



ADDENDUM NUMBER 2

R18-01 Island Savings Centre Lobby Washroom Upgrades

January 19, 2018

This Addendum shall be read in conjunction with and considered as an integral part of the Request for Quotations. Respondents should acknowledge the addendum on Appendix B the Submission Form.

The Addendum is as follows:

This Addendum includes the following documents:

1. Architectural Addendum 1
2. Architectural Addendum 2
3. Electrical Addendum 1
4. Electrical Addendum 2
5. Bulk Asbestos Certificate of Analysis

Submission Deadline:

Please note the Submission Deadline has been extended by a week. The new submission deadline is January 31, 2018 @ 4 p.m. local time.

Part 1 section 1.4 RFQ Timetable currently reads:
Submission Deadline January 24, 2018 @ 4 p.m. local time.

Change to read:
Submission Deadline January 31, 2018 @ 4 p.m. local time

Questions & Answers

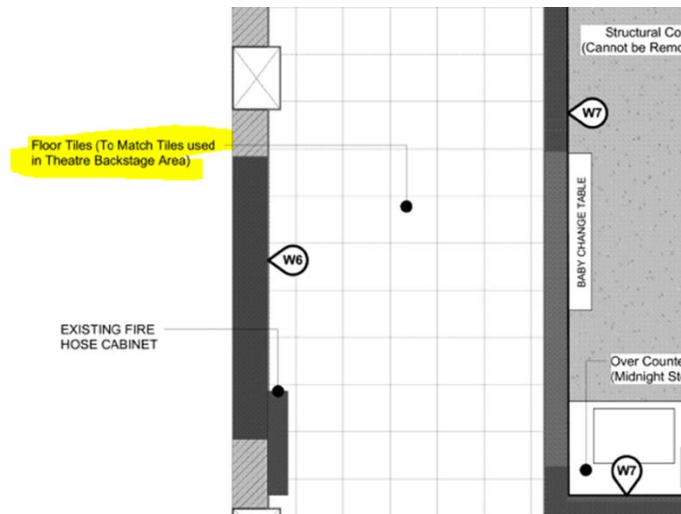
Q1. There are only 3 door elevations shown on the door schedule, but it looks like they will need a new door & frame for the stairwell opening (the handing is changed, it can't be just moved). Do you want us to include for new door, frame & hardware for this door?

A1. See Architectural Addendum no 2.

Q2. Can you please let the architect know that the tile they have specified for the floor (Multitude) is a wall tile and can not be used on the floor. They will need to pick an alternate tile. Also, the Multitude tile from Daltile comes in 3 finishes so that needs to be narrowed down as well.

A2. See Architectural Addendum no 2.

Q3. I see this noted on page A3, but we weren't shown this during the site visit. Are you able to specify what is required here, or should I come back to look for myself?



A3. See Architectural Addendum no 2.

Q4. Under “Pre-conditions of Award” it is clearly stated that a performance bond and labour and materials bond is required but no indication of a bid bond is noted. Can you confirm please; that no bid bond is required for this RFQ?

A4. That is correct. No Bid Bond is required as part of your response to this competition document.

Q5. In regard to updating the fire alarm, I have a few concerns that need clarification. On drawings E0 or E1 there is nothing on either legend that identifies any fire alarm symbols that are or should be in the drawings. I have reviewed the drawings repeatedly and can't seem to find anything. Please advise.

A5. See Electrical Addendum no 2.

Q6. Are both washrooms to be considered as Asbestos containing, for the floors? The report included in the competition document only notes the Accessible Washroom Tile, which is different than the Male and Female washroom.

A6. The floor was known to have contained asbestos and should be treated as such. The tiles can be made to work with the floor drains and given the possible asbestos concerns would be the most cost effective approach.

See A16.

Q7. Does the substrate to the tile also contain Asbestos? This was not noted at all, and is crucial to bidding. There are significant impacts to the methods and products available if the substrate does contain asbestos. Conflicts between the sealing coat required after mastic removal and the epoxy flooring should be considered before competition closes, so that all GC's are bidding on the same methods. The condition of the substrate remaining and the concrete floor below will impact the ability to even use Epoxy coat on the floor in the washrooms. It may be preferable to change the intended floor finish from Epoxy to Tile in those areas. This would mean floor treatment and levelling is much easier and there would be less potential conflicts between the materials required

A7. See answer to question 16.

Q8. We are to carry out noisy work from 7:00 am to 10:00 am, can you please be more clear on what is considered “noisy” work for the purposes of construction. Is it possible to start before 7:00 am for this work?

A8. See Architectural Addendum no 2.

A9. The only publicly available calendar of events for the theatre can be found:
<http://www.cowichanpac.ca/calendar>

Please note this calendar shows performances where tickets are available for sale to the public. Most shows do end up here, but the occasional event will not show up in this calendar. And, depending on the event we may know something is coming but not yet have tickets on sale to the public so it won't show up here.

A10. See Architectural Addendum no 1.

LOBBY

New Water Fountain w/ Filling Station

Wall Tiles/Backsplash
 • Based on Daltile (or pre-acceptable alternative)
 • Size:
 • Main Tile: 12x24
 • Accent: 4x12 - 4x16
 • Colour(s): To be selected by Architect
 • Tile Pattern: See Elevations
 • Colour Pattern: See Elevations
 • Grout: To be selected by Architect

New Art Installation (approx 5' x 5')

Radius of 3' 3 1/2"

Furnish Out Wall
 • Steel Stud Framing
 • Horizontal Maple Siding

Payphone - Relocated (By Taka)

OWB PAINTED (Colour TBD)

Horizontal Maple Siding (Colour to be Coordinated w/ Art Installation)

UNIVERSAL WASHROOM

2 A-4

NEW DOUBLE DOORS OR GLASS LITE PANELS (SEE A-5 FOR DETAILS)

NEW WATER FOUNTAIN W/ FILLING STATION

BABY CHANGE TABLE

OWB PAINTED (Colour TBD)

Floor Tiles Based on Daltile (or pre-acceptable alternative)
 • Size: 12x24
 • Tile Pattern: Stack bond
 • Colour(s): To be selected by Architect
 • Finish: Matte
 • Grout: To be selected by Architect

UP

Textured Epoxy Floor Coating
 • Grey Base Coat
 • Clear resin coat w/ quartz granules
 • Granite Colours (based off Torgal colour system)
 • Charcoal Q1349-25A (30%)
 • Ash Q1310-25A (20%)
 • White Q1010-25A (40%)
 • Polyurethane Topcoat

MEN'S WASHROOM

3 A-4

4 A-4

Over Counter Wash Basins on (Midnight Stone) Laminate Countertops

Structural Column (Cannot be Removed)

BABY CHANGE TABLE

Cutout in Countertop w/ Under-the-Counter Waste Receptacle

WOMEN'S WASHROOM

3 A-4

4 A-4

MAINTENANCE/STORAGE

IF NON-STRUCTURAL TO BE REMOVED

IF NON-STRUCTURAL TO BE REMOVED

Medium Gray Metal Toilet Partitions

A11. Where touch-ups are required, the entire wall will be repainted. To be done to match existing colour.

Q12. Is the Water Fountain New, or relocated? Floor Plan (A-3) says new, but Elevation (A-4) says relocated.

A12. The current water fountain is to be relocated. Noted in Architectural Addendum no 2.

Q13. Can wood studs be used in lieu of the steel studs for the framing in this construction? **A13.** No. Steel stud is necessary, as this building is of non-combustible construction.

Q14. Please give a clear indication on the signage scope of work if it is the responsibility of the GC to carry the cost for supply and install. If no specification available at this time, please issue a cash allowance.

A14. Signage will not be part of this competition or included in the scope of work. The CVRD will be responsible for signage. See Architectural Addendum no 1.

Q15. I see that wall protection and corner guards are specified, but I don't see at which locations you wish to have them provided for. Without this information, we can't include for them on this competition. If you have a drawing with these marked on them, please provide to all bidders?

A15. See Architectural Addendum no 2.

Q16. I have conferred with our abatement subcontractors and a written procedure is required to be in the competition documents for abatement subcontractors to be able to bid. This written procedure needs to come from North West. Because of this, they should actually test the floor now (it must be tested before construction anyways, so may as well do it all correctly ahead of time), and then they can write the appropriate procedure after they have the results.

A16. See attached Bulk Asbestos Certificate of Analysis. A written procedure will be in place in time for the work to be completed.

Q17. I don't see any mention of the ceiling finish. Can you please confirm that the new ceiling finish will be the same as existing? (Gypsum)

A17. Yes, the ceiling finish should be GWB to match existing (and throughout if there is any sections that are currently T-bar.

Alternative Products

The following have been added as approved alternative products:

1. Can we ask for an approved alternate? We supply and install Silikal MMA flooring, same application but a better longer lasting product.
Approved.
2. We are requesting approval for an alternate product to the Hadrian metal toilet partitions specified for this project. Shanahan's metal toilet partitions, floor braced model, are equal in design and quality to the product specified. All colours are available in Anti-Graffiti finish. Product information attached.
Approved.
3. We request your consideration approving ASI Group Canada Products as an equal or alternate for the proposed job. The Gauges on ASI Metal for Doors, Panels and Pilasters are 22 gauges. We compensate for this difference by making our honeycomb core 5/8".
Approved.

End of Addendum 2

Anthony Jeffery
Procurement Officer

Cowichan Valley Regional District
175 Ingram Street, Duncan, BC V9L 1N8
Email: purchasing@cvrd.bc.ca
Tel: 250.746.2580 / Toll free: 1.800.665.3955



STELLER ARCHITECTURAL CONSULTING

BUILDING CODES • BUILDING ENCLOSURES • BUILDING SPECIFICATIONS

210-4252 Commerce Circle, Victoria, B.C. V8Z 4M2
O: (250)294-8076 www.stellerconsulting.com

The following Architectural Addendum supersedes information contained in the Issued for Tender Drawings and Specifications issued for the Project to the extent referenced. This Addendum forms part of the Tender Documents and is subject to all the Conditions of the Tender Documents.

ARCHITECTUAL ADDENDUM No.1

Date: January 15, 2018

Project Name: CVRD Island Saving Centre Washroom Renovations

CHANGES INCLUDE:

SPECIFICATIONS

00 00 01 PROJECT TEAM DIRECTORY

Revise Owner Contact:

Anthony Jeffery – Procurement Office

purchasing@cvrd.bc.ca

Phone: 250.746.2580

01 33 00 PRECONSTRUCTION SUBMITTALS

Revise Section 1.5 ADMINISTRATIVE

- .1 General Contractor to Submit to CRP-Architect and Consultants submittals list for review. Submit with reasonable promptness and in orderly sequence so as to not cause delay in Work. Failure to submit in ample time is not considered sufficient reason for an extension of Contract Time and no claim for extension by reason of such default will be allowed.

General Contractor to Submit to Owner Contact. Owner Contact will distribute to consultants as necessary.

