; provide calibration certificates if requested by the Commissioning Manager.
 - .5 Utilize equipment check certificates and other commissioning documents required by the Commissioning Manager.
 - .6 Verify that equipment is installed in accordance with Contract Documents, and reviewed shop drawings. Sign and date static check certificates.
 - .7 Do not start up equipment unless static check sheets have been completed and submitted.
 - .8 Complete in detail, and sign operating check certificates.

Part 2. Products

Part 3. Execution

1. COMMISSION TESTING

- .1 Allow for work, effort, and associated costs necessary to assist an Owner appointed and remunerated Commissioning Manager, for fulfilment of a commission testing process of the facility and Work.
- .2 Coordinate, cooperate, and harmonize efforts with the Commissioning Manager.
- .3 Commission testing will include a random testing and evaluation process as determined by the [Commissioning Manager] [Owner] [Construction Manager].
- .4 System and device checks to be suitably logged, tabulated, signed, and incorporated into project Operating and Maintenance Manuals:
 - .1 Prior to start of testing, provide [two (2)] [three (3)] complete sets of up-to-date contract drawings and specifications including addenda to the Commissioning Manager.
 - .2 Provide [one (1) copy] [two (2) copies] of each approved notice of change and clarification.
 - .3 Coordinate site visits by the Commission Manager and the affected parties during warranty periods.
- .5 The commissioning process will not:
 - .1 Preclude the duties and responsibilities described in the Contract Documents nor the requirements and obligations of the Contract.
 - .2 Circumvent any required warranties.
 - .3 Relieve the Contractor from warranty requirements, responsibilities, or obligations.
- .6 Prior to commission testing, perform the following and provide copies to the Commissioning Manager, of component and assembly Contract Document compliance:
 - .1 Static test certificates.
 - .2 Equipment operating certificates.
 - .3 [Three (3)] copies of valve tag list.
 - .4 Inspection certificates from authorities having jurisdiction.
 - .5 Required copies of shop drawings.
 - .6 Manufacturer's operating and maintenance brochures of all major equipment.
- .7 Ensure all systems have been started, adjusted to design criteria, and are functionally operational, ready for independent testing.
- .8 Cooperate with the Commissioning Manager in advance of activating operating systems.
- .9 Test results that reveal failure to conform to the Contract Documents, will result in [the Owner arranging and paying to correct the Work at the Owner's discretion, and recovering all associated costs from the Contractor] [a second series of tests performed by an Auditor].

2. AUDIT TESTING AND THE COMMISSIONING AUDITOR

- .1 In the event on non-compliance or test failure described in the commission testing process above, comply with the following requirements.
- .2 Allow for work, effort, and associated costs necessary to assist an Owner appointed and remunerated Auditor, for fulfilment of a further audit testing of the facility and Work.
- .3 Coordinate, cooperate, and harmonize efforts with the Auditor.
- .4 Audit testing will include further random testing and evaluation as determined by the Owner, the Auditor, and the Commissioning Manager.

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- .5 Suitably log, tabulate, and incorporate signed system and device check certificates into Operating and Maintenance Manuals.
- .6 Coordinate site visits by the Auditor, Commission Manager and the affected parties during warranty periods.
- .7 The audit process will not:
 - .1 Preclude the duties and responsibilities described in the Contract nor the requirements and obligations of the Contract.
 - .2 Circumvent any required warranties.
 - .3 Relieve the Contractor from warranty requirements, responsibilities, or obligations.
- .8 Cooperate with the Auditor prior to testing of operating systems.
- .9 Test results that demonstrate failure to conform to the Contract Documents, may result in the following, at the Owner's sole discretion:
 - .1 Complete rejection of the subject component, assembly, or system.
 - .2 Removal of defective items from the Work.
 - .3 An adjustment credit to the Contract Price for the Owner's estimated value of the subject item plus remuneration for associated damages and inconvenience.
 - .4 Provision of a suitable substitute Product in place of the defective Product.
 - .5 Substituted Products will be required to be commissioned and audited and undergo the same scrutiny as described for commission testing and audit testing described above

DIVISION 02 – EXISTING CONDITIONS

02 00 00 – EXISTING CONDITIONS

1. Make good surfaces and finishes damaged or disturbed due to Work of this Contract to match existing. Ensure that material used to repair damage is compatible with existing work.
1. Term “make good” to mean repairing or filling operations performed on existing floors, walls, ceiling or any other exposed surfaces. Perform cutting and patching where applicable as specified herein. It is intended that finished surfaces match and line with existing adjoining surfaces.
2. Restore Site to condition equal to or, if specified elsewhere, to condition better than existing conditions.
3. Restore lands outside of limits of Work which are disturbed due to Work to original condition in addition to complying with requirements of General Conditions of the Contract

02 41 00 –DEMOLITION

1. Demolition activities to conform to CSA S350-M1980 (R2003), Code of Practice for Safety in Demolition of Structures. Refer to drawings for extent of demolition activities. Demolish portions of the existing building and related services as required to permit construction of new work. Demolish and dispose of components of existing building as described on demolition drawings.
 - .1 Provide a comprehensive demolition plan that confirms with CSA S350-M1980 (R2003) and illustrates / describes the methodology for safely demolishing portions of the existing building to provide access to the new addition. Indicate temporary shoring where required. Demolition plan to be stamped by a professional engineer licenced to practice in the Province of Ontario.
2. Separate waste materials for reuse and recycling where possible and deliver to recycling depots.
3. Fires and burning of waste or materials is not permitted on site. Do not bury rubbish waste materials. Do not dispose of waste or volatile materials including but not limited to: mineral spirits, oil, petroleum based lubricants, or toxic cleaning solutions into watercourses, storm or sanitary sewers.
4. Cover or wet down dry materials and waste to prevent blowing dust and debris.
5. Prevent movement, settlement or damage of adjacent structures, services, walks, paving, trees, and landscaping, adjacent grades to remain. Repair damage caused by demolition as directed by Consultant.
6. Support affected structures and, if safety of structure being demolished or adjacent structures, services or vehicles appears to be endangered, take preventative measures, stop Work. Notify Consultant immediately if existing building, services or vehicles on the site are affected.
7. Disconnect gas, water, sanitary, electrical and telephone service lines entering area of buildings to be demolished. Do not disrupt active or energized utilities designated to remain undisturbed. Coordinate with building owner
Removal of hazardous waste to be by the Owner.
8. Where applicable, supply separate, clearly marked disposal bins for categories of waste material. Dispose of demolished materials not designated for alternate disposal, in accordance with applicable regulations. Transport material designated for alternate disposal using approved haulers/ facilities/receiving organizations in accordance with applicable regulation

DIVISION 06 – WOOD, PLASTICS + COMPOSITES

06 10 00 - ROUGH CARPENTRY

Part 1. General:

1. Rough Carpentry systems and materials to be provided in accordance with the following;
 - .1 **Scope:** Provide required labour and materials to supply and install rough carpentry items and described on the drawings including the rough carpentry items listed herein.
2. Quality Assurance
 - .1 N.L.G.A. 2017 National Lumber Grades Authority, Standard Grading Rules for Canadian Lumber.
 - .2 Identify lumber by grade stamp of an agency certified by Canadian Lumber Standards Administration Board.
 - .3 Plywood identification: by grade mark in accordance with applicable CSA Standards.
 - .4 Each panel of plywood required to be fire retardant treated to bear ULC label indicating Flame Spread Classification (FSC) and smoke developed.
3. Referenced Standards
 - .1 CSA O86:19 Engineering Design in Wood
 - .2 CSA-B111 (R2003) Wire Nails, Spikes and Staples
 - .3 CSA-O121-17 Douglas Fir Plywood
 - .4 CSA-O151-05 (R2019) Canadian Softwood Plywood
 - .5 CAN/CSA-O141-91 Softwood Lumber
 - .6 CAN/CSA -O80 SERIES-15 (R2020) Wood Preservation
 - .7 CAN/ULC-S102-M88 Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies
 - .8 CAN/CSA G164-M92 Hot Dip Galvanizing of Irregularly Shaped Objects
 - .9 NFPA 80-1999 Fire Doors and Windows.

Part 2. Products:

1. Materials:
 - .1 Except as indicated or specified otherwise lumber to be softwood S4S, SPF Species moisture content (MC) not greater than 19% at time of installation in accordance with the following standards;
 - .1 CSA 0141.
 - .2 NLGA Standard grading rules for Canadian Lumber.
 - .2 Machine stress - rated lumber is acceptable for purposes.
 - .3 Lumber:
 - .1 S-DRY, graded and stamped to National Lumber Grades Authority, Standard Grading Rules for Canadian Lumber.
 - .1 Studs: No. 1/No. 2 (SPF), 121c. "STUD".
 - .2 Blocking, furring, strapping, battens, nailers, bracing, and bridging: spruce, pine or fir (SPF), standard or better grade.
 - .4 Plywood: Canadian softwood plywood conforming to CSA 0151, "G1S".
 - .1 Pressure Treated Plywood: Pressure treated plywood conform to CSA 0151, "G1S".
 - .5 Nails, Spikes, Staples and Other Connectors: to CSA B111, galvanized for exterior work, interior highly humid areas and for treated lumber; plain finish elsewhere.
 - .6 Bolts, Nuts, Washers, Screws and Pin Type Fasteners: Hot dip galvanized to CAN/CSA G164 for exterior work. Elsewhere for sight exposed surfaces, prime paint. Use surface fastenings of following types, except where specified type is indicated:
 - .1 To hollow masonry, gypsum board and panel surfaces use toggle bolts.
 - .2 To solid masonry and concrete use expansion shield with lag screw, or lead plug with wood screw.
2. Fabrication:
 - .1 Comply with CAN3-086 or CAN3-086.1 for fabrication and assembly of structural components off site, or on site.
 - .2 Design construction details for expansion and contraction of materials.
 - .3 Machine sand surfaces exposed in the finished work. Hand sand to an even smooth surface free from scratches.
 - .4 List of Rough Carpentry Items: This Section includes, but is not necessarily limited to, the following:
 - .1 Concealed support elements, anchors, bolts, inserts, sleeves for work in this section.

- .2 Wood Blocking for Millwork: Provide wood blocking on and within partitions as required to support millwork and other wall mounted specialty items.
- .3 Plywood Roof Sheathing: Provide 12.5mm thick T+G plywood exterior grade sheathing and required fasteners over roof truss system as detailed on the drawings. Refer to Structural Documents.
- .4 Provide 19mm thick exterior grade plywood sheathing at fascia as detailed in the drawings.
- .5 Provide 16mm exterior grade plywood sheathing and 2" x 6" pressure treated wood framing at windowsill, jambs and heads as detailed on the drawings.
- .6 Pressure treated lumber; 2" x 4", 1"x 6" for the construction of the garbage enclosure.
- .7 Wood framing at window openings: Provide 16mm thick exterior grade plywood sheathing and pressure treated wood framing in dimensions as detailed on the drawings around window opening.

Part 3. Execution:

- 1. Examination
 - .1 Examine areas of work of this section, report any discrepancies and unsatisfactory conditions to the consultant, commencement of work implies acceptance of conditions.
- 2. General:
 - .1 Lay out work carefully and to accommodate work of others. Cut and fit accurately. Erect in position indicated on drawings. Align, level, square, plumb and secure work permanently in place. Join work only over solid backing.
 - .2 Bore holes true to line, and to same size as bolts. Drive bolts into place for snug fit, and use plates or washers for bolt heads and nut bearings. Turn up bolts and lag screws tightly when installed, and again just before being concealed by other work or at completion of work.
 - .3 Co-operate with work of other Sections to ensure that unity of actions will ensure orderly progress to meet construction schedule.
 - .4 Provide anchors, bolts and inserts required for attachment of the work of this Section to those performing the work of other Sections, and who are responsible for their installation.
 - .5 Work to include such rough hardware as nails, bolts, nuts, washers, screws, clips, hangers, connectors, and strap iron required for installation of work, and operating hardware required on work of this Section for temporary work.
- 3. Grounds, Blocking, Strapping, Furring, Sleepers and Nailers:
 - .1 Do not regard grounds, blocking, furring, and such other fastening provisions as shown on drawings as exact or complete. Provide required provisions for fastenings, located and secured to suit site conditions and adequate for intended support.
 - .2 Cut fastening work into lengths as long as practicable, and with square ends. Erect work plumb, in true planes, and fastened rigidly in place.
 - .3 Provide wood furring and strapping for applied facings, caseworks, etc.
 - .4 Except where steel is specifically shown, provide wood blocking and supports in metal stud partitions for fastening of items anchored to stud partitions. Provide wood blocking and supplementary supports in metal studs supporting counters and similar items.
 - .5 Co-ordinate with Section 09 21 16, for the installation of wood blocking for fastening of wall mounted accessories and casework.