- .3 *Review submittals prior to submission to CRP-Architect and Consultants. This review represents that necessary requirements have been determined and verified, or will be, and that each submittal has been checked and coordinated with requirements of Work and Contract Documents. Submittals not stamped, signed, dated and identified as to specific project will be returned without being examined and will be considered rejected.*



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Change from CRP-Architect and Consultants to Owner Contact.

- .4 Notify CRP-Architect and Consultants, in writing at time of submission, identifying deviations from requirements of Contract Documents stating reasons for deviations.*

Change from CRP-Architect and Consultants to Owner Contact.

Revise Section 1.6 SHOP DRAWINGS AND PRODUCT DATA

- .1.1 Submit .pdf or one photocopy of shop drawings (if necessary) for each requirement requested in Specification Sections and as CRP-Architect and Consultants may reasonably request.*

Change from CRP-Architect and Consultants to Owner Contact.

- .1.6 If upon review by CRP-Architect and Consultants, no errors or omissions are discovered or if only minor corrections are made, copies will be returned and fabrication and installation of Work may proceed. If shop drawings are rejected, noted copy will be returned and re-submission of corrected shop drawings, through same procedure indicated above, and must be performed before fabrication and installation of Work may proceed.*

Change from CRP-Architect and Consultants to Owner Contact.

Revise Section 1.7 SAMPLES

- .2 Deliver samples prepaid to CRP-Architect and Consultants business address.*

Change from CRP-Architect and Consultants to Owner.

- .3 Notify CRP-Architect and Consultants in writing, at time of submission of deviations in samples from requirements of Contract Documents.*

Change from CRP-Architect and Consultants to Owner Contact.

- .5 Adjustments made on samples by CRP-Architect and Consultants are not intended to change Contract Price. If adjustments affect value of Work, state such in writing to CRP-Architect and Consultants prior to proceeding with Work.*



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Change from CRP-Architect and Consultants to Owner Contact.

- .6 Make changes in samples that CRP-Architect/Consultants may require, consistent with Contract Documents.*

Change from CRP-Architect and Consultants to Owner Contact.

Revise Section 1.8 MOCKUPS

- .2 Mock-up may remain part of work if acceptable by CRP-Architect and Consultants.*

Change from CRP-Architect and Consultants to Owner Contact.

01 35 43 ENVIRONMENTAL PROTECTION

Revise Section 1.8 HAZARDOUS MATERIALS

- .1 Report any hazardous materials found on site and report any hazardous spills to CRP-Architect immediately.*

Change to CRP-Architect and on-site maintenance staff

01 45 00 QUALITY CONTROL

Revise Section 1.5 QUALITY OF WORK

- .1 Ensure that quality of Work is of highest standard, executed by workers experienced and skilled in respective duties for which they are employed. Notify CRP-Architect immediately if required Work is such as to make it impractical to produce required results.*

Change to CRP-Architect and Owner Contact

01 51 00 TEMPORARY UTILITIES

Add to Section 1.7 TEMPORARY POWER AND LIGHT

See attached Drawing for location of 3-phase power connection

01 56 00 TEMPORARY CONTROLS



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Add to Section 1.8 PUBLIC TRAFFIC FLOW

See attached Drawing for acceptable Traffic Flow

Add to Section 1.10 HOARDING, GUARD RAILS AND BARRICADES

See attached Drawing for acceptable Hoarding Layout

01 60 00 PRODUCT REQUIREMENTS

Revise Section 1.6 AVAILABILITY

- .1 *Immediately upon signing Contract, review product delivery requirements and anticipate foreseeable supply delays for any items. If delays in supply of products are foreseeable, notify CRP-Architect of such, in order that substitutions or other remedial action may be authorized in ample time to prevent delay in performance of Work.*

Change CRP-Architect to Owner Contact

01 71 00 EXAMINATION AND PREPARATION

Revise Section 1.8 EXISTING SERVICES

- .1 *Before commencing work, establish location and extent of service lines in area of Work and notify CRP-Architect of findings.*

Change to CRP-Architect and Owner Contact

01 77 00 CLOSEOUT PROCEDURES

Remove Section 1.5.3.1

No Fire Safety Plan required

01 78 00 CLOSEOUT SUBMITTALS

Revise Section 1.7 WARRANTIES, BONDS, GUARANTEES, AND CONTACT INFORMATION

Remove 1.7.3

Remove 1.7.7



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10 40 00 SIGNAGE

Revise 1.1 SIGNS

Section 1.1.1 Washroom/Hallway Signage: To be selected by the CRP-Architect in consultation with the Owner.

No Signage required. Owner to provide and install Washroom/Hallway Signage

10 81 50 TOILET AND WASHROOM ACCESSORIES

Revise Section 1.1 COMPONENTS

Remove 1.1.1.4

Owner to provide and install Waste Receptacle



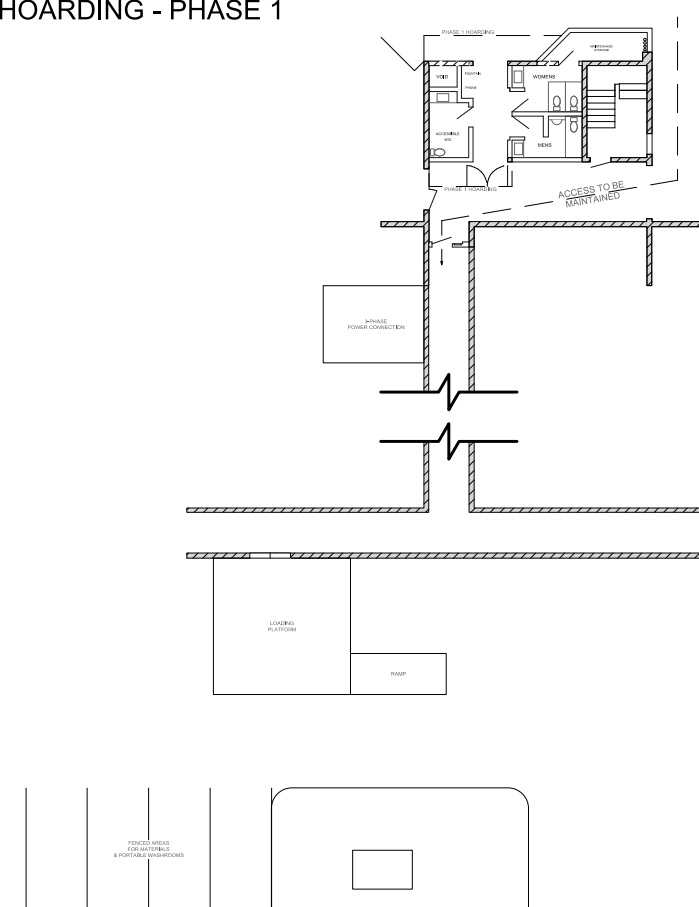
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- SITE ACCESS
- TEMPORARY FACILITIES
- HOARDING - PHASE 1



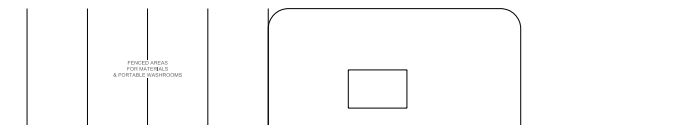
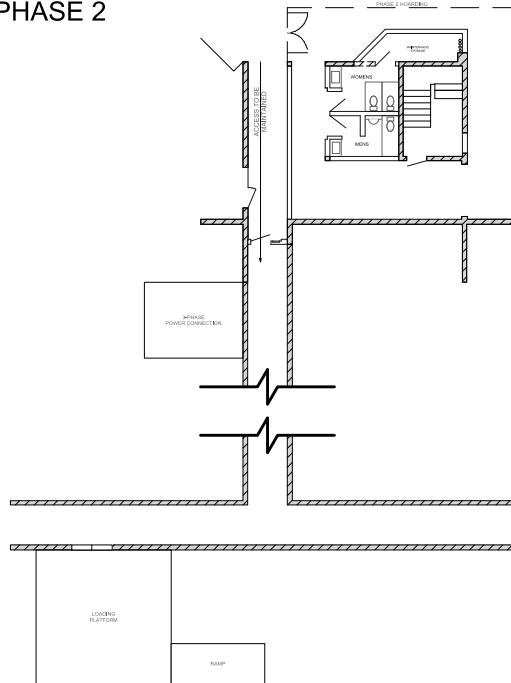


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- SITE ACCESS
- TEMPORARY FACILITIES
- HOARDING - PHASE 2





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ARCHITECTUAL ADDENDUM No.2

Date: January 17, 2018

Project Name: CVRD Island Saving Centre Washroom Renovations

CHANGES INCLUDE:

SPECIFICATIONS

01 14 00 WORKPLACE RESTRICTIONS

Revise Section 1.11 SPECIAL REQUIREMENTS

1.11.1 Carry out noise generating Work between 7:00am and 10:00am Monday to Sunday

Change to: between 9pm and 10am Monday to Sunday

Add 1.11.1.1 Definition of noise generating work is any work involved concrete cutting, jackhammering, and such. Plus the use of certain power tools, such as hammer drills, etc., over any extended period.

Remove 1.11.2 Carry out general Work between 7:00am and 5:00pm Monday to Sunday, (No statutory holidays)

1.11.3 Any additional work outside these hours to be arranged with Owner.

Change to: Preference is that the majority of the work be carried out between the hours of 9:00pm and 7:00am



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Add 1.11.1.4

Provisions for working around the Theatre schedule:
No Work that conflicts with scheduled events in the theatre shall be carried out without the prior consent of the Owner.

To see the schedule, please go to:

<http://www.cowichanpac.ca/calendar>

(This schedule is subject to change on short notice)

01 62 00 PRE-ACCEPTABLE ALTERNATIVES

The following Products have now been approved as Pre-Acceptable Alternatives

09 67 80 HIGH BUILD GLAZED COATINGS

Silikal MMA Flooring

10 21 14 TOILET PARTITIONS - METAL

Shanahan's Metal Toilet Partitions

ASI Group Metal Partitions

09 30 00 TILING

Revise Section 1.1 FLOOR TILES

1.1.1.2 Based on Multitude by Daltile

Change to: Volume 1.0 by Daltile

1.1.1.2. 2 Colours to be selected by CRP-Architect

Colour to be based on Volume 1.0 Sonic White VL75 by Daltile

Revise Section 1.2 COMPONENTS

1.2.1.2 Based on Multitude by Daltile

Change to: Volume 1.0 by Daltile

1.2.1.2.2 Colours to be selected by CRP-Architect

Colour to be based on Volume 1.0 Sonic White VL75 by Daltile

Revise Section 1.2 COMPONENTS



1.2.1.3.2 Colours to be selected by CRP-Architect

Colour to be based on Elevare Series by DalTile

Top Tile: Coal EL46

Middle Tile: Carbon EL 44

Bottom Tile: Element EL43

Add 1.2.1.3.4 Accent Tile Top Edge

Top Accent Tile to be based on DalTile Bullnose S44D9

09 67 80 HIGH BUILD GLAZED COATINGS

Revise Section 1.1 SYSTEM

1.1.1.6.7 Colours: To be selected by CRP-Architect

Change to: Colour mix based on Torginol Colour Granule System:

60% White Q1010

20% Smoke Q1320

20% Black Q1020

10 26 00 WALL PROTECTION

Revise Section 1.1 Components

Change 1.1.1 Corner Guards to:

.1 Corner Guards:

.1 Description: 51 x 51 mm [2" x 2"] 90-degree angle, continuous flexible guard snapped over formed continuous metal retainer, with finished termination caps.