DIVISION 07 – THERMAL + MOISTURE PROTECTION

07 21 00 – BUILDING INSULATION

Part 1. General:

1. Scope: Provide fibreglass batt, blanket and mineral wool semi-rigid thermal insulation with accessories.
2. References:
 - .1 CGSB 71 GP 24M, Adhesive, Flexible, for Bonding Cellular Polystyrene Insulation
 - .2 CSA A451.1, Polystyrene Insulation Adhesives
 - .3 CAN/ULC S102, Surface Burning Characteristics
 - .4 CAN/ULC S114, Standard Method of Test for Determination of Non-Combustibility in Building Materials.
 - .5 CAN/ULC S124, Standard Method of Test for the Evaluation of Protective Coverings for Foamed Plastic.
 - .6 CAN/ULC S701, Standard for Thermal Insulation, Polystyrene, Boards and Pipe Covering.
 - .7 CAN/ULC S702, Thermal Insulation Mineral Fibre for Buildings
 - .8 CAN/ULC S705.2, Standard for Thermal Insulation – Spray Applied Rigid Polyurethane Foam, Medium Density - Application
 - .9 CAN/ULC S770-03, Standard Test Method for Determination of Long-term Thermal Resistance of Closed-Cell Thermal Insulating Foams.
 - .10 ASTM C 665, Specification for Mineral Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing.
 - .11 ASTM C 518, Test Method for Steady State Thermal Transmission Properties by Means of the Heat Flow Meter.
 - .12 ASTM C423, Test Method for Sound Absorption Coefficient by the Reverberation Room Method
 - .13 ASTM D2842, Standard Test Method for Water Absorption of Rigid Cellular Plastics
 - .14 ASTM D1621, Standard Test Method for Compressive Properties of Rigid Cellular Plastics
 - .15 ASTM E 84, Test Method for Surface Burning Characteristics of Building Materials.
 - .16 ASTM E 136, Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C.
 - .17 ASTM E139, Standard Test Methods for Conducting Creep, Creep-Rupture, and Stress-Rupture Tests of Metallic Materials.
3. Submittals:
 - .1 Provide submittals in accordance with Section 01 33 00.
 - .2 Product Data: For each product provide data on published "R" value for thicknesses of insulation, product characteristics, performance criteria, limitations and fire ratings, if required.
 - .3 Submit research and evaluation reports for foam plastic insulation where required by authorities having jurisdiction.
 - .4 Safety Data Sheets:
 - .1 Submit WHMIS safety data sheets for inclusion with project record documents. Keep one copy of WHMIS safety data sheets on site for reference by workers.
4. Product Delivery, Storage, and Handling:
 - .1 Handle and store material in accordance with manufacturer's recommendations and Industrial Health and Safety Regulation requirements.
 - .2 Materials will be delivered to job in their original packages and containers bearing manufacturer's labels intact and clearly visible.
 - .3 Do not expose rigid insulation board to sunlight after installation. Protect with black polyethylene or tarpaulin cover as recommended by manufacturer if permanent covering is not completed within twenty-four (24) hours.
 - .4 Store materials off ground in dry, watertight areas, under cover away from direct sunlight.
 - .5 Protect to prevent damage by other trades.
5. Project Conditions:
 - .1 Environmental Limitations: Do not install insulation adhesives when temperature or weather conditions are detrimental to successful installation.

Part 2. Products:

1. Fibreglass Batt Insulation:
 - .1 **For use at interior walls where acoustic insulation is scheduled;** Fibreglass batt insulation shall be 'Ecotouch Pink Fiberglass' as manufactured by Owens Corning, or approved equal having the following characteristics:
 - .1 Compliance with CAN/ULC – S702 – Mineral Fibre Thermal Insulation for Buildings – Type 1.
 - .2 Compliance with CAN/ULC – S114 – Test for Non-combustibility – noncombustible.
 - .3 CAN ULC S102 Surface Burning Characteristics: Flame Spread – 0, Smoke Developed – 0.
 - .4 Thermal Resistance – R24.0 / 6" inch (6" thick batt) or R14 / 3.5" inch (3.5" batt) or R54 / 16" (16" batt)
 - .5 Compliance with CAN/ULC – S114 – Test for Non-combustibility – noncombustible.
 - .6 Dimensions –
 - .1 16" x 47" x 5.5" (413mm x 1194mm x 152mm)
 - .2 16" x 47" x 3.5" (413mm x 1194mm x 194mm)
 - .3 24" x 48" x 16" (610mm x 1219mm x 406mm)
 - .4 Size the batt to suit the thickness of the wall / truss construction as scheduled.
2. Sound (Acoustical) Insulation:
 - .1 Fibreglass or mineral fibre sound blanket insulation to thickness indicated on Drawings,
 - .2 Approved Products:
 - .1 'QuietZone' by Owens-Corning Canada.
 - .2 'Thermafiber' by CGC Gypsum, Division of CGC Inc.
 - .3 'Safe'n'Sound' by Rockwool.
 - .4 'NoiseReducer' by CertainTeed.
 - .5 Or approved equal.

Part 3. Execution:

1. Installation (Mineral Fibre and Glass Fibre Batt):
 - .1 Fit boards neatly around beams, pipes, ducts, openings and corners, reinforcing and bonding ties, and other obstructions.
 - .2 Use the largest module of insulation possible where cutting is necessary, to reduce the number of joints. Patch holes and tears with the same material.
 - .3 Insulation installations to be reviewed and approved by the Consultant prior to the installation materials that cover the insulation.

07 72 00 – JOINT SEALANTS

Part 1. General

1. Scope: Provide sealants of the following types and at the specified locations. Provide sealant backing as conditions require. Provide cleaning materials as required to remove excess sealant from adjacent material without damage. Protect the work from damage.

Part 2. Products:

1. Schedule:
 - .1 **Type A** – exterior, non-traffic bearing weather side of construction, multi component urethane based chemical curing sealant conforming to ASTM C920 Type S, Grade NS, Class 35; Dymonic FC manufactured by Tremco Limited, or approved equal. Provide sealant at joints between window / door frames and adjacent wall construction, at control joints in masonry, between and at other exterior locations as noted on the drawings.
 - .2 **Type B** – interior, non-traffic bearing, one component, interior polyurethane sealant conforming to CAN/CGSB-19.13-M87; Sikaflex 1a manufactured by Sika. Provide sealant at joints between interior window / door frames and adjacent wall construction and at other interior locations as noted on the drawings.
 - .3 **Type C** – interior sanitary caulking: one (1) component, chemical curing, mildew resistant, silicone conforming to CAN/CGSB-19.22-M, containing non-toxic fungicidal agents; DOWSIL 786 as manufactured by Dow Corning Canada Limited, Sanitary 1700 as manufactured by GE Silicones Canada or Proglaze as manufactured by Tremco Limited. Provide sealant at joints between washroom vanities, urinals, toilets, counters and backsplashes and adjacent wall / floor surfaces in kitchens, washrooms, kitchens and wet areas and as noted on the drawings.
 - .4 **Backing:** Provide polyurethane backer rods as recommended by the caulking manufacture. Ensure backer rods and caulking materials are compatible.
 - .5 **Masking Material:** Removable painting / masking tape.
 - .6 **Cleaning Materials:** Commercial grade solvent as recommended by the caulking manufacturer.

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Part 3. Execution

1. Review project and identify areas where caulking is required. Refer to schedule noted in Part 2 of this section.
2. Ensure bonding surfaces are clean, dry and free of dust, frost and soap residue. Wipe surfaces using rag saturated in solvent such as alcohol; or mineral spirits.
3. Select colour of caulking to match adjacent finished surfaces.
4. Where required provide sealant backing. Install securely in joint, recess backing to allow space for installation of the caulking.
5. Provide masking of the areas adjacent line of caulking.
6. Install caulking in accordance with manufacturer's printed instructions.
7. Remove excess caulking. Tool joint in one continuous stroke.
8. Remove masking within 10 minutes of caulking installation.
9. Remove excess caulking from areas adjacent the proposed joint prior to curing of the caulked joint.
10. Provide wood planks or other approved, non-staining means of protection for the completed caulking and sealants installations where required to protect the work from mechanical, thermal, chemical and other damage by other construction operations and traffic.
11. Maintain protection securely in place until project completion.
12. Clean caulking if required.
13. Replaced damaged caulking where required.

07 84 00 – FIRESTOPPING AND SMOKE SEALS

Part 1. General:

1. Scope: Provide tested firestop systems conforming to 'CAN/ULC-S115 – Fire test of Fire Stop Systems' at penetrations / joints at fire separations in the project. Firestop systems to have 'F' type rating not less than value required of a closure located in the fire separation. For fire separation with a fire resistance rating of 45min, a closure or 'F' rating of 30 minutes (minimum) is required.
2. Refer to drawings for the location of fire separations.
3. Provide cUL or ULC shop drawings for tested firestop solutions that match existing conditions of penetrations and articulate required materials and components required to achieve required F rating. Where no cUL or ULC tested assembly is available provide and 'engineered judgement' prepared by the systems manufacturer and signed and sealed by an engineer licensed in the province of Ontario. Refer to Submittal Schedule.

Part 2. Products:

1. Materials to include Intumescent Firestopping Systems and related components and manufactured by Hilti. Hilti (Canada) Corporation, Mississauga, Ontario, 1-800-363-4458/www.ca.hilti.com or equals by Tremco or AD Fireproofing.

DIVISION 08 – OPENINGS

08 13 13 - HOLLOW METAL DOORS AND FRAMES

Part 1. General:

1. **Scope:** Provide labour and materials as required to supply hollow metal doors and frames.
2. **References:**
 - .1 CSA-B651-18: Accessible Design for the Built Environment.
 - .2 Employment and Social Development Canada Interior Design Standards Physical Security Standard
3. **Submittals:**
 - .1 Shop Drawings: Provide shop drawings that note / illustrate the following; manufacturer, number, size, door types, frame types / profiles, jamb type and depth, fire rating, gauge, glass units, anchor types, finish, door core.
 - .2 Manufacturer's Literature: Provide manufacturer's literature on door and frame types and maintenance requirements.
4. **Quality Standard:**
 - .1 All general office doorframes shall be pressed steel and shall follow the guidelines of the Canadian Steel Door and Frame Manufacturers' Association (CSAFMA). Doors shall be provided with appropriate sound controls for a combined sound rating of 26 STC and shall follow the recommendations of CSAFMA.
 - .2 Door openings widths and hardware shall be in compliance with CSA-B651-18.
5. **Warranty:**
 - .1 Submit manufacturers' standard warranty covering the maintenance, repair or replacement of defective work for a period of one (1) year from the expiration of the standard one (1) year warranty included in the Contract under the General Conditions.
 - .2 Structural failure, leaking, loosening, fading, discolouration, deforming and failure of doors and frames to be judged as defective work.
 - .3 Total warranty period to be two (2) years.
6. **Product Delivery, Storage, and Handling:**
 - .1 Brace frame units to prevent distortion in shipment, and protect finished surfaces by sturdy protective wrappings.
 - .2 Store doors in protective wrappings in a secure dry location, to ensure that they are not damaged until hung. Install them only when work has progressed to a stage when no damage will occur to them in place.
7. **Steel Fire Rated Doors and Frames:** Doors and frames to be labelled and listed by an organization accredited by Standards Council of Canada in conformance with CAN/ULC S-104-2015, CAN4 S105-2016 and NFPA-80, 2016 edition for ratings specified or indicated.

Part 2. Products:

1. **Manufacturers:**
 - .1 Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include; but are not limited to, the following:
 - .1 Fleming Steel Doors & Frames.
 - .2 Baron Metal Doors & Frames.
 - .3 Artek Door Ltd.
 - .4 Or approved equal.
1. **Materials:**
 - .1 Steel: commercial grade steel to ASTM A568, Class 1, wiped coat galvanized to ASTM A527, coating designation ASTM A525, ZF75 typical.
2. **Doors and Panels:**
 - .1 Facings, rails, stiles: 5/64" (1.2mm) (18 ga.) base steel thickness.
 - .2 Interior Stiffeners: 0.914mm base steel thickness.
 - .3 Hardware Reinforcement: 1/8" (3mm) base steel thickness.
 - .4 Interior Doors - Sound Deadening Material: semi-rigid fibreglass 24 kg/m3 minimum density, to fill core space. Honeycomb structural core consisting of kraft paper with 3/4" (19mm) cells x core thickness may be used at interior locations.
 - .5 Exterior Doors - Insulating Material: 22 ga. steel stiffeners at 6" o/c with injected polyurethane foam, min U factor (imperial) 0.29, R3.4
 - .6 Interior Doors: door panels shall be D Series Doors by Fleming Door Products or equivalent.
 - .7 Glazing Stops: 1/16" (1.6mm) base steel thickness, formed, drilled and countersunk for fasteners.
3. **Interior Frames:**
 - .1 Steel: 1/16" (1.6mm) (16 ga.) base thickness.
 - .2 Hardware Reinforcement: 1/8" (3mm) base steel thickness.

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- .3 Mortar Guards: 0.762mm base steel thickness.
- .4 Rubber Bumpers: Glynn-Johnson GJ64 or approved equivalent.
- 4. Anchors:
 - .1 Frames in Masonry: adjustable "T" strap anchors.
 - .2 Labelled Frames: to conform to ULC requirements.
 - .3 Frames in Gypsum Board Partitions: steel anchor clips and floor anchors of suitable design securely welded inside each jamb.
 - .4 Anchorage to Floor: minimum 1/8" (3mm) thick clip angles with 2 holes for expansion bolting to floor.
- 5. Galvanizing:
 - .1 Typical interior units: steel sheet wipe coated with zinc-iron alloy to a total mass coating both sides of 75 g/m2 to conform to ASTM A525M, Z275 coating designation.
 - .2 Exterior units, and interior units in unheated areas: steel sheet coated with zinc to a total mass coating both sides of 275 g/m2 to conform to ASTM A525M, Z275 coating designation. Mill phosphatize to provide for good paint adhesion.
- 6. Fabrication:
 - .1 General:
 - .1 Fit and assemble work in the shop, where possible. Make trial assembly in shop when not possible.
 - .2 Fabricate, reinforce and anchor component parts and assemblies to support loads that usage will impose without deflection detrimental to function, appearance or safety. For interior doors either the use of metal stiffeners with the spaces between stiffeners filled with insulation, or honeycomb structural core will be acceptable. For exterior doors the core is to be completely filled with insulation.
 - .3 Reinforce components to resist in-use stresses imposed by finishing and security hardware.
 - .4 Prepare frames and doors for finish hardware with mortises and reinforcement. Drill and tap to template information. Reinforce for surface-mounted hardware and for door closer brackets. Provide for concealed door closers where specified. Install mortar guards at cut-outs and reinforcing plates in frame. For cylindrical locks install reinforcing units to lock manufacturer's specification. For mortise locks provide a suitable internal bracket to hold the lock case rigidly in the centre of the door.
 - .5 Provide for anticipated expansion and contraction of frames and supports.
 - .6 Fit elements at intersections and joints accurately together in true planes, plumb and level.
 - .7 Weld frame and door assemblies. Weld continuously at joints exposed to view including door edge seams, or at joints through which air or water could penetrate from the exterior of the building to the interior. Seams shall be welded, filled and sanded flush.
 - .8 Where welding is impossible, connections may be bolted. Ream drilled holes and leave exposed edges clean and smooth.
 - .9 Isolate from each other dissimilar metals and metal from concrete or masonry, to prevent electrolysis.
 - .10 Ensure that exterior doors and frames are tightly fitted, and that entry of water is prevented by drips on head frames of out swinging doors exposed to weather.
 - .11 Make allowance in frames and doors to receive electrical conduits for security strikes and contactors which may be installed in doors and frames. Provide electrical conduit protection mortar boxes to receive conduit for electric strikes, locks, door closers, and hinges as detailed.
 - .12 Fabricate hollow metals and frames and screens in accordance with CSDFMSA, Specifications for Commercial Steel Doors and Frames, Latest Edition.
 - .13 Coordinate fabrication of hollow metal doors, frames, and screens with hardware schedule.
 - .2 Doors and Frames:
 - .1 Fabricate interior and exterior doors and panels with sheet steel in specified base steel thickness.
 - .2 Minimum panel thickness applies only to doors not otherwise requiring heavier gauges to meet specified fire-rated construction.
 - .3 Fabricate doors with faces true and smooth, and with no dimples or welds visible.
 - .4 Bevel edges of stiles to suit door swing.
 - .5 Locate hardware to Canadian Steel Door & Frame Manufacturer's Association Standard, unless shown otherwise on Drawings or Door Schedule.
 - .6 Fill solid all voids within doors and panels with insulation, or honeycomb core. For exterior doors and panels, fill voids with insulation.
 - .7 Fabricate muntins, removable stops, and glass mouldings of minimum 1.2mm steel.
 - .8 Prepare doors to receive glass and grilles. Install grilles. Secure removable stops with countersunk Phillips oval head screws symmetrically spaced on stop lengths.

- .9 Close top and bottom edges of exterior doors to make a weathertight seal, and doors to which the tops can be seen from stair landings or other high elevations, so that they are flush with face edges.

.3 Anchors:

- .1 Provide frames for installation in masonry walls with the following number of anchors:
 - .1 Frames up to 7'-6" (2300mm) height, 3 anchors
 - .2 Frames 7'-6" (2300mm) to 8'-0" (2400mm), 4 anchors
 - .3 Frames over 8'-0" (2400mm), 1 anchor for each 2'-0" (600mm) or fraction thereof in height over 8'-0" (2400mm).
- .2 Provide frames for installation in stud partitions with the following number of anchors:
 - .1 Frames up to 7'-6" (2300mm) height, 4 anchors
 - .2 Frames 7'-6" (2300mm) to 8'-0" (2400mm), 5 anchors
 - .3 Frames over 8'-0" (2400mm), 5 anchors, plus 1 additional for each 2'-0" (600mm) or fraction thereof in height over 8'-0" (2400mm).
- .3 Provide frames to be anchored to previously-placed concrete, masonry, or structural steel, with anchors of suitable design, as shown on reviewed shop drawings.
- .4 Securely weld adjustable floor anchors to inside of each jamb profile, with two holes provided at each jamb for floor anchorage.
- .5 Anchors shall have minimum gauges: "T" strap type, 1/16" (1.6mm) "L" type, 3/64" (1.2mm); wire type, 5/32" (3.9mm) diameter; stirrup type, 1/16" (1.6mm); stud type, 3/64" (1.2mm); jamb spreaders; 3/64" (1.2mm).

7. Finishing:

- .1 Carbon Steel: Clean and smooth work at welds which has been ground. Fill if necessary, and prime all areas from which zinc has been removed.

8. Fire Rated Hollow Metal Doors and Frames:

- .1 Construct fire-rated doors and frames of ratings indicated, in accordance with ULC Section 120 IDO, and as otherwise required by Jurisdictional Authorities. Fire rated screens containing doors shall be labelled (whole assembly).
- .2 Ensure that hardware used meets requirements of ULC 120 ID16, and installed to NFPA 80 requirements.
- .3 Doors and frames indicated as labelled shall have attached ULC labels. Attach labels on the inside of the hinge jamb midway between the top hinge and the head of the door frame. Where fire doors are shown in pairs swinging in the same or opposite directions they shall bear a ULC label of a category that does not require astragals.

9. Temperature Rise Limit:

- .1 In addition to fire protection rating, certain doors require a maximum temperature rise limit, and are indicated on the Door Schedule by the designation "TRL".
- .2 Provide combination temperature rise and fire protection rating label, attach to the door at the same location specified for fire rated doors.

Part 3. Execution:

1. Examination:

- .1 Examine areas which are to receive the work of this section. Correct unsatisfactory conditions prior to start of work. Commencement of work implies acceptance of conditions as they exist and no extra will be allowed for failure to ensure satisfactory substrate condition.

2. Installation:

- .1 Installation of the work of this Section is specified in other Sections.

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08 71 00 - DOOR HARDWARE – SUPPLY

1. Scope: Provide door hardware in accordance with Owners requirements and in compliance with the Ontario Building Code 2012,
 - .1 **Submittals:**
 - .1 Shop Drawings: Provide an updated hardware schedule prepared by an accredited architectural hardware consultant (AHC).
 - .2 Manufacturer's Literature: Provide manufacturer's literature on hardware types and maintenance requirements.
 - .2 **Warranty:**
 - .1 Submit a warranty covering the maintenance, repair or replacement of defective work for a period of one (1) year from the expiration of the standard one (1) year warranty included in the Contract under the General Conditions.
 - .2 Structural or operational failure, loosening, discolouration, deforming of the hardware to be judged as defective work.
 - .3 Total warranty period to be two (2) years.
 - .3 **Schedule:**
 - .1 Interior HM Doors:
 - .1 Latchset
 - .2 Hinges
 - .3 Deadlock
 - .4 Kickplate
 - .5 Top and bottom bolt
 - .6 Overhead Friction Stop or Wall Stop (as required)
 - .7 Smoke Sweep (if required, refer to Door Schedule)
 - .8 Set Smoke Seal (if required, refer to Door Schedule)
 - .2 Door Hardware shall be from the following manufacturers, or equal:
 - .1 Stanley: Hinges
 - .2 Best: Lockets, cylinders
 - .3 Sargeant: Locks, closers
 - .4 CBH: Kickplates

08 71 10 – DOOR HARDWARE – INSTALLATION

1. Scope: Provide labour and materials required to install doors and hardware scheduled for the project. Complete work in accordance with the following;
 - .1 **Fire Rated Doors, Frames and Hardware:** Install fire rated assemblies in accordance with NFPA-80-2016 edition, CAN/ULC S-104-2015, CAN4 S105-2016 for ratings specified or indicated.
 - .2 **Product Handling:** Accept delivery of doors and finish hardware. Inspect doors for damage, upon delivery to the site. Hollow metal doors which cannot be readily corrected by sanding, to be promptly returned to the manufacturer. Store doors in a dry and clean location. Store in a temperature and humidity controlled area. Stack 6" (150mm) off the floor. Be responsible for any damage to doors and hardware from time of delivery until accepted by Owner after installation. Provide locked room for the storage of hardware at the job and a person responsible for the control and distribution of hardware.
 - .3 **Quality Assurance:** Installation is to be executed by the Hardware Supplier's installer and by personnel with a minimum of five (5) years' experience in the installation of finishing hardware.
 - .4 **Protection:** Protect hardware from damage during construction period by removing and reinstalling or where necessary, using temporary hardware to maintain finish in new condition and maintain manufacturer's warranty.
 - .5 **Installation of Finish Hardware:**
 - .1 Install hardware at mounting heights as specified in the manufacturers' templates or specific references in approved hardware schedule or approved elevation drawings. Where mounting height is not otherwise specified, install hardware at mounting heights as agreed to by Owner and Consultant.
 - .2 Install hardware using only manufacturer supplied and approved fasteners in strict adherence with manufacturers published installation instructions.
 - .3 Ensure that locksets / latch sets / deadlocks are of the correct hand before installation to ensure that the cylinder is in the correct position. Handing is part of installation procedure.
 - .4 Ensure that exit devices are of the correct hand and adjust device cam for proper outside trim function prior to installation. Handing is part of installation procedure.
 - .5 Follow manufactures installation instructions. Adjustment is inclusive of spring power, closing speed, latching speed and back-check at the time of installation.
 - .6 Delayed action door closers are to be adjusted to forty (40) second delay for handicapped accessibility and movement of materials. Time period to be approved by Owner.
 - .7 Install head seal prior to installation of "PA"-parallel arm mounted door closers and push side mounted door stops/holders.
 - .8 Counter sink through bolt of door pull under push plate during installation.
 - .9 Mount closers, automatic operators and hold-open devices with through bolts, as indicated in the finish hardware schedule.
 - .10 Set, fit and adjust hardware according to manufacturer's directions. Hardware to operate freely. After installation, adjust door closers for closing and latching speed and panic devices for proper latching. Protect installed hardware from damage and paint spotting.
 - .11 Pre-drill kick plates and doors before attachment of plates. Apply with water-resistant adhesive and countersunk stainless steel screws.
 - .12 Locate hardware in accordance with the hardware schedule.
 - .13 **Thresholds:** Site measure openings before cutting. Set thresholds on two continuous beads of caulking conforming to item entitled Sealant in this specification.
 - .14 **Door Closers and Holders:** Install door closers in such a manner that door opening is unaffected, and that maximum swing is permitted.
 - .15 **Weather stripping of Doors:** Install weather stripping effectively to tightly seal entire perimeter of doors. Secure in place with non-ferrous screws, in accurate alignment. Maintain integrity of weather seal at head of doors fitted with closers. Adapt weather stripping as required to achieve specified performance and provide any necessary accessories.
 - .16 **Electronic Hardware:** Install electronic handicap operator components, security components such as magnetic locks, door status switches, card readers, processors, transformers, and other electric devices. Wiring will be supplied and installed by Electrical Division 16 including conduit, boxes and other electrical appurtenances, including connections and terminations. Be responsible for ensuring that wiring work is done in accordance with the suppliers wiring diagrams and directions. Arrange for testing and commissioning of system by the distributor of the system. Submit a copy of reports to the Consultant.
Note: When installing electric strikes, it is imperative that doors are perfectly aligned to enable the bolt to properly close. Also ensure that rubber silencers do not impair the proper strike action required. *Adjust or remove silencers as necessary.*
2. Adjusting and Cleaning of Finish Hardware:

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- .1 Check and adjust each operating hardware item to ensure proper operation and function of unit. Check locked doors against approved keying schedule.
 - .2 Lubricate moving parts as recommended by hardware manufacturer. Use graphite type lubricant if no other is recommended.
 - .3 Repair or replace defective materials and units which cannot be adjusted and lubricated to operate freely and smoothly. Re-install items found improperly installed.
 - .4 Prior to date of Substantial Performance, re-adjust and re-lubricate as necessary.
 - .5 Instruct Owner's designated personnel in the proper adjustment and maintenance of hardware and finishes at time of final hardware adjustment. Provide written verification to Consultant that this instruction has occurred.
 - .6 Hardware to be left clean and free of disfigurements.
3. Field Quality Control:
- .1 Perform bi-monthly on-site inspections during hardware installation and provide inspection reports listing progress of work, unacceptable work and corrective measures. Repair or replace as directed by the Consultant.
 - .2 Upon completion of finish hardware installation, the Consultant, the Hardware Supplier, Installer, and General Contractor to do a thorough "walk-through" of the Project to determine that Finish and Security Products are;
 - .1 Furnished and installed in compliance with the Specification.
 - .2 Acceptable to the Owner as to fit their requirements, final installation, adjustment, and correct applications.
 - .3 In the event the Consultant rejects any product or installation, the Contractor to correct the condition at no expense to the Owner, until the Consultant gives final acceptance. The Installer and the Contractor to record and provide a list of hardware deficiencies. The Hardware Supplier to re-inspect when notified by the Installer as to the clearing of deficiencies. The Installer and the General Contractor to certify in writing that hardware items and their installation are in accord with requirements of Contract Documents. Final inspection must ensure hardware items operate as per Hardware Supplier requirements. Coordinate final inspections with the Hardware Supplier's representatives as required to establish warranties. Send correspondence directly to the Consultant and copied to the Owner.