.2 Material:

.1 Guard: vinyl-acrylic extrusion with integral colour.

.2 Retainer: aluminum.

.3 Colours: To match existing wall colours.

.4 Fasteners: stainless steel alloy screws to resist rusting in humid environment.

.5 Acceptable product: 'Acrovyn SM-20MN' or pre-acceptable alternative.



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ARCHITECTURAL DRAWINGS

Drawing A-3

1. New Steel Door

In addition to the new doors shown on A-3, an additional new Steel Door (with frame and hardware) will be necessary from the stairwell into the lobby. This door should meet the following standards:

- .1 *Width:* 3'-0"
- .2 *Height:* 6'-8"
- .3 *Assembly Rating:* 1 hour
- .4 *Paint:* Colour to match adjacent Maintenance Room door
- .5 *Hardware:* Panic Hardware and Automatic Closer

2. Water Fountain

There is a discrepancy between A-3 & A-4 for the Water Fountain. The existing Water Fountain will be relocated and not new.

3. Corner Guards

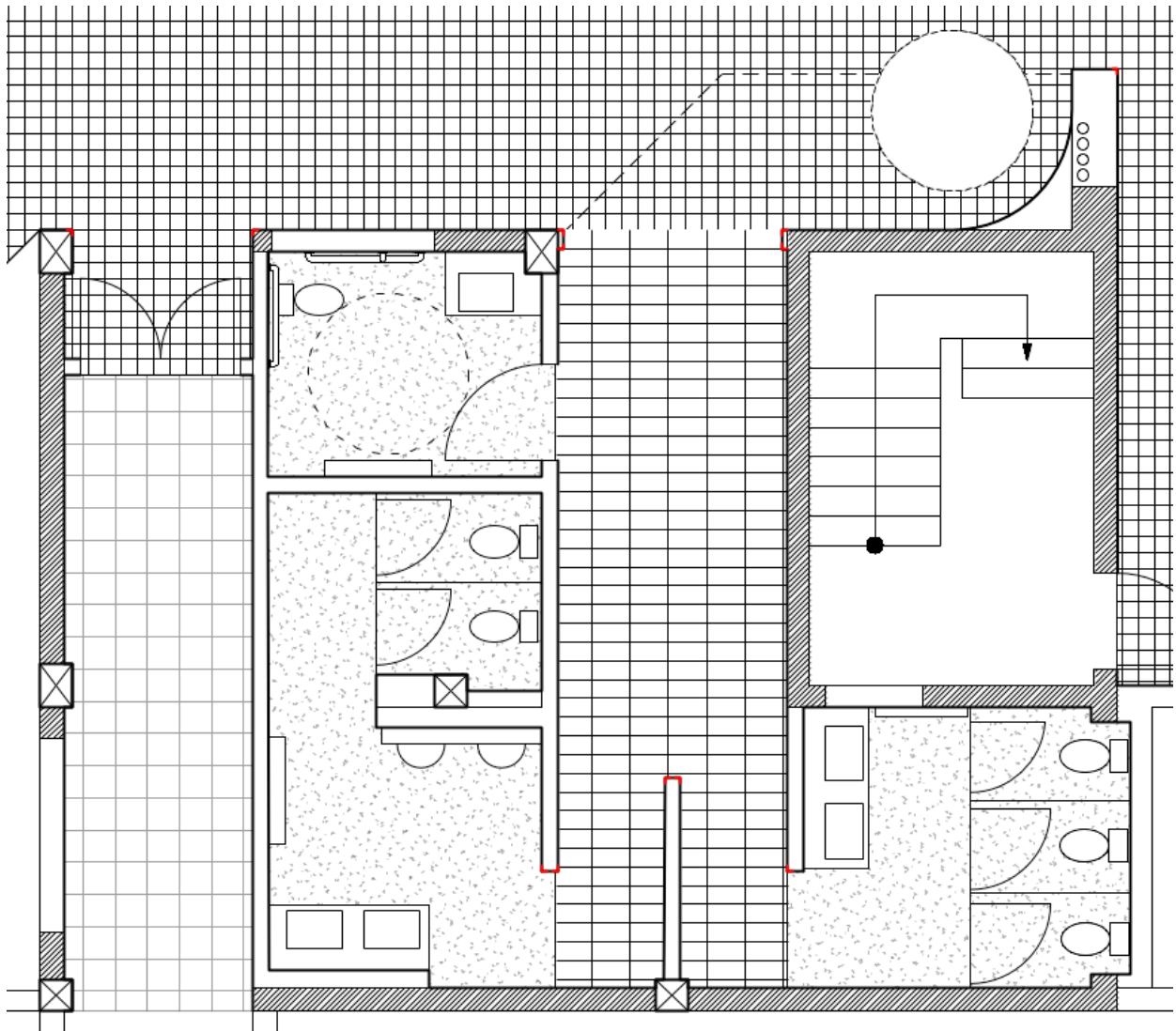
Corner Guard Locations were not shown on original drawings. Please see the drawing below for locations (in red). There are 12 corners in total.



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4. Theatre Hallway Floor Tiling

Floor Tile in Theatre Hallway to be the same tile as in the Washroom Hallway.
Please see the drawing below for location (in red).

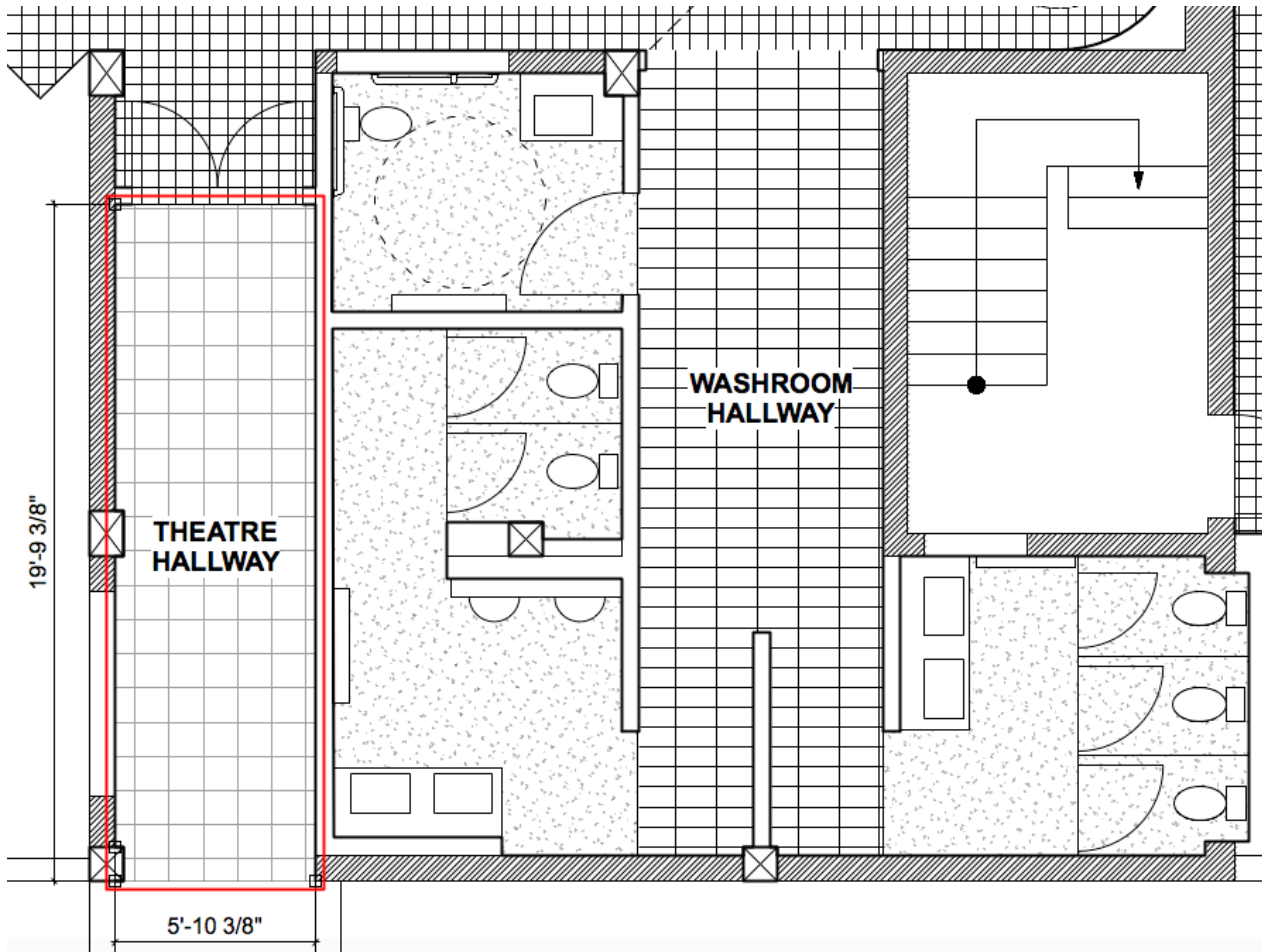
2" Transition strip between existing and new tile.



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INTEGRAL
GROUP

Electrical Addendum E-01

DATE: January 15, 2018
PROJECT: CVRD Island Savings Center - Duncan, BC
PROJECT NO: 140010.000

To: Ryan King
Company: Steller Architectural Consulting
Address: 210, 4252 Commerce Circle
Victoria, BC V8Z 4M2

Email: ryan@stellerconsulting.com

This Addendum forms part of the Contract documents and is to be read, interpreted and coordinated with all other parts. The cost of all work contained herein is to be included in the Contract Sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above named project to the extent referenced and shall become part thereof.

This Addendum contains 1 pages and 1 drawing.