08 81 00 – GLASS + GLAZING

Part 1. General:

1. Scope: Provide labour and materials required to supply and install glass and glass product on the project.
2. References:
 - .1 ASTM C1048 - 12e1 Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass.
 - .2 ASTM C920 Standard Specification for Elastomeric Joint Sealants.
 - .3 ASTM C1172, Standard Specification for Laminated Architectural Flat Glass.
 - .4 CAN/CGSB 12.1-90, Tempered or Laminated Safety Glass.
 - .5 CAN/CGSB 12.3, Flat, Clear Float Glass.
 - .6 CAN/CGSB 12.8, Insulating Glass.
 - .7 CAN/CGSB 12.9, Spandrel Glass.
 - .8 CAN/CGSB 12.20, Structural Design of Glass for Buildings.
 - .9 ULC CAN-S104, Standard Method For Fire Tests of Door Assemblies
 - .10 ULC CAN-S106, Standard Method For Fire Tests of Window and Glass Block Assemblies
3. Submittals:
 - .1 Submit information requested and specified in accordance with Section 01 33 00.
 - .2 Product Data:
 - .1 Submit manufacturer's product data for each type of product specified. Data to indicate compliance with specification and installation recommendations of manufacturer of products being used.
 - .2 Submit copy of manufacturer's warranty, in Owner's name for review by consultant.
 - .3 Samples:
 - .1 Submit samples of materials if required by Consultant before commencing work of this section. Samples to be clearly labeled with manufacturer's name and type.
 - .2 Submit samples of spandrel glass coatings for review and acceptance by Consultant prior to ordering.
 - .3 Samples for Verification: Upon consultant's request furnish a 12" x 12" samples of glass types, gaskets, tapes and sealants.
 - .4 Shop Drawings:
 - .1 Submit shop drawings, to the Consultant for review prior to fabrication.
 - .2 Maintenance Data:
 - .3 Upon completion of installation, supply instructions covering re-glazing, adjustments and other relevant maintenance data.
4. Quality Assurance:
 - .1 Comply with published recommendations of glass product manufacturers and organizations below, except where more stringent requirements are indicated. Refer to these publications for glazing terms not otherwise defined in this section or referenced standards.
 - .1 GANA: "Glazing Manual," "Laminated Glazing Manual," and "Sealant Manual."
 - .2 IGMA: "North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial and Residential Use."
 - .2 Single-source fabrication responsibility: glass fabricated for each type to be processed and supplied by a single fabricator.
5. Delivery, Storage and Handling:
 - .1 Delivery and Acceptance Requirements: Deliver packaged materials in their original containers with manufacturer's labels and seals intact.
 - .2 Storage and Handling Requirements: Store vertically, blocked off the floor in a weatherproof enclosure in original containers with manufacturers labels and seals intact until read for installation, and as follows:
 - .1 Install glass as soon as possible after delivery to site.
 - .2 Handle glass carefully to its place of installation.
 - .3 Prevent damage to glass, adjacent materials and surfaces.
6. Environmental Conditions:
 - .1 Ambient Conditions: Maintain temperature, humidity and solar exposure conditions of Glass Glazing materials during shipping, storage and site installation as required by manufacturer to maintain warranty and performance of installed products.
7. Warranty: Provide a warranty for insulated units that complies with the following;
 - .1 Warranty to cover the repair or replacement of defective work, starting at substantial completion of the project.
 - .2 Structural failure, leaking, loosening, condensation within units, deforming and failure of glazing units to be judged as defective work.
 - .3 Provide a Total Workmanship Warranty for a period of ten (10) years for components of the insulated units.
 - .4 Record noted deficiencies and arrange for their proper repair under warranty.

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Part 2. Products:

1. Subject to compliance with requirements specified in this section, the following manufacturers are approved to be installed specified products on this project:
 - .1 Oldcastle Glass
 - .2 Guardian Industries
 - .3 Vitro Architectural Glass
 - .4 AGC
 - .5 Vitricon
2. Float Glass: Glazing quality, conforming to CAN/CGSB 12.3, minimum thickness as indicated or as required by Code.
3. Glazing in **Rated Doors, Side Lites, Glazed Walls:**
 - .1 Fire Rated Glass (FG):
 - .1 5mm (3/16") thick with standard grade surface, to be rated as indicated on drawings, Traditional Wired Glass is not to be used in this project.
 - .1 Approved Product: 'FireLite' as manufactured by Fire Glass, or approved equal.
 - .2 Approved Frames: Refer to Section 08 13 13, Hollow Metal Doors and Frames.
 - .2 Wired Pane Glass (WPG): **Avoid Using!**
 - .1 1/4" (6mm) thick "Georgian" polished wire plate, conforming to ULC CAN-S104 and ULC CAN-S106.
 - .2 Glazing to meet NFPA 257: Standard on Fire Test for Window and Glass Block Assemblies.
 - .3 Types of Framing: Refer to Section 08 13 13 - Hollow Metal Doors and Frames.
4. Safety (Laminated) Glass: Type 1, laminated; Class B, float or plate glass, clear; conforming to CAN/CGSB 12.11-M90, 0.762mm (0.030") minimum thickness vinyl interlayer.
5. Security Glass (SG-1): Type 2, tempered; Class B, float or plate glass, clear; conforming to CAN/CGSB 12.11, 6mm thickness minimum.
 - .1 Window film to be equal to 'Ultra Prestige Series' by 3M, on side as recommended by Manufacturer.
6. Safety (Tempered) Glass (TPG): Type 2, tempered; Class B, float or plate glass, clear; conforming to CAN/CGSB 12.11, 6mm thickness minimum.
7. Frosted Glass (FTD): Acid etched frosted glass on underside only, top will be smooth, gradient to be determined later by Architect. Submit 6" x 6" samples for review before fabrication of glass.
8. Heat Strengthened Glass: CAN/CGSB 12.9-M, Type 2, Heat-Strengthened Glass, Class A Float Glass.
9. Bird Friendly **Glass:**
 - .1 Subject to compliance with requirements specified in this section, the following manufacturers are approved to be installed specified products on this project:
 - .1 'BirdsiGlass' by iMagic Glass.
 - .2 Or ceramic frit dots 6mm dia. 100mm on centre
10. Glazing Tape: Preformed butyl with continuous spacer, Shore "A" 10-15 durometer hardness paper release, black colour, 1/8" (3mm) x 3/8" (10mm).
11. Warm Edged Spacers: Provide warm edged spacer in the construction of insulated units equal to Edgetech Super 'U' Spacer.
12. Insulated **Units: (Not for Residential Use!!)**
 - .1 All insulated unit configurations are basis of design, equals to be approved by Consultant.
 - .2 Configuration for insulated glazing type **GL-1 (Double Glazed):**
 - .1 Outboard Lite: 6mm (1/4") clear tempered glass with Solarban 70XL reflective coating on surface 2 by Vitro Architectural Glass.
 - .2 Space 1: 13mm (1/2") thick, filled with Argon – minimum Argon Concentration = 95% with non-metallic spacer.
 - .3 Inboard Lite: 6mm (1/4") clear tempered glass by Vitro Architectural Glass.
 - .1 Overall unit thickness: 25mm (1").
 - .2 Winter night time U-value of: 1.32 W/m²C or lower (0.23 BTU/hr./ft²/F)
 - .3 Solar Heat Gain Coefficient of: 0.27 +/-
 - .4 Daylight transmittance of: 64% +/-
 - .3 Configuration for insulated glazing type **GL-2 (Triple Glazed):**
 - .1 Outboard Lite: 6mm (1/4") clear tempered glass with Solarban R100 reflective coating on surface 2 by Vitro Architectural Glass.
 - .2 Space 1: 13mm (1/2") thick, filled with Argon – minimum Argon Concentration = 95% with non-metallic spacer.

- .3 Centre Lite: 6mm (1/4") clear tempered glass by Vitro Architectural Glass. with Solarban 70XL reflective coating on surface 3 by Vitro Architectural Glass.
 - .4 Space 2: 13mm (1/2") thick, filled with Argon – minimum Argon Concentration = 95% with non-metallic spacer.
 - .5 Inboard Lite: 6mm (1/4") clear tempered glass by Vitro Architectural Glass.
 - .1 Overall unit thickness: 43.4mm (1 11/16")
 - .2 Winter night time U-value of: 1.00 W/m²C or lower (0.18 BTU/hr/ft²/F)
 - .3 Solar Heat Gain Coefficient of: 0.18 or lower
 - .4 Daylight transmittance of: 30% or higher
13. Glazed Walls:
- .1 Glazing to meet NFPA 257: Standard on Fire Test for Window and Glass Block Assemblies.
 - .2 Fire-Resistive Glazing:
 - .1 Fire-resistive glazing limits transfer of heat through the glass, designated to block the passage of excessive heat, hot gases, or flames and many meet the Category II impact requirements.
 - .2 Glass Products:
 - .1 For areas requiring fire-resistance-rated construction (materials that block heat transfer during a fire), use Pilkington Pyrostop®. with ratings from 45- to 120-minutes
 - .3 Types of Framing:
 - .1 Frames for up to Category II impact safety ratings can also function as heat transfer barrier to ASTM E119 and UL 263 test requirements.
 - .2 Frame Products:
 - .1 Fireframes Aluminum Series.
14. Fabrication and Manufacture:
- .1 Label each light of glass with the registered name of the product and the weight and quality of the glass.
 - .2 Check dimensions on site before cutting materials.
 - .3 Minimum bite or lap of glass on stops and rabbets as recommended by glass manufacturer. Finish surfaces to be free of tong marks.
 - .4 Cut glass true to dimensions, square, plumb and level. Verify dimensions prior to fabrication.
 - .5 Distortion, pock marking or defects detrimental to appearance and/or performance, as determined by the Consultant, will be rejected.

Part 3. Execution:

- 1. Installation:
 - .1 Take critical site dimensions to ensure that adjustments in fabrication or installation are provided for, and that clearances to other constructions have been maintained.
 - .2 Ensure that anchors and inserts installed by others are adequate to meet specified requirements, and make adaptations before installation.
 - .3 Accurately measure openings and calculate light size based on manufacturer's installation tables, allowing for proper minimum edge engagement, rabbet width, rabbet depth, and expansion.
 - .4 Free rabbets, stops and glass edges of dust, dirt, moisture, oil and other foreign matter detrimental to or obstructing the glazing material.
 - .5 Follow manufacturer's recommendations for preparation.
 - .6 Unless otherwise specified, dry glaze interior glass.
 - .7 Remove and replace glazing stops in original locations using original fasteners, securely set and undamaged.
 - .8 Use setting blocks and spacers as required to properly support the glass, centred in place in glazing space independent of the materials and to uniformly distribute its load.
 - .9 Use a minimum of 2 setting blocks, locate at 1/8 points. Locate spacers at jamb edges of glass, uniformly spaced at 24" (600mm) o.c. maximum, and 12" (300mm) maximum from top and bottom.
 - .10 Ensure rattle-free cushioning.
- 2. Cleaning:
 - .1 Repair defects caused by work of this section.
 - .2 Remove excess or foreign materials or droppings that would set or become difficult to remove from surfaces at time of final cleaning.
 - .3 Immediately prior to acceptance of work of this section by Consultant, remove temporary protection, clean and polish exposed surfaces of work of this section. Use proper cleaning materials and methods to prevent damage to surfaces, finishes, sealer, or work of other trades. Make good such damage to Consultant's satisfaction.
 - .4 Do not use steel wool, wire brushes or steel scrapers on any finished surfaces.
 - .5 Replace or make good to Consultant's satisfaction, upon completion of work of this section, defective, scratched, or damaged work, at no extra cost to the Owner.

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DIVISION 09 – FINISHES

09 21 16 - GYPSUM BOARD ASSEMBLIES

Part 1. General:

1. Scope:
 - .1 Provide labour and material required to supply and install gypsum board and metal stud systems. Gypsum board and metal stud materials and accessories to be in accordance with CAN/CSA A82.27.
2. References:
 - .1 Built Green Canada Program & Guide for High Density (HD) Multi Family Residential New Construction.
 - .2 ASTM C442 – Standard Specification for Gypsum Backing Board, Gypsum Core board and Gypsum Shaft liner Board
 - .3 ASTM C475 – Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board
 - .4 ASTM C840 – Standard Specification for Application and Finishing of Gypsum Board
 - .5 ASTM C1177 – Standard Specification for Glass Mat Gypsum Substrate for Use as Sheathing
 - .6 ASTM C1396 – Standard Specification for Gypsum Board
 - .7 ASTM F1267 – Standard Specification for Metal, Expanded, Steel
 - .8 CAN/ULC-S102 – Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies
 - .9 CAN/ULC-S102.2 – Method of Test for Surface Burning Characteristics of Flooring, Floor Coverings and Miscellaneous Materials and Assemblies
 - .10 Gypsum Association (GA):
 - .1 GA-214 - Recommended Levels of Gypsum Board Finish.
 - .2 GA-216 - Application and Finishing of Gypsum Board.