The following items form part of the Scope of Work document issued January 2, 2018

1.1 RELOCATE and reuse existing fire alarm devices wherever possible. See attached drawing E-1

INTEGRAL GROUP

Peter Kremler, EIT

PETK/petk



END

GENERAL NOTES

A. REUSE EXISTING CIRCUITS FOR NEW RECEPTACLES AND LIGHTS

DRAWING NOTES

1

REMOVE ALL ELECTRICAL DEVICES INCLUDING LIGHTING, RECEPTACLES, EMERGENCY LIGHTS ETC. UNLESS OTHERWISE NOTED. REFER TO RENOVATION PLANS FOR NEW POWER AND LIGHTING SCOPE

2

RELOCATE 120V 1ø CIRCUIT FOR CHILLED WATER FOUNTAIN

3

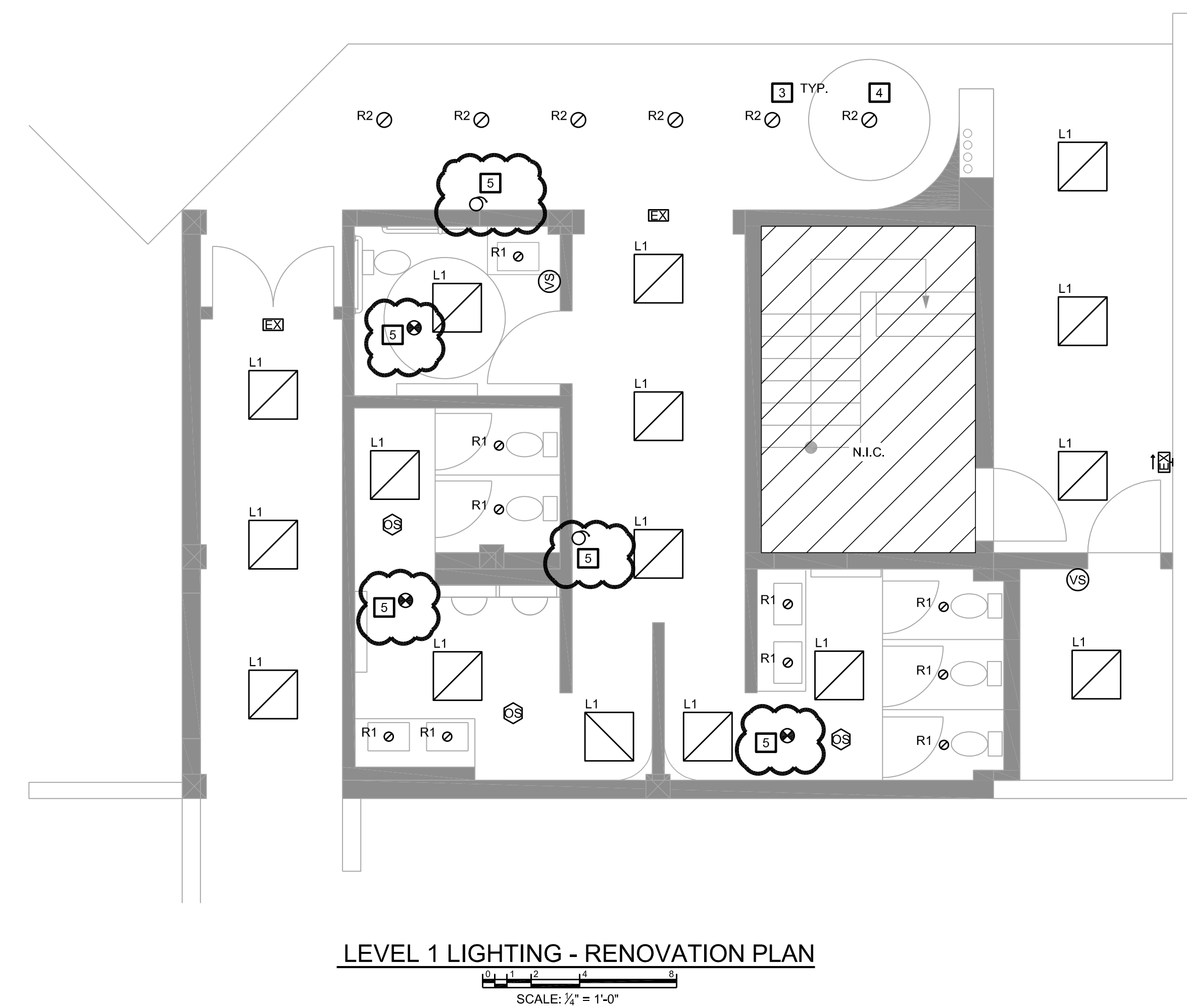
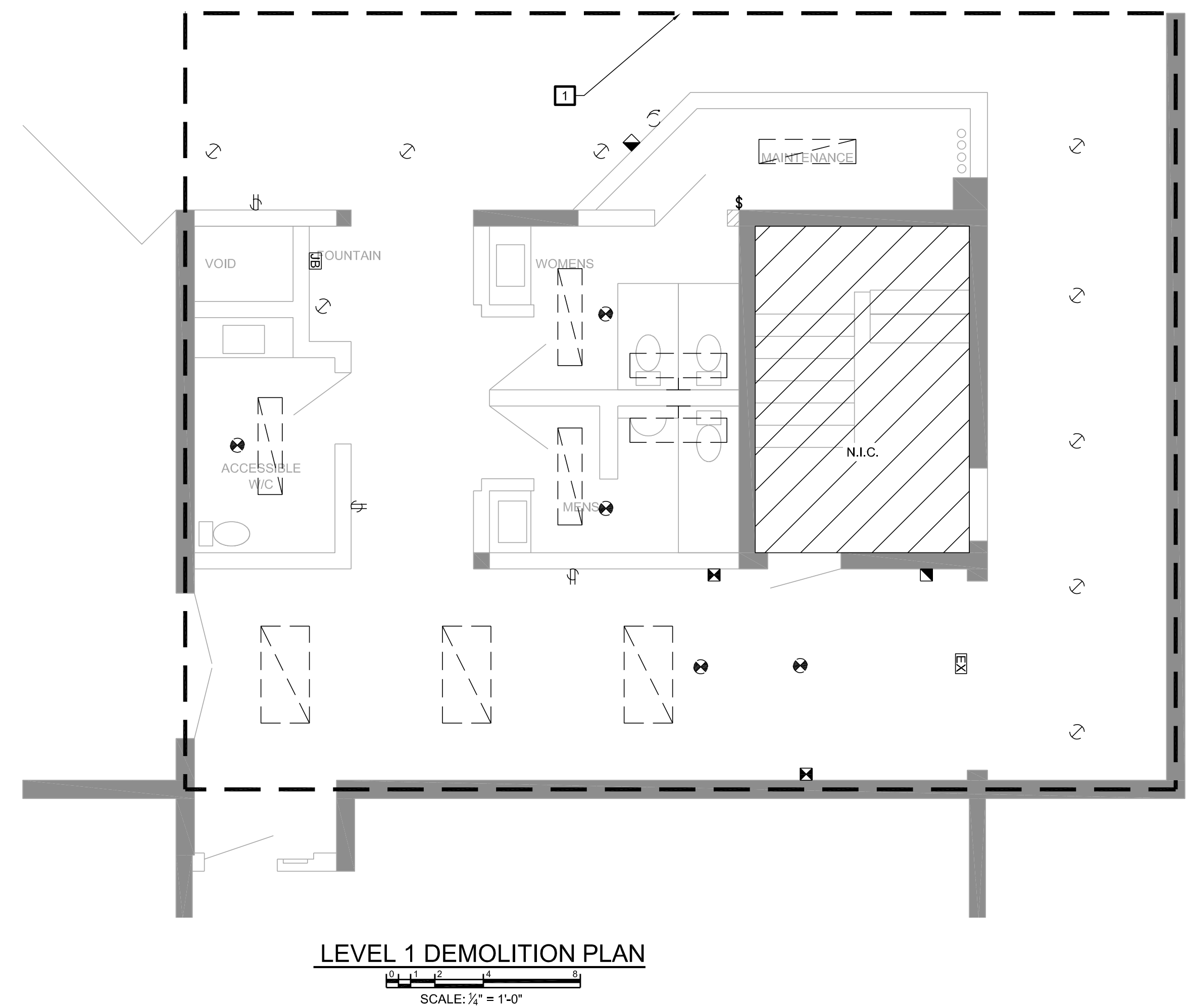
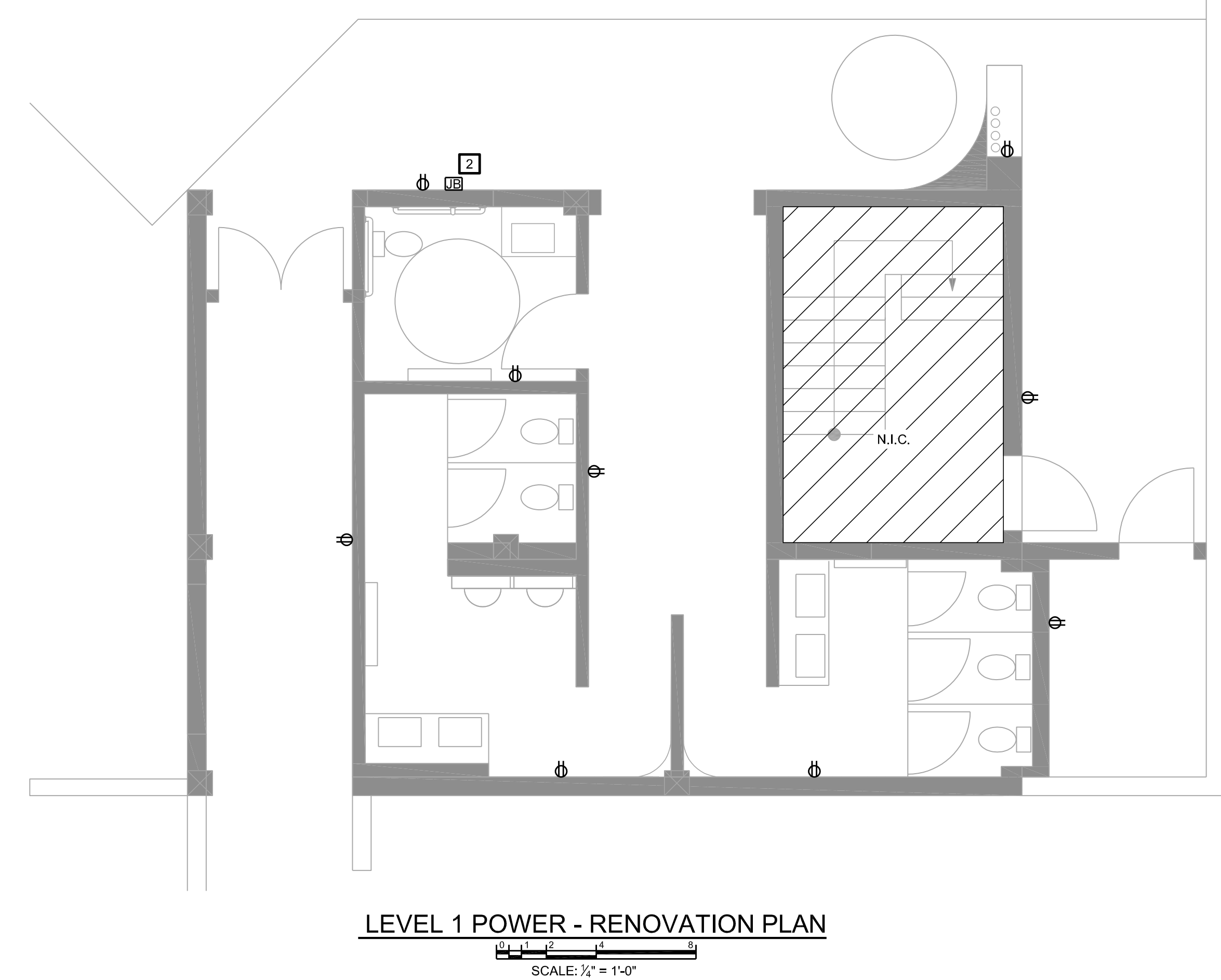
MATCH FIXTURE STYLE TO EXISTING LOBBY LIGHTING

4

PROVIDE DOWN LIGHT FOR ART INSTALLATION. CONFIRM EXACT LOCATION WITH ARCHITECTURAL DRAWINGS

5

RELOCATE EXISTING FIRE ALARM DEVICES WHERE POSSIBLE



PROJECT:

ISLAND SAVINGS
CENTRE
WASHROOM
UPGRADES

CLIENT:

COWICHAN
VALLEY
REGIONAL
DISTRICT

STELLER

ARCHITECTURAL CONSULTING

UNIT 201 - 4252 COMMERCIAL CIRCLE
VICTORIA, BC V8Z 4M2
250.264.8076

INTEGRAL
GROUP

Suite 101 - 1019 Wharf Street
Victoria BC Canada V8W 2Y9
T 250.418.1288
www.integralgroup.com
Project Reference No: 140010.000

ISSUED FOR:	DATE:
CLIENT REVIEW	24AUG2017
CLIENT REVIEW	19SEPT2017
ISSUED FOR RFQ	30OCT2017
RE-ISSUED FOR RFQ	02JAN2018

DRAWN BY:	PK
SAC PROJECT NO.:	CVRD-01-17
SCALE:	AS NOTED
DRAWING TITLE:	LEVEL 1 POWER AND LIGHTING

LEVEL 1 POWER AND LIGHTING

DRAWING NUMBER:

E-1



INTEGRAL
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Electrical Addendum E-02

DATE: January 17, 2018
PROJECT: CVRD Island Savings Center - Duncan, BC
PROJECT NO: 140010.000

To: Ryan King
Company: Steller Architectural Consulting
Address: 210, 4252 Commerce Circle
Victoria, BC V8Z 4M2

Email: ryan@stellerconsulting.com

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This Addendum contains 1 pages and 1 drawing.

The following items form part of the Scope of Work document issued January 2, 2018:

- 1.1 **ADD** fire alarm schedule to Cover Page. See attached drawing E-0.

INTEGRAL GROUP

Peter Kremler, EIT

PETK/petk

END

SEALED

ELECTRICAL SPECIFICATIONS

PART 1: GENERAL

- 1.1 GENERAL CONDITIONS
1. ELECTRICAL SPECIFICATIONS AND DRAWINGS FORM PART OF THE COMPZE LETE PROJECT MANUAL AND ARE TO BE READ IN CONJUNCTION WITH THE REST OF THE CONTRACT DOCUMENTS. THE RESPONSIBILITY AS TO WHICH SUB-TRADE PROVIDERS REQUIRED LABOUR OR MATERIALS RESTS SOLELY WITH THE CONTRACTOR.
2. PROVIDE ALL ITEMS, MATERIAL, EQUIPMENT AND LABOUR REQUIRED TO COMPLETE THE WORK INDICATED OR INFERRED HEREIN. SHOULD ANY WORK OR MATERIAL BE REQUIRED WHICH IS NOT SPECIFICALLY SPECIFIED OR INDICATED ON THE DRAWINGS BUT IS NEVERTHELESS REQUIRED TO PROVIDE A FULLY OPERATIONAL SYSTEM, PROVIDE SUCH WORK OR MATERIALS WITHOUT ADDITIONAL COST.
3. UNLESS DIMENSIONAL INFORMATION IS SPECIFICALLY INDICATED, DRAWINGS INDICATE APPROXIMATE LOCATIONS OF ELECTRICAL DEVICES. THE RIGHT IS RESERVED TO MAKE CHANGES IN LOCATION AS MAY BE NECESSARY TO CENTRE LIGHTS OR MEET THE EXIGENCIES OF CONSTRUCTION IN ANY WAY. NO EXTRA WILL BE ALLOWED FOR SUCH CHANGES UNLESS THE DISTANCE MOVED EXCEEDS 3000mm.
4. SHOULD ANY DISCREPANCY BETWEEN THE SPECIFICATIONS AND DRAWINGS LEAVE THE CONTRACTOR IN DOUBT AS TO THE TRUE INTENT AND MEANING, OBTAIN A RULING FROM THE CONSULTANT.
5. CHECK FOR ANY ADDENDA TO THE ORIGINAL DRAWINGS AND SPECIFICATIONS AND ALLOW FOR RESULTING ADJUSTMENTS IN TENDER QUOTATIONS.
6. THE CONSULTANT OR THEIR AUTHORIZED REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY ITEM THAT, IN THEIR OPINION, DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. RECTIFY ALL UNACCEPTABLE INSTALLATIONS TO THE APPROVAL OF THE CONSULTANT.
- 1.2 EXISTING CONDITIONS
1. PRIOR TO TENDERING, BECOME FAMILIAR WITH ALL EXISTING SITE CONDITIONS THAT WILL AFFECT THE WORK. INSPECT ALL EXISTING BUILDING ELEMENTS AND STRUCTURES FOR CONSIDERATION OF NECESSARY STRUCTURAL CHANGES TO FACILITATE INSTALLATIONS COVERED BY THE CONTRACT.
2. CONFIRM ALL LOCATIONS AND ROUTING OF ANY EXISTING SERVICES, ABOVE AND BELOW GRADE, WHICH MIGHT BE AFFECTED BY THIS INSTALLATION.
3. WHERE BUILDINGS, STRUCTURES OR INSTALLATIONS HAVE TO BE DEMOLISHED, REMOVED, RELOCATED OR RE-ROUTED, ENSURE THAT EXISTING BUILDINGS OR REMAINING STRUCTURES WILL NOT BE CUT OFF FROM ELECTRICAL AND COMMUNICATION SERVICES WHICH THEY MAY RECEIVE FROM THE BUILDING OR STRUCTURE TO BE ELIMINATED. RE-ROUTE SUCH SERVICES FOR TEMPORARY OR PERMANENT CONNECTION, WHATEVER THE NECESSITY MAY BE, AND ALLOW COSTS IN TENDER FOR SUCH ADDITIONAL WORK.
4. WHERE IT IS NECESSARY TO RELOCATE TEMPORARILY ANY ELECTRICAL EQUIPMENT OR TO RE-ROUTE AND DISTRIBUTION LINES, ALLOW FOR ALL COSTS INCURRED FOR SUCH WORK IN TENDER.
- 1.3 GENERAL MATERIALS
1. PROVIDE ALL NEW MATERIALS UNLESS NOTED OTHERWISE. PROVIDE ONLY MATERIALS LISTED FOR USE IN CANADA AND BEARING SUITABLE MARK INDICATING SUCH.
2. SHOULD ANY OF THE MATERIALS SPECIFIED/REQUESTED BE DISCONTINUED OR NOT AVAILABLE, NOTIFY CONSULTANT PRIOR TO TENDER SUBMISSION AND OBTAIN CLARIFICATION OF ALTERNATE PRODUCTS.
3. THE DRAWINGS AND SPECIFICATIONS CALL FOR SPECIFIC EQUIPMENT. OTHER MATERIALS OR EQUIPMENT MAY BE SUBSTITUTED, PROVIDED SUCH PROPOSED SUBSTITUTIONS HAVE BEEN APPROVED VIA A FORMAL ADDENDUM ISSUED BY THE CONSULTANT. ALLOW A MINIMUM OF TEN (10) WORKING DAYS FOR REVIEW OF ALTERNATES BY THE CONSULTANT. IF CIRCUMSTANCES ARISE AFTER THE WORK HAS BEEN UNDER CONSTRUCTION FOR SOME TIME, SUCH THAT THE SPECIFIED MATERIALS OR EQUIPMENT CANNOT OR SHOULD NOT BE INSTALLED, OBTAIN APPROVAL FROM THE CONSULTANT BEFORE SUBSTITUTIONS ARE MADE. CONTRACTOR IS RESPONSIBLE FOR ANY REDESIGN OF ALL ASSOCIATED SERVICES/MATERIAL TO ACCOMMODATE ANY PROPOSED ALTERNATES.
4. ANY SUBSTITUTIONS MADE WITHOUT APPROVAL MAY BE REJECTED AT THE SOLE DISCRETION OF THE CONSULTANT.
5. PROVIDE MATERIAL FROM A SINGLE MANUFACTURER FOR ALL MATERIAL OF A SIMILAR NATURE.
- 1.4 DRAWINGS
1. ELECTRICAL DRAWINGS DO NOT INDICATE ALL BUILDING ELEMENTS. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL SITE CONDITIONS. DIRECT THE BUILDING OR BUILDINGS TO BE ELIMINATED. RE-ROUTE SUCH SERVICES FOR TEMPORARY OR PERMANENT CONNECTION, WHATEVER THE NECESSITY MAY BE, AND ALLOW COSTS IN TENDER FOR SUCH ADDITIONAL WORK.
2. THE ELECTRICAL DRAWINGS SHOW THE APPROXIMATE LOCATIONS OF PRINCIPAL APPARATUS, EQUIPMENT, DUCTS AND WIRING. THE ARRANGEMENT SHOWN ON THE DRAWINGS IS MORE OR LESS DIAGRAMMATIC AND AS SUCH IS APPROXIMATE ONLY. THE ACTUAL LOCATION OF APPARATUS, EQUIPMENT AND WIRING SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE CONSULTANT BEFORE INSTALLATION.
3. THIS CONTRACTOR IS RESPONSIBLE FOR ALL MEASUREMENTS FOR THE ELECTRICAL WORK THROUGHOUT. ARRANGE THE WIRING AND APPARATUS TO CONFORM TO THE ARCHITECTURAL AND STRUCTURAL DETAILS IN AN APPROVED MANNER.
4. ALTERATIONS NECESSARY TO THE ARRANGEMENT OF APPARATUS, FIXTURES, CONDUITS AND WIRING THAT HAVE BEEN INSTALLED WITHOUT PROPER CONSIDERATION AND APPROVAL, EVEN IF IN ACCORDANCE WITH THE ELECTRICAL DRAWINGS, AND ALL ALTERATIONS NECESSARY TO MAKE THE APPARATUS, FIXTURES, CONDUIT AND WIRING COME WITHIN THE FINISHED LINES OF THE ROOMS, SHALL BE UNDERTAKEN WITHOUT COST TO THE OWNER.
- 1.5 GUARANTEE
1. PROVIDE WRITTEN GUARANTEE FOR ALL WORK COVERED BY THIS SECTION. REPLACE OR REPAIR ANY DEFECT IN WORK THAT APPEARS WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, INCLUDING ANY DEFICIENCIES OR OMISSIONS IN RESPECT TO THE CONTRACT DOCUMENTS WHICH MAY APPEAR. WARRANTY DOES NOT COVER DAMAGE ATTRIBUTED TO MISUSE OF EQUIPMENT.
2. ADDITIONAL EXTENDED WARRANTY PERIODS MAY APPLY TO SPECIFIC MATERIALS.
3. WHERE, IN THE OPINION OF THE CONSULTANT, AN UNREASONABLE DELAY IN REPLACEMENT OR ACCEPTABLE REPAIR OCCURS ON THE PART OF THE CONTRACTOR, REPAIRS OR REPLACEMENT WILL BE MADE BY THE OWNER, AND THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
- 1.6 FEES AND PERMITS
1. PAY ALL FEES AND OBTAIN ALL PERMITS AND LICENSES IN CONNECTION WITH WORK. SUBMIT ALL DOCUMENTATION REQUIRED BY THE INSPECTION AUTHORITY, FOR APPROVAL PRIOR TO START OF CONSTRUCTION, AND PROMPTLY REPORT ANY COMMENTS TO THE CONSULTANT.
- 1.7 CODES AND BY-LAWS
1. PERFORM ALL WORK IN ACCORDANCE WITH THE REGULATIONS OF THE PROVINCE OF BRITISH COLUMBIA, INCLUDING, BUT NOT LIMITED TO THE BC BUILDING ACT, THE BC SAFETY ACT, AND WORKSAFE BC STANDARDS.
2. AT THE CONCLUSION OF THE WORK, SUBMIT TO THE CONSULTANT A CERTIFICATE OF APPROVAL FROM THE INSPECTION AUTHORITY SHOWING THAT ALL WORK HAS BEEN PROPERLY INSTALLED AND ACCEPTED.
- 1.8 SHOP DRAWINGS
1. REFER TO GENERAL SPECIFICATION FOR SHOP DRAWING REQUIREMENTS.
2. PROVIDE SHOP DRAWINGS FOR THE FOLLOWING:
- 2.1. LUMINAIRES
- 2.2. EXIT SIGNS
- 2.3. LIGHTING CONTROL DEVICES
3. THE REVIEW OF SHOP DRAWINGS BY THE CONSULTANT IS FOR SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. APPROVAL OF SHOP DRAWINGS DOES NOT IMPLY THAT CONSULTANT APPROVES OF ALL DETAIL INHERENT IN THE SHOP DRAWINGS. CONTRACTOR REMAINS RESPONSIBLE FOR ENSURING ALL MATERIAL PROVIDED COMPLIES IN ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS ON SITE, FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION PROCESSES OR TO TECHNIQUES OF CONSTRUCTION AND INSTALLATION, AND FOR COORDINATION OF WORK OF TRADES.
- 1.9 RECORD DRAWINGS
1. REFER TO GENERAL CONDITION FOR REQUIREMENTS OF RECORD (AS-BUILT) DOCUMENTATION.
2. INDICATE THE FOLLOWING ITEMS ON RECORD DRAWINGS.
- 2.1. BRANCH CIRCUIT RACEWAYS, INCLUDING FLEXIBLE CONDUIT DROPS AND JUNCTION BOXES, INDICATING THE CIRCUITRY CONTAINED THEREIN.
- 2.2. RACEWAY RUNS IN OR UNDER THE SLAB WITH ROUTING CLEARLY IDENTIFIED.
- 2.3. LOCATION OF ALL DEVICES INCLUDING, BUT NOT LIMITED TO LIGHTING, OUTLETS, SWITCHES, DISCONNECTS, AND PANELBOARDS.
3. AT THE COMPLETION OF THE WORK, TRANSFER THE ABOVE INFORMATION TO A NEW CLEAN SET OF DRAWINGS. EMPLOY A COMPETENT DRAFTING SERVICE TO TRANSFER INFORMATION TO AUTOCAD FILES AND CERTIFY THE ABOVE-MENTIONED FILES AS BEING ACCURATE AND CORRECT. DELIVER COMPLETED AUTOCAD FILES TO CONSULTANT AS PART OF OPERATION AND MAINTENANCE MANUALS.
4. PROVIDE MAINTENANCE MANUALS FOR ALL SYSTEMS PROVIDED, INCLUDING ALL ITEMS COVERED UNDER "SHOP DRAWINGS" SECTION
- 1.10 IDENTIFICATION OF EQUIPMENT
1. PROVIDE IDENTIFICATION FOR ALL ELECTRICAL MATERIAL INSTALLED. IDENTIFICATION SHALL BE IN ENGLISH.
2. IDENTIFY ALL WIRING THROUGH THE USE OF SELF-LAMINATING LABELS (FLAG TYPE).
3. IDENTIFY ALL JUNCTION BOXES WITH BRANCH CIRCUITING WIRING (PANEL AND CIRCUIT NUMBERS). WRITE INFORMATION ON THE INSIDE OF THE JUNCTION BOX AND ON THE COVER PLATE USING A BLACK INDELIBLE MARKER.
4. COLOUR-CODE ALL ELECTRICAL JUNCTION, PULL BOXES, SPLITTERS AND MULTIPLE BOXES WITH APPROPRIATELY COLOURED PAINT AS INDICATED BELOW:

DESCRIPTION	PRIMARY	AUXILIARY
51 VOLTS UP TO 240 VOLTS	YELLOW	-
241 VOLTS UP TO 600 VOLTS	ORANGE	-
TELEPHONE	BLACK	-
OTHER COMMUNICATION SYSTEMS	BLUE	-
FIRE ALARM	RED	-
SECURITY	BROWN	-
GROUND	GREEN	-
OTHERS	AS NOTED	AS NOTED

5. WHERE JUNCTION BOXES OR PULL BOXES ARE LOCATED ABOVE A GRID CEILING SYSTEM, PROVIDE A MINIMUM 19MM SELF-ADHERING COLOUR-CODED CIRCULAR DISC LOCATED ON THE ROOM SIDE OF THE GRID, AFFIXED DIRECTLY TO CEILING SPLINE IN CLOSE PROXIMITY TO WHERE CONCEALED BOX IS LOCATED. MATCH COLOUR TO THE COLOUR OF ASSOCIATED JUNCTION BOX AS INDICATED ABOVE.
6. IDENTIFY GROUPED LIGHT SWITCHES TO INDICATE LOADS/AREAS CONTROLLED. PROVIDE CUSTOM ENGRAVED BUTTONS WHERE INDICATED ON DRAWINGS.
7. PROVIDE TYPE WRITTEN LABEL ON ALL RECEPTACLE COVER PLATES INDICATING CIRCUIT BEING USED
8. PROVIDE TYPEWRITTEN, REMOVABLE CIRCUIT DIRECTORY CLEARLY INDICATING USAGE OF EACH BREAKER INSIDE PANEL OF ALL PANEL BOARDS. CONFIRM ROOM NUMBERS AND NAMES WITH CONSULTANT PRIOR TO COMPLETING DIRECTORY AS NUMBERS INDICATED ON DRAWINGS MAY NOT MATCH OWNER'S ASSIGNED ROOM NAMES AND NUMBERS.
9. PROVIDE ARC FLASH PROTECTION IDENTIFICATION AND WIRING LABELS ON ALL NEW ELECTRICAL DISTRIBUTION IN COMPLIANCE WITH CEC 2-306, NFPA 70E-2004, AND ANSI Z535-4-200.

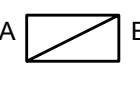
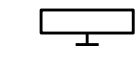
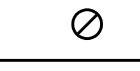

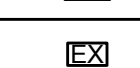
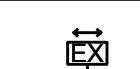
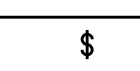
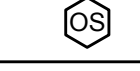


- 1.1.2 OPERATING AND MAINTENANCE MANUALS
1. REFER TO GENERAL SPECIFICATION FOR OPERATING AND MAINTENANCE MANUAL REQUIREMENTS.
2. INCLUDE MANUFACTURER'S MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT NOTED BELOW:
- 2.1. LUMINAIRES
- 2.2. EXIT SIGNS
- 2.3. LIGHTING CONTROL DEVICES
- 1.1.3 SUBSTANTIAL COMPLETION
1. PROVIDE THE FOLLOWING DOCUMENTATION PRIOR TO REQUESTING SUBSTANTIAL COMPLETION REVIEW:
- 1.1. FINAL ELECTRICAL INSPECTION REPORT.
- 1.2. FIRE ALARM VERIFICATION CERTIFICATE/REPORT.
- 1.3. SCHEDULE S-C FROM STRUCTURAL ENGINEER FOR SEISMIC BRACING OF ALL ELECTRICAL EQUIPMENT.
- 1.4. RECORD DRAWINGS AND MAINTENANCE MANUALS.
- 1.5. CERTIFICATION THAT ALL DEFICIENCIES NOTED DURING FIELD REVIEWS HAVE BEEN COMPLETED.
- 1.6. WARRANTY CERTIFICATES.
- 1.7. WRITTEN VERIFICATION THAT ALL SYSTEMS, SPECIFICALLY ALL LIGHTING CONTROL SYSTEMS, ACCESS CONTROL SYSTEMS AND INTRUSION DETECTION SYSTEMS, HAVE BEEN TESTED AND ARE FULLY OPERATIONAL.
- 1.8. CERTIFICATION THAT THE OWNER'S PERSONNEL HAVE BEEN INSTRUCTED IN THE OPERATION AND MAINTENANCE OF ALL SYSTEMS.
- 1.9. WRITTEN VERIFICATION THAT ALL EQUIPMENT IDENTIFICATION HAS BEEN COMPLETED.
- 1.10. WRITTEN VERIFICATION THAT ALL SPARE PARTS AND REPLACEMENT PARTS SPECIFIED HAVE BEEN PROVIDED.