Part 2. Products:

1. Gypsum Wallboard: Conforming to ASTM C1396, ivory paper faced, tapered edges, 1219mm (48") wide sheets of maximum practical lengths to minimize end joints.
 - .1 Acceptable Materials:
 - .1 'Sheetrock Brand Gypsum Panels' by CGC Canada Inc.
 - .2 'ProRoc Regular' by CertainTeed.
 - .3 'ToughRock Gypsum Wallboard' by Georgia-Pacific Canada.
2. Fire-Rated Gypsum Board 'Type X': Conforming to ASTM C1396, 1219mm (48") wide sheets of maximum practical lengths to minimize end joints, tapered edges, 5/8" (16mm) thick, as indicated on drawing.
 - .1 Acceptable Materials:
 - .1 'Sheetrock Brand Gypsum Panels, Firecode Core' by CGC Canada Inc.
 - .2 'ProRoc Type X' by CertainTeed.
 - .3 'ToughRock Fireguard Gypsum Board' by Georgia-Pacific Canada.
3. Gypsum Ceiling Board: Sag Resistant Gypsum Board: Meeting requirements of ASTM C1396M, ceiling board manufactured to have more sag resistance than regular type gypsum board with long edges tapered, and as follows:
 - .1 Location: Ceiling surfaces.
 - .2 Acceptable Materials:
 - .1 'Sheetrock Interior Ceiling Board' by CGC Canada Inc.
 - .2 'Tough Rock CD Ceiling Board' by Georgia Pacific Canada.
 - .3 'ProRoc Interior Ceiling Board' by CertainTeed.
1. Water (Moisture) and Mould Resistant Wallboard: Conforming to ASTM C1396 or ASTM C1278, 1219mm (48") wide panels of maximum practical lengths to minimize end joints, tapered edges, thick, with water (moisture) and mould resistant core. Mould resistant panel score of 10 when tested in accordance with ASTM D3273 and evaluated to ASTM D3274. Less than 5% water absorption by weight after 2-hour immersion, as per ASTM C473.
 - .1 Acceptable Materials: Paperless, coated fibreglass mat on face, back and long edges, water-resistant treated core gypsum board. Conforming to ASTM C1658:
 - .1 'DensArmour Plus High Performance Interior Panels' by Georgia Pacific Canada.
 - .2 'Sheetrock Glass Mat Mold Tough' by CGC Canada Inc.
 - .3 'ProRoc M2 Tech' by CertainTeed.
4. Water (Moisture) and Mould Resistant Wallboard 'Type X': Minimum 5/8" (15.9mm) thick or as noted on drawings; with water (moisture) and mould resistant core as above.
 - .1 Acceptable Materials:
 - .1 'DensArmour plus Fireguard Type X Interior Panels' by Georgia-Pacific Canada.
 - .2 'Fiberock Brand Aqua-Tough Interior Panels Type X' by CGC Canada Inc.
 - .3 'ProRoc M2 Tech Type X' by CertainTeed.

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5. Joint Materials:
 - .1 Joint Reinforcing Tape: 2" (50mm) wide x 0.3mm thick perforated paper with chamfered edges.
 - .2 Joint and Skim Compounds: gypsum with latex resin, possessing good adhesion, mixed with fresh, unadulterate.
 - .3 Skim Coating: "Durabond 90" or equivalent manufactured by Domtar Gypsum. Compounded water, having no detrimental effect on compounds.
 - .4 Green Glue Noiseproofing Compound: Noiseproofing compound manufactured by Green Glue Company (www.greenglue.com) to be applied between layers of gypsum board at a rate of 2 tubes per 4' x 8' sheet of gypsum board as scheduled – refer to the construction assemblies on the architectural drawings.
6. Accessories:
 - .1 Concrete Anchors:
 - .1 Self-drilling tie wire anchors, Phillips "Red-Head No. T-32" by ITW Construction Products, or approved alternate. Do not use power activated anchors for seismic connections, and only with the approval of Structural Consultant.
 - .2 Concrete Inserts:
 - .1 Hot-dip galvanized "turtle back" type concrete inserts to suit conditions as approved by Consultant, by Acrow-Richmond National Concrete Accessories, Division of Premetalco Inc., or approved alternate.
 - .3 Gypsum Wallboard Accessories:
 - .1 In general, gypsum wallboard accessories will conform to ASTM C1047.
 - .2 Corner Beads:
 - .1 Made from galvanized steel sheet conforming to ASTM A653, minimum 0.0179" (25 gauge). Minimum width of flanges 28mm (1-1/8") for 12mm (1/2") thick wallboard and 32mm (1-1/4") for 16mm (5/8") thick wallboard.
 - .3 Casing Beads:
 - .1 Made from galvanized steel sheet conforming to ASTM A653, minimum 30 gauge, U-shaped designed for finishing with joint compound.
 - .4 Control Joints:
 - .1 Made from galvanized sheet steel conforming to ASTM A653, minimum 0.0179" (25 gauge), or roll-formed zinc-alloy to resist corrosion, with expansion joint material perforated flanges.
 - .2 'Zinc Control Joint No. 093' by CGC Inc.
 - .3 Or approved alternate.
 - .5 Reveals:
 - .1 Galvanized sheet steel conforming to ASTM A653, minimum 0.0179" (25-gauge), in profiles as indicated on drawings.
 - .4 Wallboard Screws:
 - .1 Corrosion resistant, self-drilling, self-tapping gypsum wallboard screws conforming to ASTM C1002 (Type S) and ASTM C954 (Type S-12), 24mm (1") long No. 6 for single layer application, 41mm (1-5/8") long No. 7 for double layer application.
 - .2 At fire-rated construction, type and size of wallboard screw will be same as used in fire-rating test.
 - .5 Joint Compound for Interior Gypsum Board:
 - .1 Conforming to ASTM C475 and as recommended by gypsum wallboard, fire-rated gypsum wallboard and exterior wallboard manufacturers to suit conditions.
 - .6 Joint Compound for Exterior Sheathing Boards and Soffit Panels:
 - .1 Fibreglass mesh tape.
 - .7 Resilient Sponge Tape:
 - .1 Closed cell neoprene sponge type tape with self-sticking adhesive on one side. 'Permastik 122X' by Jacobs and Thompson Ltd., or foamed vinyl type tape, 'Arnofoam' by Arno Adhesive Tape Incorporated.
 - .8 Adhesive:
 - .1 Conforming to CGSB 71-GP-25M, and as recommended by manufacturer and compatible with contacted surfaces.
 - .9 Acoustic Sealant:
 - .1 Green Glue Sealant: Noiseproofing sealant manufactured by Green Glue Company (www.greenglue.com) to be applied at joints between ceiling and wall assemblies' gypsum board and as indicated on the architectural drawings.
 - .10 Sill Plate Gasket:
 - .1 Install sill gasket continuously under sill plate on concrete floors to isolate steel and reduce air infiltration.
 - .2 Size: Thickness: 4.5mm (3/16"); Width: To suit stud width

- .3 Approved Products: FoamSealR by Owens Corning or approved alternate.
- .11 Access Panels:
 - .1 Supply 600 x 600 (24" x 24") self-framing metal access panels with integral locks as approved by Consultant, where required for access to concealed controls and equipment, where panels are not provided by Division 22/3 and 26, by Le Hage Metal Ltd., or Acudor Products Limited, or approved alternate.
- 7. Steel Studs: Depth and gauge to suit span. Minimum load is 5 psf. Max deflection is L/240. Provide studs with increased depth where indicated on the drawings. Minimum requirements include; knurled flanges 1-1/4" (32mm) wide with edges doubled back at least 3/16" (4.8mm); #25 gauge (0.59mm) steel galvanized, typical, with girts as required and with service access holes. Where stud length is greater than 13'-0" use minimum 3 5/8", 18gauge metal studs at 24" o/c.
- 8. Retainer Studs: As manufactured by Bailey Metal Products, or Insulock Systems.
- 9. Partition Runners: As specified for studs with flanges a minimum 5" (125mm) high, and to suit depth of studs as required to serve as backing for carpet base or terrazzo where carpet or terrazzo occurs.
- 10. Bracing Channels: For partitions, 3/4" wide x 1-1/2" high x 16 gauge thick (19mm x 38.1mm x 1.6mm) cold-rolled, galvanized steel.
- 11. Furring Channels: #25 gauge galvanized, nominal size of 7/8" (22mm) deep by 1-1/4" (32mm) face, hat type with knurled face.
- 12. Resilient Channels: CGC RC-1 or equivalent by other reputable manufacturers.
- 13. Shaft Wall Framing: C-H steel studs, size, gauge and spacing to suit shaft wall and horizontal shaft assemblies as described by ULC for use in ULC 452 shaft wall construction.
- 14. Ceiling Hanger **System**:
 - .1 Hangers: Galvanized annealed steel wire, #12 gauge to support a maximum weight of 68 kg. per hanger. #9 gauge to support a maximum weight of 140 kg. per hanger, and galvanized annealed steel rod 3/16" (4.8mm) diameter to support a maximum weight of 250 kg. per hanger.
 - .2 Inserts and Hanger Connection: Steel, galvanized after forming, suitable for structure and ceiling conditions and loading.
 - .3 Runner Channels: Galvanized steel channels, #16 gauge (1.6mm) overall thickness, 1-1/2" high (38.1mm) with 3/4" (19mm) wide flanges, for primary furring member in suspended gypsum board ceilings.
 - .4 Acoustical Caulking: "Noiseproofing Compound / Sealant" by Green Glue or "Acoustical Sealant" by Tremco (Canada) Limited.
 - .5 Gaskets: "Noiseproofing Tape" by Green Glue or FoamSealR Sill Gasket by Owens Corning. Sill gaskets to be 6mm thick x width of metal stud framing as indicated on the drawings.

Part 3. Execution:

- 1. Install gypsum boards and metal studs to conform with CAN CSA A82.31-M1980 – Gypsum Board Application and with the following:
 - .1 Examination:
 - .1 Before application of gypsum board commences, ensure that services have been installed, tested and approved by relevant Jurisdictional Authorities and Consultant; that conduits, pipes, cables and outlets are plugged, capped or covered; and that fastenings and supports installed by others are in place.
 - .2 Ensure that environmental conditions and work preceding that of this Section are satisfactory.
 - .3 Verify that work performed under other Sections as a part of a ULC specification for a fire-rated assembly has been done in accordance with that specification.
 - .2 General:
 - .1 Install furring, studs, gypsum board, accessories, and other related products in strict accordance with CSA Standard A82.31, including Appendix B "Control Joints". Where the standard does not incorporate specific products and methods, follow the manufacturer's directions. Use 5/8" (16mm) thick gypsum board for interior work unless detailed otherwise.
 - .2 Install work within 1/8" (3mm) of dimensioned location unless approved otherwise by Consultant, and flat to tolerance of 1/8" (3mm) maximum in 10'-0" (3m) and 1/16" (1.6mm) maximum in any running 12' (300mm).
 - .3 Co-ordinate the work of this Section with that of other Sections. Ensure that adequate preparation is made for the attachment of hangers, fasteners, stiffeners, and reinforcing. Provide for carrying and integration of flush-mounted and recessed components only after consultation and verification of methods with those performing the work of Divisions 15 and 16. Do not use through-the-roof hangers.
 - .4 Do not install metal framing, trim, casings, or accessories which have been bent, dented, or otherwise deformed.
 - .5 Securely attach trim, casings, framing and accessories. Attachment by means of tape is unacceptable.
 - .6 Framing and furring shown on Drawings is indicative, but do not regard it as exact or complete. Construct work to provide adequate strength to withstand stresses imposed by use without distortion and to maintain dimensions indicated on drawings.