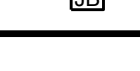
PART 2: PRODUCTS


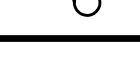
- 2.1 WIRE AND CABLES
1. UNLESS OTHERWISE INDICATED, DO NOT USE WIRE SMALLER THAN NO. 12 AWG FOR BRANCH CIRCUIT WIRING.
2. PROVIDE STRANDED COPPER CONDUCTORS FOR ALL CONDUCTORS NO. 10 AWG OR LARGER. PROVIDE SOLID COPPER CONDUCTORS FOR ALL CONDUCTORS NO. 12 AWG OR SMALLER.
3. SIZE ALL CONDUCTORS TO MAINTAIN VOLTAGE DROP OF 2% OR LESS FOR FEEDERS AND 2% OR LESS FOR BRANCH CIRCUIT WIRING.
4. CORRELATE CABLE IS NOT PERMITTED.
5. PROVIDE COPPER CONDUCTORS WITH RW-90 WITH CROSSLINKED POLYETHYLENE (XLPE) INSULATION UNLESS NOTED OTHERWISE.
6. USE COLOUR CODED CONDUCTORS THROUGHOUT. PROVIDE A DIFFERENT COLOURED CONDUCTOR FOR EACH PHASE AND A WHITE CONDUCTOR FOR NEUTRAL.
7. IDENTIFY ALL CONDUCTORS AS FOLLOWS:
- 7.1. PHASE A RED
- 7.2. PHASE B BLACK
- 7.3. PHASE C BLUE
- 7.4. NEUTRAL WHITE
- 7.5. GROUND GREEN OR BARE
- 7.6. SWITCH LEGS YELLOW, ORANGE, BROWN
- 2.2 RACEWAYS
1. PROVIDE RIGID STEEL, RIGID ALUMINUM OR ELECTRIC METALLIC TUBING (EMT) RACEWAY COMPLAINT WITH BC ELECTRICAL CODE.
2. PROVIDE SET SCREW TYPE COUPLERS FOR ALL CONDUITS.
3. USE OF EMT CONDUIT IS NOT PERMITTED.
4. ACCEPTABLE MANUFACTURERS: THOMAS & BETTS OR APPROVED ALTERNATE.
- 2.3 OUTLETS AND SWITCHBOXES:
1. PROVIDE NON-METALLIC OUTLET BOXES THROUGHOUT. PROVIDE OUTLET/JUNCTION BOXES AS REQUIRED TO COMPLY WITH REQUIREMENTS OF THE BC ELECTRICAL CODE.
2. WHERE CONDUIT IS EXPOSED, PROVIDE SURFACE MOUNTED BOXES.
3. PROVIDE EXTENSIONS RINGS AS REQUIRED TO ENSURE COVER PLATE IS INSTALLED FLUSH WITH FACE OF SURFACE.
4. UNLESS OTHERWISE NOTED, SECTIONAL BOXES ARE NOT PERMITTED.
5. ACCEPTABLE MANUFACTURERS: THOMAS & BETTS / IBERVILLE 52151 SERIES OR APPROVED ALTERNATE.
- 2.4 FIRE STOPPING
1. PROVIDE LISTED FIRE STOPPING SYSTEM AT ELECTRICAL PENETRATIONS INTO OR THROUGH ANY RATED ASSEMBLY.
2. ACCEPTABLE MANUFACTURERS: REFER TO GENERAL SPECIFICATION.
- 2.5 RECEPTACLES
1. PROVIDE SPECIFICATION GRADE, CSA TYPE S-15R, WHITE SINGLE, DUPLEX OR QUAD RECEPTACLE AS INDICATED ON DRAWINGS. PROVIDE SPECIAL PURPOSE RECEPTACLES WHERE INDICATED.
2. PROVIDE WHITE NYLON COVER PLATES UNLESS NOTED OTHERWISE.
3. PROVIDE WEATHERPROOF DURABLE LEFT SPRING-LOADED CAST ALUMINUM RECEPTACLE, COMPLETE WITH GASKETS WHERE INSTALLED OUTDOORS OR IN WET LOCATIONS.
4. ACCEPTABLE MANUFACTURERS: HUBBELL 5262-1 OR APPROVED ALTERNATE.
- 2.6 PROTECTIVE DEVICES
1. CIRCUIT BREAKERS: MOLDED CASE, BOLT-ON, THERMAL MAGNETIC TYPE, 40 DEGREES C AMBIENT TEMPERATURE COMPENSATED, FIXED MOUNTING, WITH QUICK-MAKE AND QUICK-BREAK SWITCHING MECHANISM MECHANICALLY TRIP-FREE FROM THE OPERATING HANDLE.
2. PROVIDE COMMON HANDLE BASE FOR ALL MULTI-POLE BREAKERS. SINGLE POLE BREAKERS WITH BREAKER TIE ARE NOT PERMITTED.
3. HALF SIZE BREAKERS ARE NOT PERMITTED.
4. RATINGS: REFER TO DRAWINGS AND PANEL SCHEDULES FOR TRIP FRAME AND POLES REQUIRED. MINIMUM SHORT CIRCUIT RATING FOR 120 TO 240 VOLT BREAKERS IS 10,000A, IF NOT INDICATED OTHERWISE.
5. ACCEPTABLE MANUFACTURERS: MATCH BASE BUILDING STANDARD.
- 2.10 LUMINAIRES
1. PROVIDE ALL LUMINAIRES AS INDICATED ON DRAWINGS AND WITHIN LUMINAIRE SCHEDULE.
2. ACCEPTABLE MANUFACTURERS: AS INDICATED IN LUMINAIRE SCHEDULE.
- 2.11 LIGHTING CONTROL
1. PROVIDE COMPLETE LIGHTING CONTROL SYSTEM AS NOTED ON DRAWINGS.
2. LIGHTING CONTROL SYSTEM SHALL MEET ALL REQUIREMENTS OF AHSRAE/IES/ANSI 90.1-2010
- 2.12 FIRE ALARM SYSTEM
1. PROVIDE NEW C.
- 1.1. BC ELECTRICAL CODE - CURRENT ENFORCED EDITION
- 1.2. BC BUILDING CODE - CURRENT ENFORCED EDITION
- 1.3. BC FIRE CODE - CURRENT ENFORCED EDITION
- 1.4. UNDERWRITERS LABORATORIES OF CANADA - ULC S524 (CURRENT EDITION).
2. PROVIDE ALL ISOLATION PROCEDURES IN ACCORDANCE WITH ULC S524 REQUIREMENTS.
3. ANNUNCIATION DEVICES: 100 MM SQUARE, SEMI-FLUSH HORN TYPE SIGNALLING DEVICES, WITH VISUAL ALARM SIGNALLING DEVICE BUILT IN (STROBE LIGHT), MULTIPLE, ADJUSTABLE FROM 1 TO 15 W, FREQUENCY RESPONSE FROM 400 TO 4000 HZ AND OUTPUT SOUND LEVEL: 96 DB AT 3M WITH 1 W TAP.
4. ACCEPTABLE MANUFACTURERS: MATCH EXISTING BASE BUILDING SYSTEM (SIMPLEX 4100ES SERIES).

PART 3: EXECUTION

- 3.1 GENERAL REQUIREMENTS
1. INSTALL ALL ELECTRICAL EQUIPMENT FLUSH, PLUMB AND LEVEL UNLESS OTHERWISE NOTED.
- 3.2 VIBRATION AND SEISMIC RESTRAINT
1. PROVIDE VIBRATION, SEISMIC RESTRAINT AND ANCHORAGE FOR ALL EQUIPMENT (INCLUDING NEW AND EXISTING LUMINAIRES, EXIT SIGNS, BACK BOXES AND SPEAKERS).
2. ENGAGE A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER TO DESIGN AND REVIEW VIBRATION AND SEISMIC RESTRAINTS FOR ALL WORK ASSOCIATED WITH ELECTRICAL. SUBMIT SUPPLEMENTAL LETTERS OF ASSURANCE (SCHEDULES S-B) FROM THE STRUCTURAL ENGINEER AT THE COMMENCEMENT OF THE PROJECT. SUBMIT SUPPLEMENTAL LETTER OF ASSURANCE (SCHEDULE S-C), INDICATING THAT STRUCTURAL ENGINEER HAS PERFORMED REQUIRED FIELD REVIEWS AND THAT WORK SUBSTANTIALLY COMPLIES WITH REQUIREMENTS OF THE BC BUILDING CODE AT THE COMPLETION OF THE PROJECT..
- 3.3 HANGERS AND FASTENERS
1. PROVIDE HANGERS AND FASTENERS REQUIRED TO SUPPORT ALL ELECTRICAL EQUIPMENT. ATTACH HANGERS AND FASTENERS TO STRUCTURAL BUILDING MATERIAL ONLY.
2. WHERE POSSIBLE, CAST IN CONCRETE INSERTS DURING POURING, OTHERWISE DRILLED METAL INSERTS MAY BE USED.
3. WHERE WOOD SCREWS ARE USED, THEY SHALL PENETRATE WOOD AT LEAST 25MM.
4. EXPLOSIVE SET INSERTS MAY BE USED ONLY WITH SPECIFIC PERMISSION FROM THE CONSULTANT. THEY MAY NOT BE USED IN ANY AREA WITH HIGH VOLTAGE EQUIPMENT.
5. PERFORATED PIPE HANGER IRONS ARE PROHIBITED.
6. SUPPORT ALL RACEWAY RUNNING VERTICALLY WITHIN BUILDING AT EACH FLOOR.
7. ENSURE ALL LIGHTING FIXTURES ARE ADEQUATELY SUPPORTED.
8. SUPPORT RECESSED FLUORESCENT FIXTURES INDEPENDENT FROM T-BAR CEILING BY WIRE TO BUILDING STRUCTURE FROM TWO DIAGONAL ENDS.
9. POWER WIRING FOR RECEPTACLES SHOULD NOT BE STRAPPED TO DATA RACEWAYS. MAINTAIN A 150MM CLEARANCE BETWEEN TELEPHONE/DATA OUTLETS AND POWER RECEPTACLES.
- 3.4 LIGHTING FIXTURES
1. PROVIDE ALL REQUIRED HANDLING AND STORAGE.
2. INSTALL FIXTURES PLUMB, LEVEL, AND IN STRAIGHT LINES WITHOUT DISTORTION.
3. INSTALL EACH FIXTURE IN A MANNER RECOMMENDED BY THE FIXTURE MANUFACTURER.
4. SUSPEND ALL FIXTURES IN AREAS OF EXPOSED DUCT AND PIPE WORK TO AVOID CONFLICTS.
5. PROVIDE BALL ALIGNERS AND SWAY ADAPTORS ON ALL PENDANT MOUNTED FIXTURES WITH RIGID SUPPORT SYSTEM.
6. PROTECT ALL FIXTURES FROM DUST, DEBRIS, AND DAMAGE DURING CONSTRUCTION.
- 3.5 FIRE ALARM SYSTEM
1. MODIFY EXISTING FIRE ALARM SYSTEM TO SUIT RENOVATIONS AS DESCRIBED HEREAFTER AND AS SHOWN ON PLANS. ALL MODIFICATIONS TO BASE BUILDING FIRE ALARM SYSTEM SHALL BE DONE BY THOMAS ELECTRIC (BASE BUILDING ELECTRICAL CONTRACTOR)
2. CONFIRM EXISTING FIRE ALARM SYSTEM IS FULLY OPERATIONAL PRIOR TO ANY WORK DONE. NOTIFY CONSULTANT OF ANY PRE-EXISTING DEFICIENCY ITEMS PRIOR TO STARTING WORK. THE SYSTEM IS ASSUMED TO BE FULLY OPERATIONAL WITH NO DEFICIENCY IF NO NOTIFICATION FROM THE CONTRACTOR IS RECEIVED, AND CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SYSTEM IS FREE OF ALL DEFICIENCIES AT COMPLETION OF PROJECT.
3. PROVIDE ALL DEVICE AND EQUIPMENT AS INDICATED ON THE DRAWINGS AS SPECIFIED HEREIN AND AS REQUIRED TO PROVIDE A COMPLETE AND OPERABLE SYSTEM.
4. PRIOR TO SUBSTANTIAL COMPLETION, PROVIDE A COMPLETE FIRE ALARM VERIFICATION REPORT IN ACCORDANCE WITH ULC STANDARDS INDICATING COMPLETE OPERATION OF FIRE ALARM SYSTEM FREE OF ANY DEFICIENCIES.
- 3.7 EMERGENCY LIGHTING BATTERY SYSTEM
1. CONNECT TO DEDICATE LIGHTING CIRCUIT AND INTERLOCKED WITH LOCAL LIGHTING CIRCUIT.
- 3.8 EXIT SIGNS
1. SUPPORT CEILING MOUNTED EXIT SIGNS DIRECTLY FROM THE CEILING SUPPORT SYSTEM. DO NOT SUPPORT EXIT SIGNS FROM T-BAR TILES OR DRYWALL CEILINGS. PROVIDE HORIZONTAL BACKING SUPPORT SYSTEM TO SUPPORT EXIT SIGNS OFF CEILING SUPPORT SYSTEM.
- 3.9 WIRE, CABLES AND RACEWAYS
1. INSTALL ALL CONDUCTORS IN RACEWAY (RIGID GALVANIZED STEEL, RIGID ALUMINUM OR EMT) UNLESS OTHERWISE NOTED BELOW.
2. ARMoured CABLE (TYPES, BX AND AC) MAY BE USED IN THE FOLLOWING LOCATIONS. ARMoured CABLE IS NOT PERMITTED TO BE USED TO EXTEND BRANCH CIRCUITS TO PANEL BOARDS.
3. FINAL DROPS TO LUMINAIRES WITH A MAXIMUM LENGTH OF 1500MM. DAISY CHAINING OF LUMINAIRES IS NOT PERMITTED.
4. FINAL CONNECTIONS TO MOTORS/TRANSFORMERS OR VIBRATING EQUIPMENT.
5. CONNECTIONS BETWEEN 15 AMPERE, 120 VOLT SINGLE OR DUPLEX RECEPTACLES WITHIN A COMMON LENGTH OF STRAIGHT WALL OF STUD AND DRYWALL CONSTRUCTION IN ONE AND THE SAME ROOM. HORIZONTAL LENGTH NOT TO EXCEED 7000 MM. CEILING JUNCTION BOX TO BE LOCATED NO FURTHER THAN 900MM FROM THE PARTITION WALL.
6. PROVIDE RIGID GALVANIZED STEEL RACEWAY FOR ALL CONDUCTORS ROUTED IN CONCRETE OR SUBJECT TO MECHANICAL INJURY.
7. INSTALL ALL CONDUIT AND RACEWAY PARALLEL TO BUILDING GRID LINES.
8. CONCEAL ALL CONDUCTORS/RACEWAY UNLESS NOTED OTHERWISE.
9. PROVIDE A NYLON PULL CORD IN ALL EMPTY CONDUITS.
- 3.10 EQUIPMENT CONNECTIONS
1. PROVIDE CONNECTION TO ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO MOTORS, HVAC EQUIPMENT, ELECTRICAL WATER HEATERS OR OWNER SUPPLIED EQUIPMENT AS INDICATED IN THE CONTRACT DOCUMENTS.
2. CONFIRM EXACT LOCATION OF ALL EQUIPMENT ON SITE AND COORDINATED WITH EQUIPMENT INSTALLER.
3. UNLESS OTHERWISE SHOWN, CONNECT MOTORS AND OTHER VIBRATING EQUIPMENT WITH A SUITABLE LENGTH OF WATERTIGHT FLEXIBLE CONDUIT WITH WATERTIGHT CONNECTORS.
4. GROUND MOTORS TO THE RIGID CONDUIT SYSTEM USING EITHER A SEPARATE GROUNDING CONDUCTOR IN THE FLEXIBLE CONDUIT OR WITH THE BONDING CONDUCTOR IN THE FLEXIBLE CONDUIT USING THE SPECIAL BRASS GLANDS SUPPLIED FOR THE PURPOSE.
- 3.11 GROUNDING
1. EXTEND THE BASE BUILDING GROUNDING SYSTEM TO SUIT THE BRANCH DISTRIBUTION ARRANGEMENT OUTLINED ON THE DRAWING AND AS CALLED FOR HEREIN.
2. THE GROUNDING SYSTEM IS TO CONFORM TO THE LATEST EDITION OF THE BC ELECTRICAL CODE AND IS TO MEET THE REQUIREMENTS OF THE LOCAL INSPECTION AUTHORITY.
3. GROUNDING SYSTEM FOR COMMUNICATION ROOM SHALL COMPLY WITH EIA/TIA 607.
4. GROUND CONDUCTORS SHALL BE INSTALLED FROM A NEW COPPER GROUND BUS TO BE LOCATED IN ELECTRICAL ROOM AT NEW PANEL TUBS, GROUND BUSES, EQUIPMENT ETC. THEY SHALL TERMINATE WITH BUNDTY TYPE CONNECTORS INSTALLED TO MANUFACTURER'S INSTRUCTIONS.
- 3.13 RECEPTACLES
1. INSTALL ALL RECEPTACLES IN THE VERTICAL PLANE UNLESS OTHERWISE NOTED.
2. INSTALL RECEPTACLES VERTICALLY IN GANG TYPE OUTLET BOX WHEN MORE THAN ONE DEVICE IS INDICATED IN A SINGLE LOCATION.
3. INSTALL RECEPTACLES WITH GROUND PIN DOWN.