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- .7 Erect supporting and finish materials to dimensions indicated on drawings, plumb, level, straight, and square to adjoining elements.
 - .8 Provide for movement at intersections with structural members to avoid transference of loads to this work. Construct vertically sliding deflection space at top of partitions by means of double channels. Secure top channel to structure and bottom channel to stud work. Secure board only to bottom track making allowance for up to 3/4" (19mm) deflection of structure. Cut board short at top and caulk this joint.
 - .9 Make allowance for thermal movements in gypsum board systems.
 - .10 Provide control joints in gypsum board work in locations as indicated on Drawings and at no greater spacing than 20'-0" (6000mm) in each direction, at perimeters of ceilings where they abut walls and other vertical surfaces, at abutting structural elements, at dissimilar walls and ceilings, at structural expansion and control joints, and at other locations where stresses are likely to develop as recommended by board manufacturer. Line up control joints with joints in other construction or with centrelines of mullions, columns, piers, or similar building elements.
 - .11 Form control joints using continuous furring channels along each side of joint locations, and filling control joint space with specified joint strip, secured in place, making straight joints.
 - .12 Install casings and thermal breaks at junctions of gypsum board with exterior door, window, or screen joints.
 - .13 Do not support the work of this Section from, nor make attachment to ducts, pipes, conduit or the support framing of the work of other Sections. Place supplementary steel supports as required to maintain hanger spacing and to keep mechanical ducts free from hangers being secured to.
 - .14 Do not apply gypsum board in close proximity to hot pipes or heating ducts.
 - .15 Install materials with the minimum of joints. Tightly butt joints without force and neatly align them.
 - .16 Frame openings on each side with suitable sections. Provide clearances required at mechanical and electrical services such as grilles, diffusers, access panels and lighting fixtures only after verification of requirements in each case.
 - .17 Co-operate with those installing the work of other Sections. Where the work of others penetrates gypsum board construction, fit openings snugly, and to ensure cover by escutcheons or plates utilized.
- .3 Fixture, Cabinet, Toilet Partition and Urinal Screen Supports:
- .1 Verify location of supports within gypsum board assemblies to support wall mounted lights, fittings, cabinets, plumbing fixtures, wall plates required for grab bars and any other item attached to drywall. Co-operate and co-ordinate with trades and provide information in ample time to ensure supports are provided in the correct locations, and are adequate to support the loads.
- .4 Partition Stability: Where partitions do not extend to structure, provide suitable internal reinforcement to prevent lateral movement of the partitions. Secure head runners to acoustic tees by means of "twist clips".
- .5 Concrete Anchors: Locate anchorage points in reinforced concrete floor slab underside in accordance with gypsum board manufacturer's suspension requirements. Drill holes with carbide-tipped drill bits conforming to ANSI B94.12. Install anchors; minimum installation depth and method of expansion to be as recommended by the anchor manufacturer.
- .6 Installation of Suspended Ceiling Framing and Furring:
- .1 Include in the work of this Section the supply of hangers and supervision of their proper location, or inserts for hanger attachment, when either or both are embedded in concrete.
 - .2 Space hangers for runner channels to suit structure, to support ceiling load, at a maximum distance of 4'-0" (1220mm) o.c. and at no greater distance than 6" (150mm) from ends of runner channels.
 - .3 Install runner channels at 3'-0" (915mm) o.c. generally, and at no greater distance than 6" (150mm) from terminations of supported cross-furring members. Bend rod hangers sharply under bottom flange of runners, and wire securely in place with saddle ties.
 - .4 Splice runner channels by lapping at least 12" (300mm), with interlocking flanges and wires at each end with two loops. Splice only where unavoidable. Do not bunch or line up splices.
 - .5 Install cross-furring at 24" (600mm) generally, and at no greater distance than 6" (150mm) from walls, openings, breaks in continuity of ceilings, and changes of direction. Space furring in cases to suit incorporated services, and so as to avoid contact with perimeter walls. Span hat-type furring no greater than 4'-0" (1220mm). Use metal studs for greater spans: 1-5/8" (40mm) deep spanning to 5'-0" (1525mm), 2-1/2" (65mm) deep to 6'-0" (1830mm) and 3-5/8" (92mm) deep to 8'-0" (2440mm).
 - .6 Secure cross-furring to supports with double wire ties or approved equivalent attachment. Splice by nesting and tying together with 8" (200mm) overlap.

- .7 Erect entire hanger and suspension system to adequately support the ceiling assembly, including services incorporated with a maximum deflection of 1/360 of span of each component member, and free from horizontal movement.
- .8 Enclose ducts, pipes or beams that occur below the general finished ceiling level with metal furring and gypsum board, in rooms where gypsum board is specified.
- .9 Enclose ducts, pipes, or beams that occur below the general finished ceiling level with metal furring and gypsum board, in rooms where acoustic treatment for ceilings is specified.
- .10 Form recesses for light coves where indicated on drawings. Enclose light coves with gypsum board.
- .7 Metal Stud Partition Framing:
 - .1 Lay down gasket at location of bottom track. Secure runner channels at floor and tops of partitions for their full lengths, at 24" (610mm) o.c. with concrete fasteners or as suitable for the substrate material. Install runner channels also at heads and sills of openings. Secure runners at openings by cutting flanges, turning up webs, and screwing to studs.
 - .2 Butt, not mitre, runners at wall intersections and corners. At ceilings, lap and screw channels together.
 - .3 Space studs at 16" (400mm) o.c. generally, and at no greater distance than 2" (50mm) from abutting walls, partitions and corners.
 - .4 Secure studs to runners by screws, crimping, or welding as required by stud type to conform to manufacturer's design specification.
 - .5 Utilize only proper stud sizes to meet the requirements of this specification. Span studs of 1-5/8" (40mm) depth no greater than 8'-10" (2700mm) between supports, 2-1/2" (65mm) depth, 11'-9" (3600mm) and 3-5/8" (92mm) depth, 15'-9" (4800mm).
 - .6 Double studs at door jambs. At each jamb of doors exceeding either 36" (915mm) width or 2-1/2" (63mm) in thickness or both, install a structural channel reinforcing extending from floor structure to structure above, and adequately anchored at each end.
 - .7 Brace studs with stiffeners over doors in partitions of greater height than 10'-0" (3000mm) spaced as preceding, and above and below window type openings spaced not more than 6" (150mm) from the top and bottom of openings. Stiffeners to be 3/4" (19mm) bracing channels, wire tied or welded to each stud, and extending horizontally across entire length of each braced partition and across two full stud spaces at each side of door and window openings.
 - .8 Splice studs only when unavoidable by nesting with 8" (200mm) minimum lap, and fastened with one screw in each flange.
 - .9 Co-ordinate work with others installing horizontal runs of service lines so that work of is done simultaneously. Where standard holes are too small for installed services, notch studs and splice notched flange with a splice piece 12" (300mm) longer than notch, fastened with two screws.
 - .10 Unless shown otherwise on drawings, partitions, together with wallboard facing, to extend above ceilings to underside of structure above.
 - .11 Ensure that electrical and telephone boxes are not installed back to back.
 - .12 Screw frame anchor clips of frames supplied and installed under the work of another Section, to jamb studs and head and sill runners. Provide adequate fastening to prevent movement of frames within partitions.
- .8 Acoustically Treated Walls and Bulkheads:
 - .1 Install board 1/2" (12.7mm) short at top, bottom and edges and fill with caulking. Caulk on both sides of wall. Caulk after gypsum board is in place, not before.
 - .2 Stagger joints in double layer gypsum board construction.
 - .3 Pack partition cavities with acoustical insulation. Friction fit insulation securely between studs.
 - .4 Fill butt joints of gypsum board with joint filler prior to taping or finishing.
 - .5 Caulk or plaster fill penetrations through gypsum board for electrical boxes, wiring, pipes, ducts and similar items. Caulk airtight around electrical and communication boxes before plate is installed.
 - .6 Do not let fastening screws extend through to opposite set of studs. Build bulkheads above acoustically rated doors and partitions and folding partitions as detailed.
- .9 Installation of Gypsum Board:
 - .1 Extend boards into door, window, and other opening reveals.
 - .2 Back joints with a framing member.
 - .3 Install boards in maximum lengths and widths to minimize joints, and never in lengths of under 6'-0" (1800mm). Stagger end joints where they are unavoidable. Locate joints in ceilings and soffits where least prominently discernible.
 - .4 Form neat joints at mill ends and at field-cut edges of wallboard panels. Cut paper on face with a knife. Smooth by sanding and rubbing edges together.
 - .5 Fasten boards to metal support members by sheet metal gypsum board screws at 12" (300mm) o.c. no closer than 3/8" (10mm) to and no farther than 1/2" (12.7mm) from centre of joints. Do not force adjacent boards into

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- place. Allow moderate contact. Provide extension slips where required. Drive screws to form a slight depression, but no so paper cover is broken.
- .6 Where curved gypsum board is indicated, wet boards and bend to required radius, and block in position until dry. Finished curved surface to be smooth and even.
- .10 Treatment of Gypsum Board Joints:
- .1 Fill joints, screw holes, and depressions on board surfaces exposed to view to provide smooth, seamless surfaces, and square, neat corners. Use jointing compounds and reinforcing tapes in conformance with manufacturer's specifications. Ensure that board is tight against framing members, fasteners are properly depressed, and adhesives have sufficiently cured.
 - .2 Fill joints, edges and corners by Gypsum Association Level 5 three coat tape and joint filler method.
 - .3 At external corners, install corner beads secured to framing at 6" (150mm) o.c. on alternate flanges. Fill to nose of corner bead with joint filler and topping cement, as specified for bevelled joints.
 - .4 At casing beads installed at edges of board exposed to view, where board butts against other materials, with no trim to conceal junction at control joints, at perimeter of ceiling surfaces, at top of partitions where they stop against continuous ceiling surfaces, and where otherwise shown on drawings, secure casing beads to framing at 12" (300mm) o.c.
 - .5 At screwheads, fill holes and depressions with a two-coat application of joint filler.
- .11 Exterior Sheathing Board with Vapour Permeable Weather Barrier :
- .1 Install exterior sheathing boards as per manufacturer's strict instructions.
 - .2 Apply liquid flashing over joints, corners, rough openings, penetrations, material transitions, and fasteners in thicknesses as recommended by manufacturer.
- .12 Joint and Surface Treatment of Cement Board – Typical:
- .1 Apply 2" (50mm) glass fibre tape over joints and corners. Press firmly and uniformly in place to avoid bumps. Apply in accordance with manufacturer's directions.
 - .2 Where board is to serve as substrate for paint or coating, apply 1/8" (3mm) thick uniform water resistant skim coat, ready to receive paint or coating.
- .13 Installation of Accessories:
- .1 Install accessories such as access panels, and grilles when supplied by other sections. Obtain prior Consultant's approval of locations of accessories prior to installation.
 - .2 Gypsum board infill at access panels to have taped edges. Apply gypsum board with adhesive. Fill and sand smooth perimeter edges as specified for joint finishing.
- .14 Fire Separations:
- .1 Construct gypsum board assemblies where located at fire separations of metal framing covered on both sides by fire-rated gypsum wallboard.
 - .2 Fit assemblies tightly to enclosing constructions to maintain integrity of the separations. Install casing beads at perimeter edges. Ensure that caulking work under Section 07 72 00 relative to non-sound rated assemblies, i.e. perimeter joints in concealed locations is done, before continuing with the work of this Section.
 - .3 For two layers of gypsum board, attach one layer of gypsum board to each side of studs with long edges on studs by screws at 16" (400mm) o.c. as well as at intermediate studs and runners. Attach second layer of gypsum wallboard by screws at 16" (400mm) o.c. at studs and 12" (300mm) o.c. at runners. Stagger joints at first and second layers 12" (300mm) tape joints only where exposed to view. Fill screw holes. For tested assemblies secure in accordance with test data.
 - .4 Assemblies constructed other than those indicated may be approved by the Consultant on presentation of affidavits which validate fire resistance ratings by acceptance of the Jurisdictional Authorities.
 - .5 For walls containing fire dampers provide gypsum board end covers over studs between duct and stud.
- .15 Cleaning and Patching:
- .1 Remove droppings and excess joint compound from work of others and from work of this Section, before it sets.
 - .2 Make good to cut-outs for services and other work, fill in defective joints, holes, and other depressions with joint compounds.
 - .3 Make good defective work, and ensure that surfaces are smooth, evenly textured, and within specified tolerances to receive finish treatments.
 - .4 Clean off beads, casings, and other metal trim, and leave surfaces ready for specified finishes.

09 51 00 - ACOUSTICAL CEILINGS

Part 1. General:

1. Scope: This section includes requirements for supply and installation of ceilings consisting of acoustic panels, complete with exposed suspension system and trim.
2. References:
 - .1 ASTM C635 'Standard Specification for the Manufacture, Performance, and Testing of Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings'.
 - .2 ASTM C636 'Standard Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-In Panels'.
 - .3 ASTM E1264 'Standard Classification for Acoustical Ceiling Products'
 - .4 CAN/ULC S102 'Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies'.

Part 2. Products:

1. Suspended Ceiling Grid System (Typical):
 - .1 'Prelude XL' Series as manufactured by Armstrong World Industries Canada Ltd.
 - .1 Exposed suspension system materials to be factory finished, colour "white".
 - .2 Provide this suspension system for acoustic lay-in panels' types.
2. Acoustic Lay-in Panels:
 - .1 ACT (Typical): to be 24" (610mm) x 48" (1220mm) x 1" (24.5mm) tegular edge panels, "Optima Open Plan – 3257" as manufactured by Armstrong World Industries Canada Ltd. Colour "white", NRC 0.95,
3. Basic Steel Material and Finish: Commercial quality cold rolled steel minimum 0.179" (26 gauge) thick, galvanized to zinc coating designation Z275. Exposed surfaces of metal products to be factory finished with satin white enamel.
4. Main Tees: 12'-0" (3650mm) long, 15/16" (23.8mm) face width double web design, rectangular bulb at top of web, 1-1/2" (38.1mm) web height.
5. Main Tee Splices: Designed to lock lengths of main tees together so that joined lengths of tee function structurally as single unit with tee faces at joint perfectly aligned and presenting tight seam
6. Cross Tees: 4'-0" (1220mm) long, 1" (25mm) web height structural cross-section, design same as main tees, designed to connect at main tees forming positive lock without play, loss or gain in grid dimensions with offset over-ride of face flange over main tee flange to provide flush joint
7. Edge Moulding: Materials and finish to match tees.
8. Hold-Down Clips: Spring steel clips by CGC Inc. or Armstrong.
9. Hangers and **Anchors**:
 - .1 #12 galvanized annealed steel wire for support of a maximum weight of 68 kg. Per hanger; #9 galvanized annealed steel wire for support of a maximum weight of 140 kg. Per hanger; 3/16" (4.5mm) diameter galvanized annealed steel rod to support a maximum weight of 250 kg. Per hanger.
 - .2 Inserts and attachments to structure for hanger connections to suit conditions and loading, and galvanized after forming. Minimum tensile strength 390 MPa.
 - .3 Concrete anchors to be Phillips Red Head TW-614 or other make of tie wire sleeve anchors conforming to US Federal Specifications FF-S-325, Group II Type III, Class 3, and QQ-2-325, Type II, Class 3.
10. Accessories:
 - .1 Miscellaneous clips, splicers, connectors, screws, nails, and other standard accessories to be zinc-coated and to be of strength and design compatible with the system specified. Provide special accessories to complete work.