LIGHTING SYMBOL SCHEDULE	
SYMBOL	DESCRIPTION
A  B-7a	RECESSED LUMINAIRE TYPE 'A' ON CIRCUIT B-7 SWITCHED BY LOCAL SWITCH 'a' (TYPICAL CIRCUITING DESIGNATION FOR ALL LIGHTS AND RECEPTACLES)
	WALL MOUNTED LUMINAIRE
	RECESSED DOWN LIGHT - ROUND SHAPE
	RECESSED DOWN LIGHT - SQUARE SHAPE
	EMERGENCY BATTERY PACK WITH 30MINUTES LIGHTING WITH INTEGRAL LIGHTING HEADS
	CEILING MOUNTED EXIT LIGHT FIXTURE
	WALL MOUNTED EXIT LIGHT FIXTURE (ARROW DENOTES EGRESS DIRECTION)
	SINGLE POLE LINE VOLTAGE SWITCH
	OCCUPANCY SENSOR CEILING MOUNTED
	VACANCY SENSOR WALL MOUNTED

POWER SYMBOL SCHEDULE	
SYMBOL	DESCRIPTION
	15 AMP 125 VOLT DUPLEX RECEPTACLE
	15 AMP 125 VOLT QUAD RECEPTACLE
	JUNCTION BOX

FIRE ALARM SYMBOL SCHEDULE	
SYMBOL	DESCRIPTION
	SMOKE DETECTOR
	ALARM SIGNALLING DEVICE - GONG

DRAWING LIST:

DWG. No.	DESCRIPTION (TITLE)
E-0	ELECTRICAL COVER SHEET
E-1	POWER AND LIGHTING PLANS

CIVIC ADDRESS:

2687 JAMES ST, DUNCAN, BC

LUMINAIRE SCHEDULE																			
FIXTURE TAG						SOURCE							ELECTRICAL			MOUNTING			REMARKS
	DESCRIPTION	FINISH	MANUFACTURER	PRODUCT LINE	AGENT	TYPE	OUTPUT	COLOR TEMP (K)	MIN CRI	COLOR CONSISTENCY (SDMC)	L70 RATING (HRS)	QTY OF LAMPS	DIMMING	CONTROL SIGNAL	VOLTAGE	STYLE	MATERIAL	LOCATION	
L1	RECESSED 2'X2' LED	WHITE	DAY-BRITE	CLEAR APPEAL	SLS	LED	3000	3500	80	<4	>70,000	N/A	N/A	N/A	120VAC	RECESSED	DRYWALL	CORRIDORS, WASHROOMS	PROVIDE LUMINAIRE C/W DRYWALL KIT
R1	RECESSED 4" DOWNLIGHT	WHITE	LIGHTOLIER	LYTECASTER	SLS	LED	650	3000	80	<4	>50,000	N/A	N/A	N/A	120VAC	RECESSED	DRYWALL	SINKS AND WASHROOM STALLS	PROVIDE LUMINAIRE C/W DRYWALL KIT
R2	RECESSED 6" DOWNLIGHT	WHITE	LIGHTOLIER	LYTECASTER	SLS	LED	1500	3000	80	<4	>50,000	N/A	N/A	N/A	120VAC	RECESSED	DRYWALL	LOBBY, ART INSTALLATION	PROVIDE LUMINAIRE C/W DRYWALL KIT
EXIT	ALUMINIUM LOW PROFILE EDGE LITE LED PICTOGRAM EXIT SIGN	ALUM.	EMERGI-LITE	EAE SERIES	SLS	LED	N/A	N/A	N/A	N/A	N/A	N/A	NONE	N/A	120VAC	SURFACE	DRYWALL	AS NOTED	OR APPROVED ALTERNATE

GENERAL NOTES

- A. ALL LUMINAIRE FINISHES TO BE APPROVED PRIOR TO ORDERING.
- B. TYPE OF CONSTRUCTION FOR MOUNTING ARE INDICATED FOR REFERENCE ONLY. CONFIRM ALL ASSEMBLY DETAILS WITH ARCHITECTURAL DRAWINGS PRIOR TO ORDERING. NO EXTRAS WILL BE ALLOWED FOR RE-ORDERING OF LUMINAIRES OR MOUNTING KITS TO MATCH ASSEMBLY TYPES SHOWN ON ARCHITECTURAL PLANS. MOUNTING HEIGHT OF ALL SUSPENDED LUMINAIRES TO BE CONFIRMED ON SITE

PROJECT:

ISLAND SAVINGS CENTRE WASHROOM UPGRADES

CLIENT:

COWICHAN VALLEY REGIONAL DISTRICT

STELLER ARCHITECTURAL CONSULTING
UNIT 201 - 4252 COMMERCIAL CIRCLE
VICTORIA, BC V8S 4M2
250.294.8076

INTEGRAL GROUP

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Project Reference No: 140010.000

ISSUED FOR:	DATE:
CLIENT REVIEW	24AUG2017
CLIENT REVIEW	19SEPT2017
ISSUED FOR RFQ	30OCT2017
RE-ISSUED FOR RFQ	02JAN2018
RE-ISSUED FOR RFQ ADD E-02	17JAN2018

DRAWN BY:

PK

SAC PROJECT NO:

CVRD-01-17

SCALE:

AS NOTED

DRAWING TITLE:

ELECTRICAL COVER SHEET

DRAWING NUMBER:

E-0

Bulk Asbestos Certificate of Analysis

Project # 18-055 Client: Hazforce Site: 2687 James Road, Duncan BC Sampled By: Jeff Bonar Method: NIOSH Method 9002

Lab Project #	Sample ID	Location	Phase Description	Phase %	Asbestos Type	Asbestos %	Other Material Type	Other Material %	Date Analysed	Analyst
18-055-1	Vinyl Floor Tile	Washroom	Vinyl Mastic	98	Chrysotile	5	Non-Fibrous	95	1/18/2018	SC
				2	NONE	NAD	Non-Fibrous	100	1/18/2018	SC

NAD = NO ASBESTOS DETECTED

Date Sampled: 1/16/2018

Report Date: 1/18/2018



Bastion Environmental Inc
Senior Analyst