Part 3. Execution:

1. Install acoustic ceilings to conform with the following:
 - .1 Installation to be by skilled tradesmen and in strict accordance with system manufacturer's printed directions to produce a first-class flush-finished surface, in true planes, and free from uneven joints, and dropping, warped, damaged tile or panels. Butt joints evenly.
 - .2 Install suspension system in general conformity with ASTM C636.
 - .3 Do not erect ceiling suspension system until work above ceiling has been inspected by Consultant.
 - .4 Hangers for systems to be spaced at approximately 4'-0" (1220mm) centres both ways, and where normally required in good standard practice for the systems specified. Supporting and grid members to provide adequate support for the ceiling and services incorporated with a maximum deflection of 1/360 in each grid member span. Support luminaries and diffusers with additional hangers placed within 6" (150mm) of each corner and at a maximum of 24" (600mm) around perimeter of luminaire and/or diffuser.
 - .5 Secure hangers firmly to grid and to anchors. Twist wire a minimum of two (2) turns around vertical hanging wire.
 - .6 Erect suspension system at required elevation and level to tolerance of 1/8" (3mm) over 12'-0" (3650mm). Frame around recessed fixtures, diffusers, grilles and openings, and where normally required in good standard practice.

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- Furr around ducts, beams, bulkheads or the like, as shown or required in best standard practice. Tape or adhesive attachment is unacceptable.
- .7 Install main grid with intersections arranged in a basket weave pattern.
 - .8 Co-ordinate the work with trades affected by the work of this Section. Provide a layout of hangers and framing suitable to accommodate fittings and units of equipment. Failure to follow this procedure will require that the hangers and channels be revised to suit as necessary without additional cost to the Owner.
 - .9 Where ducts or other equipment prevent the regular spacing of hangers, reinforce the nearest adjacent hangers and related carrying channels and furring as required to span the greater distance.
 - .10 Lay out work in accordance with reflected ceiling plans. Allowable tolerance of finished acoustical ceiling system: 1/8" (3mm) in 12'-0" (3650mm), and 1/64" (0.04mm) between adjacent metal members. Tolerances to not be cumulative.
 - .11 Hang suspended ceilings independently of walls, columns, ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of the longitudinal axis of face plane of adjacent members.
 - .12 Centre acoustical ceiling installation on room axis leaving equal border pieces but not less than half the size of the panel specified. Provide a row of hangers adjacent to and parallel with the walls for the support of the ends of the main tee runners at not more than 6" (150mm) from the ends of runners.
 - .13 Install components to form a level ceiling with parts flush and true, parallel to the module lines, and to the pattern shown. Install panels in level, uniform plane free from twist, warp, dents and flush, without gaps and exposed face of carrying members. Fit border units neatly against abutting surfaces. Ensure that flanges of recessed light fixtures fit snugly and flush to ceiling plane.
 - .14 Install cut panel at sprinkler heads.
 - .15 Install hold-down clips on lay-in panels to hold such panels tight to grid system where within 20'-0" (6100mm) of exterior doors or interior vestibule doors.
2. Adjustments: Adjust any sags or twists which develop in the suspension system and replace any part of the complete system which is damaged or faulty.

09 65 00 – RESILIENT FLOORING

Part 1. General:

1. Scope:
 - .1 Provide linoleum sheet flooring, tactile warning strips, and vinyl composite tiles in accordance with interior finishes list.
 - .2 Provide rubber base for other flooring.
2. References:
 - .1 American Society for Testing Materials (ASTM):
 - .1 E648-06 - Critical Radiant Flux of Floor-Covering Systems Using a Radiant Energy Source.
 - .2 E662-06 - Specific Optical Density of Smoke Generated by Solid Materials.
 - .3 E1907-06 - Evaluating Moisture Conditions of Concrete Floors to Receive Resilient Floor Coverings
 - .4 F710-05 - Practice for Preparing Concrete Floors and Other Monolithic Floors to Receive Resilient Flooring.
 - .5 F1303-04 - Sheet Vinyl Floor Covering with Backing.
 - .6 F1913-04 - Sheet Vinyl Flooring without Backing.
 - .2 Resilient Floor Covering Institute (RFCI):
 - .1 Recommended Work Practices for Removal of Resilient Floor Coverings.
3. Submittals:
 - .1 Provide submittals in accordance with Section 01 33 00.
 - .2 Product Data:
 - .1 Description of resilient material and accessories to be provided.
 - .2 Resilient material manufacturer's recommendations for adhesives, weld rods, sealants, and underlayment.
 - .3 Application and installation instructions.
 - .3 Shop **Drawings**: Submit shop drawings indicating:
 - .1 Location of seams and edges.
 - .2 Location of columns, doorways, enclosing partitions, built in furniture, cabinets, and cut out locations.
 - .3 Type and style of resilient transition strip used between adjacent flooring types.
 - .4 Site Quality Control Test Results:
 - .1 Submit results of testing moisture in concrete subfloors prior to installation of flooring. Results to include comparison of manufacturer's recommended moisture content to actual moisture vapour emission rate.

- .5 Maintenance Data and Operating Instructions:
 - .1 Operation and Maintenance Data: Submit manufacturer's written instructions for maintenance and cleaning procedures, include list of manufacturer recommended cleaning and maintenance products, and name of original installer and contact information in accordance with Section 01 33 00 – Submittals: Operation and Maintenance Data.
- .6 Safety Data Sheet:
 - .1 Submit WHMIS safety data s for incorporation into the Operation and Maintenance Manual. Keep one copy of WHMIS safety data s on site for reference by workers.
4. Quality Assurance:
 - .1 Manufacturer's Qualifications: Manufacturer to have been installing poured in place surfacing for minimum of five (5) years.
 - .2 Contractor executing work of this section to have a minimum five (5) years continuous Canadian experience in successful installation of work of type and quality shown and specified. Submit proof of experience upon Consultant's request.
 - .3 Resilient Flooring Installer: Use an installer who is approved by flooring system manufacturer.
 - .4 Pre Installation Conference: Conduct conference at Project site in accordance with requirements of Section 01 31 19 to verify project requirements, substrate conditions, patterns and layouts, coordination with other sections affected by work of this section, manufacturer's installation instructions and manufacturer's warranty requirements.
 - .5 Sheet vinyl floor coverings to meet fire performance characteristics as determined by testing products, per ASTM test method, indicated below by Underwriters Laboratories, Inc. (UL) or another recognized testing and inspecting agency acceptable to authorities having jurisdiction.
 - .1 Critical Radiant Flux: 0.45 watts per sq. cm or more, Class I, per ASTM E648.
 - .2 Smoke Density: Less than 450 per ASTM E662.
5. Delivery, Storage, Handling and Protection:
 - .1 Coordinate deliveries to comply with Construction Schedule and arrange ahead for off-the-ground, under cover storage location. Do not load any area beyond the design limits.
 - .2 Materials to be carefully checked, unloaded, stored and handled to prevent damage. Protect materials with suitable non-staining waterproof coverings.
 - .3 Store material in original, undamaged containers or wrappings with manufacturer's seals and labels intact.
 - .4 Restrict traffic by other trades during installation.
 - .5 Provide adequate protection of completed tiled surfaces to prevent damage by other trades until completion of this project. Minimum protection to consist of kraft paper.
6. Environmental Conditions:
 - .1 Temperature of room, floor surface and materials to not be less than 21 degC for 48 hours before, during and for 48 hours after installation. Concrete floors to be aged for a minimum of 28 days and will be dry before application of the resilient flooring.
 - .2 Moisture content of floor not to exceed a maximum of 3 lbs. of water per 1,000 sq.ft. of concrete slab area over a 24-hour period as measured methods approved by Consultant. Moisture content to not exceed 5% as measured by normal Thermometer Hygrometers.
 - .3 Avoid exposure to high humidity, cold drafts and abrupt temperature changes. Keep materials under cover and free from dampness.
 - .4 Coordination: Close spaces to traffic during flooring installation and until time after installation recommended in writing by manufacturer; install flooring and accessories after other finishing operations, including painting and ceiling construction have been completed.
7. Maintenance Materials:
 - .1 Provide 5% of each colour of floor type and 30'-0" lineal feet coil stock of each colour of resilient base specified, boxed and labelled.
 - .2 Store maintenance materials on the premises as directed by the Owner.
8. Warranty:
 - .1 Warrant the work of this section against defects in materials and workmanship in accordance with the General Conditions but for an extended period of five (5) years and agree to repair or replace faulty materials or work which become evident during warranty period without cost to the Owner. Defects to include, but not limited to, bond failure, and extensive colour fading.

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Products:

1. Manufacturers:
 - .1 Subject to compliance with requirements specified in this section, the following manufacturers are approved to be installed specified products on this project:
 - .1 LSI Floors.
 - .2 Forbo Floors.
 - .3 Armstrong Flooring, Inc.
 - .2 Manufacturers offering similar solid surfacing systems may be incorporated into the work provided they meet the performance and aesthetic requirements established by the named products.
2. Vinyl Composite Tiles:
 - .1 Vinyl Composition Floor Tile (VCT): 305mm x 305mm (12" x 12") asbestos free uniform in thickness with uniform colour and pattern through the full thickness, with straight, sharp and square edges and corners, accurately cut to size, conforming to ASTM F1066:
 - .1 Approved product: 'Solids' by LSI Floors.
3. Accessories:
 - .1 Resilient Wall Base (RB): Smooth, buffed exposed face, toe or toeless, and ribbed or grooved bonding surface supplied in maximum practical length, with pre moulded end stops and external corners to match base, conforming to ASTM F1861.
 - .1 Approved product by Johnsonite Inc. or approved alternate.
 - .2 Fillers and Primers:
 - .1 Types and brands approved, acceptable to flooring material and resilient base manufacturers for the applicable conditions. Use non-shrinking latex compound.
 - .3 **Sealer and Wax:** Coordinated with Owners preferred long term maintenance program, sealer or wax as appropriate to flooring materials specified.
 - .4 Leveling Compound: Provide cementitious products with latex or polyvinyl acetate resins in mix.
 - .5 Sealant: refer to Section 07 72 00.

Part 2. Execution:

1. Examination:
 - .1 Examine substrates, areas, and conditions affecting work are in accordance with manufacturer's requirements, and as follows:
 - .1 Test moisture emission rate of concrete subfloor prior to installing flooring, using the calcium chloride test method in accordance with ASTM F1869.
 - .2 Verify that floor surfaces are smooth and flat to plus or minus 1/8" over 10'; notify Consultant in writing where floor tolerances are not within acceptable values.
 - .3 Verify that concrete slabs exhibit normal alkalinity of between 5 and 9 and that they are free of carbonization or dusting deleterious to flooring installation or adhesive bond.
 - .2 Prior to beginning any installation of flooring, it is recommended that entire room be vacuumed thoroughly to remove dust, loose dirt and debris. Do not use sweeping compounds.
 - .3 Store rubber tiles on clean, dry, flat surface, carefully protecting corners and edges from possible damage, including from exposure to harmful weather conditions.
2. Preparation:
 - .1 Subfloors must be properly prepared to provide satisfactory bonding surface for adhesive being used to install resilient flooring. Refer to manufacturers' Subfloor Preparation Guide for requirements.
 - .2 Provide finished concrete subfloor ready to receive resilient rubber flooring. Subfloors must be smooth and level within tolerance of 1/8" (3mm) in 10' (3.05m) radius. Minor surface cracks or grooves must be filled with good quality Portland cement based patching or levelling compound. High spots, bumps and peaks must be repaired prior to installation. Once subfloor preparation is complete, subfloor to have CSP (Concrete Surface Profile) of 1.
 - .3 Maintain stable room and subfloor temperature prior to installation, before performing moisture tests, during the installation and min. 48 hours after installation. Recommended temperature range of 18 degrees Celsius to 30 degrees Celsius. Humidity control level is between 35 to 55%.
 - .4 Concrete substrates must be fully cured and free of any hydrostatic and moisture discrepancies. Moisture and alkalinity tests must be performed on concrete substrates, under in-service conditions (see sentence 3 above). pH level to be in range of 7 to 10. Readings below 7 and more than 10 known to affect adhesives. Moisture vapor emission content of concrete slab must not exceed tolerance of adhesive specified when tested per ASTM F1869 'Anhydrous Calcium Chloride for Moisture Vapors from Concrete', and relative humidity of concrete slab must not

exceed the tolerance of the adhesive specified when tested per ASTM F2170 'In-Situ Probes for Relative Humidity in Concrete Slab'.

- .5 Do not attempt moisture test until HVAC unit has been operational for at least 7 days and the site conditions (temperature and humidity) are constant in building and reflective of in-service conditions.

3. Installation:

- .1 Examine areas which are to receive the work of this section. Correct unsatisfactory conditions prior to start of work. Commencement of work implies acceptance of conditions as they exist and no extra will be allowed for failure to ensure satisfactory substrate condition.
- .2 Install work in strict compliance with manufacturer's instructions and approved layout drawings.
- .3 Arrange for a minimum number of seams and place them in inconspicuous and low traffic areas, but in no case, less than 150mm (6 inches) away from parallel joints in flooring substrates.
- .4 Match edges of resilient floor coverings for color shading and pattern at seams.
- .5 Inform Resident Engineer of conflicts between this section and manufacturer's instructions or recommendations for auxiliary materials, or installation methods, before proceeding.
- .6 Keep joints to a minimum; avoid small filler pieces or strips.
- .7 Follow manufacturer's recommendations for seams at butt joints. Do not leave any open joints that would be readily visible from a standing position.
- .8 Follow manufacturer's recommendations regarding pattern match, if applicable.
- .9 Integral Cove Base Installation:
 - .1 Set preformed cove to receive base. Install base material with adhesive and terminate exposed edge with cap strip. Integral base to be // 100mm (4 inches) // 150mm (6 inches) // high.
 - .2 Install base with adhesive, terminate expose edge with cap strip.
 - .3 Internal and external corners formed to geometric shape generated by cove at either square or radius corners.
 - .4 Solvent weld joints as specified for flooring. Seal cap strip to wall with an adhesive type sealant.
 - .5 Unless otherwise specified or shown where flooring is scheduled, provide integral base at intersection of floor and vertical surfaces. Provide flooring and base scheduled for room on floors and walls under and behind areas where casework, laboratory and pharmacy furniture and other equipment occurs, except where mounted in wall recesses.

4. Rubber Base Application

- .1 Lay out base for resilient flooring. Keep number of joints at a minimum. Use full roll lengths to minimize joints.
- .2 Set base in adhesive tightly by using a 7lb. hand roller, against the wall and floor surfaces.
- .3 Install straight and level to variations of 1:1000.
- .4 Scribe and fit to door frames and other obstructions.
- .5 Cope internal corners. Use formed straight base material for corners of other angles.

5. Cleaning, Sealing And Finishing

- .1 Cleaning, sealing and finishing of resilient tile flooring to be performed using the cleaning, sealing and finishing materials specified of one manufacturer in accordance with the manufacturer's instructions and recommendations. Allow a minimum of four (4) days to elapse after completion of each resilient flooring installation before commencing cleaning, sealing, and finishing operations.
- .2 Work to be handed over to the Owner free of blemishes and in perfect condition.

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09 90 00 – PAINTING AND COATING

Part 1. General:

1. **Scope:** Provide paint finishes using the highest grade, first line quality product of the manufacturer and comply with or exceed CAN2-85-100 for premium grade work.

Part 2. Products:

1. The following paint manufacturers are acceptable:
 - .1 International PC.
 - .2 Para Paints Canada Inc.
 - .3 Benjamin Moore Paints.
 - .4 ICI Paints Canada.
 - .5 Sherwin-Williams Company of Canada Limited.

Part 3. Execution:

1. Prepare, prime and paint surfaces as noted in the room finish schedule and this specification and surfaces that are left unfinished by other sections / trades.
2. Paint colours to be selected by the Owner at a later date. Allow for multiple colours.
3. Hardware: Remove finish hardware, switch plates and accessories, removable trim, grilles, etc.; mask any that are not removable. Re-install these when paint is thoroughly dry and clean them. Do not clean hardware with solvent. Prime-painted hardware items to be painted to match the surface on which they are installed.
4. Provide drop cloths or adequate plastic sheets to protect floors in areas assigned for storage and mixing of paints. Mask and cover surrounding surfaces to provide neat, clean, true juncture lines, and to keep paint from adjacent surfaces. Upon completion, remove masking and clean adjacent surfaces free of overspray spatters, drips, smears and overspray.
5. Apply work using skilled tradesmen working under direction of a capable foreman, and according to manufacturer's specifications; in a workmanlike manner; with suitable clean equipment in good condition; in dust-free and under adequate illumination and suitable conditions for production of best results; evenly, uniform in sheen, colour and texture, free from brush marks, sags, crawls, runs, or other defects detrimental to appearance or performance; and in a manner to prevent spattering or spilling over finished surfaces. Sand lightly between coats with No. 00 sandpaper.
6. Prepare surfaces and provide paint finishes in accordance with the following formulas. The formula is intended to provide completely opaque surface. If surfaces are not completely opaque provide additional finish coats at no cost to the Owner.
 - .1 On exposed ferrous metal surfaces (shop primed);
 - .1 Prepare ferrous metal surfaces as follows: sandblast / spongeblast / grind metal surface to SSPC-SP6 (to remove existing paint, rust and to expose metal surfaces) specifications before application of the primer coat.
 - .2 Touch-up only with same paint as that applied in the shop.
 - .3 Two (2) coats of acrylic latex, semi-gloss finish. Use exterior grade for exterior work and interior grade for interior work.
 - .4 Prime caulking compound as required.
 - .2 On wood studs / plywood surfaces as scheduled;
 - .1 Prepare wood surface as follows; ensure surface is clean, free of dirt, grease or other construction debris.
 - .2 Two (2) coats of solid stain, flat finish (Aborcoat by Benjamin Moore).
 - .3 On exposed ferrous metal surfaces (shop primed);
 - .1 Prepare Galvanized and Pre-Primed Surfaces as follows;
 - .1 New Metal With Wipe Coated Galvanizing: Thoroughly clean to remove grease, oil, dirt and other contaminants which may be present on the surface. Mineral Spirits or Xylol are acceptable solvents to use for this purpose - that is, to remove grease, oil, dirt and similar contaminants. Remove scale by wire brushing.
 - .2 Weathered Metal With Wipe Coated Galvanizing: For old and weathered galvanized and pre-primed metal, thorough surface preparation is essential - to ensure that contaminants have been removed from the surface and pre-treat as for New Metal.
 - .3 Spangled Type Galvanizing: Treat with vinyl wash primer to provide proper bond for paint finish.
 - .2 Touch-up only with same paint as that applied in the shop.
 - .3 Two (2) coats of acrylic latex, semi-gloss finish. Use exterior grade for exterior work and interior grade for interior work.
 - .4 Prime caulking compound as required.
 - .4 Painted Masonry or Concrete:

- .1 Prepare surface using the following methods;
 - .1 Test surfaces for alkalinity with pink litmus paper or other standard industry method.
 - .2 Where extreme alkalinity occurs, wash surface with 4% solution tetrapotassium pyrophosphate where latex base paint is to be used, and with zinc sulphate solution where other paint bases are to be used.
 - .3 Etch normal concrete surface to receive alkyd paint with commercial muriatic acid solution (1 part to 20 parts water by volume). Follow with complete rinsing with clean water.
 - .4 Rub down surfaces of different textures and remove mortar spots and sharp edges with a scraper. Patch where required. Fill masonry and concrete surfaces with primer/block filler to fill holes and pores.
- .2 One (1) coat of masonry block filler,
- .3 One (1) coat of primer,
- .4 Two (2) coats of exterior acrylic latex enamel, pearl finish.
- .5 On gypsum board bulkheads and walls:
 - .1 Ensure gypsum board surfaces are prepared and ready to receive paint finishes. Ensure joints are completely filled and sanded smooth and surfaces are free from 'nail / screw popping'. Fill small nicks and or holes with patching compound and sand smooth.
 - .2 One (1) coat of primer – sealer.
 - .3 Two (2) coats of interior acrylic latex enamel, low lustre.
- .6 Concrete Floors:
 - .1 Prior to starting floor preparation confirm that water vapour is not migrating through existing concrete slab using the following technique; Tape a layer of dry piece of 10 mil poly, 6" x 6" to the existing concrete floor. Ensure section of floor is clean and dry. Use red air / vapour barrier tape and to ensure an air seal all around the plastic patch. Let assembly stand for three (3) days. After this time frame remove tape and document the presence of moisture trapped between the plastic and the existing concrete slab. Record findings and communicate to Architect prior to proceeding with the preparation phase of the concrete floor.
 - .2 Wash floor with TSP solution. Removal all wax, oil and like material.
 - .3 Rinse floor thoroughly.
 - .4 Grind with dust free diamond plate grinding equipment as recommended by paint manufacturer. Remove all existing paint finish, expose and scarify existing concrete surface and fine aggregate.
 - .5 Restrict traffic from floor area to receive paint finish. Do not allow any other trades into this area until installation of paint finish is completed.
 - .6 Provide two (2) coats of Enviroepoxy applied with notched trowel and backrolled with roller. Provide 8 mils thick coating, 4 mils per coat.
 - .7 Apply at a rate of 300sf / gallon.
 - .8 Colour to be selected from the manufacturer's standard colour range by Owner at a later date.

DIVISION 10 – SPECIALTIES

10 26 00 – CORNER GUARDS

Part 1. General:

1. Scope: This section includes the following types of wall protection systems:
 - .1 Corner Guards
2. Submittals:
 - .1 General: Submit the following in accordance with conditions of contract and Division 1 Section 01 33 00
 - .2 Product data and detailed specifications for each system component and installation accessory required, including installation methods for each type of substrate.
 - .3 Shop drawings showing locations, extent and installation details of corner guards. Show methods of attachment to adjoining construction.
 - .4 Samples for verification purposes: Submit the following samples, as proposed for this work, for verification of guard:
 - .1 12" (304.8mm) long sample of each model specified.
 - .5 Product test reports from a qualified independent testing laboratory showing compliance of each component with requirements indicated.
 - .6 Maintenance data for wall protection system components for inclusion in the operating and maintenance manuals specified in Division 1.
3. Quality Assurance:
 - .1 Installer qualifications: Engage an installer who has no less than 3 years' experience in installation of systems similar in complexity to those required for this project.
 - .2 Manufacturer's qualifications: Not less than 5 years' experience in the production of specified products and a record of successful in-service performance.
 - .3 Code compliance: Assemblies should conform to all applicable codes including IBC, UBC, SBCCI, BOCA and Life Safety.
 - .4 Fire performance characteristics: Provide metal components tested in accordance with ASTM E84 for Class A/1 fire characteristics.
 - .5 Single source responsibility: Provide all components of the wall protection system manufactured by the same company to ensure compatibility of color, texture and physical properties.
4. Delivery, Storage and Handling:
 - .1 Deliver materials to the project site in unopened original factory packaging clearly labeled to show manufacturer.
 - .2 Material must be stored flat.
 - .3 Deliver and store materials as per manufacturer's strict instructions.

Part 2. Products:

1. Manufacturers:
 - .1 Interior surface protection products specified herein and included on the submittal drawings shall be manufactured by Construction Specialties, Inc. or approved equivalent.
2. Materials:
 - .1 Stainless steel: To be type 304 alloy with #4 satin finish; minimum strength and durability properties as specified in ASTM A276.
 - .2 All necessary fasteners to be supplied by the manufacturer.
3. Corner Guards:
 - .1 Stainless steel corner guards to be CS Acrovyn: Surface mounted guards to be 16 gauge stainless steel.
 - .2 Model CO-8 90° stainless steel corner guard with 3/16" (4.8mm) radius and 3 1/2" (88.9mm) standard legs. Bull nose 3/4" (19.1mm) radius optional. Mounted with construction adhesive standard; Available in variable angles and leg sizes. For odd angle specify model CO-8M.
 - .3 Or approved equivalent.
4. Fabrication:
 - .1 General: Fabricate wall protection systems to comply with requirements indicated for design, dimensions, detail, finish and member sizes.
 - .2 Preassemble components in shop as much as possible to minimize field assembly.
5. Finishes:
 - .1 General: Comply with NAAMM "Metal Finishes Manual" for recommendations relative to applications and designations of finishes.

Part 3. Execution:

1. Examination:
 - .1 Verification of conditions: Examine areas and conditions under which work is to be performed and identify conditions detrimental to proper or timely completion.
 - .2 Do not proceed until unsatisfactory conditions have been corrected.
2. Preparation:
 - .1 Surface preparation: Prior to installation, clean substrate to remove dirt, debris and loose particles. Perform additional preparation procedures as required by manufacturer's instructions.
 - .2 Protection: Take all necessary steps to prevent damage to material during installation as required in manufacturer's installation instructions.
3. Installation:
 - .1 Install the work of this section in strict accordance with the manufacturer's recommendations, using only approved adhesive and locating all components firmly into position, level and plumb.
4. Cleaning:
 - .1 General: Immediately upon completion of installation, clean material in accordance with manufacturer's recommended cleaning method.
 - .2 Remove surplus materials, rubbish and debris resulting from installation as work progresses and upon completion of work.
5. Protection:
 - .1 Protect installed materials to prevent damage by other trades. Use materials that may be easily removed without leaving residue or permanent stains.

DIVISION 21 – FIRE SUPPRESSION

*Refer to Mechanical Drawings prepared by **North Engineering Inc.***

DIVISION 23 – HEATING, VENTILATION AND AIR CONDITIONING

*Refer to Mechanical Drawings prepared by **North Engineering Inc.***

DIVISION 26 – ELECTRICAL

*Refer to Electrical Drawings prepared by **North Engineering Inc.***

DIVISION 29 – 30 – NOT USED