

Site

ISSUED FOR RFP - OCTOBER 04, 2024

OWNER	TENANT	CONSULTANTS			
CITY OF COQUITLAM	KITCHEN	ARCHITECTURAL	MECHANICAL	ELECTRICAL	STAINLESS STEEL
Parks and Facility Planning 3000 Guildford Way City of Coquitlam BC V3B 7N2	Canuel Caterers 7532 134a Street Surrey BC V3W 7J1	FaulknerBrowns Architects 200 - 318 Homer Street Vancouver BC V6B 2V2	AME Consulting Group 200 - 638 Smithe Street, Vancouver, BC V8B 1E3	AES 950 - 505 Burrard Street Vancouver BC V7X 1M4	Foundry Commercial Kitchens 1020 East Cordova Street Vancouver, BC V6A 4A3
Primary Contact: Azadeh Safaie	Primary Contacts: Kate Canuel Kathy Russo	Primary Contacts: Kate Busby Angela Enman	Primary Contacts: Ahmet Ozata Emi Nakamura Paul Clarence Dela Masa	Primary Contacts: Andy Su Jason Kim	Primary Contact: Jesse Deggan

PROJECT DATA

CIVIC ADDRESS:
655 Hillcrest Street
Coquitlam BC
V3J 3Z6

PROPOSED RENOVATIONS TO:
Concession Room 21

BUILDING CODE SUMMARY:
Applicable Building Code: Div B, Part 3
Sprinklers: Not Required
Major Occupancy: Group A, Div 2
Occupant Load: 2 (no proposed change)
Construction Type: Noncombustible
(noncombustible or combustible permitted)

SUMMARY OF WORK:
Tenant fit-out of base building concession shell space

SYMBOL LEGEND

- Revision Number
- Grid Bubble
- Level Elevation
- Level Name
- Spot Elevations
- Elevation Tag
- Section Tag
- Wall Type Tag
- Floor Finish Type Tag
- Ceiling Type Tag
- Door Type / Door # Tag
- Door # Tag
- Room Name / Room # Tag
- Centre Line
- Room Occupancy
- True North Arrow

DRAWING LIST

ARCHITECTURE	Description
A0.00	Site Context and Project Data
A0.01	Specifications
A1.01	Site Plan
A2.01	Floor Plan, Finishes and Equipment List
A2.02	Reflected Ceiling Plan
A2.03	Concession Reflected Ceiling Plan
A3.01	Sections + Interior Elevations

GENERAL NOTES

- Do not scale Drawings.
- Plans are based on Drawings provided by the Owner and Site Conditions will vary. Contractor shall verify all dimensions, datums, scopes and levels prior to commencement of work. All errors and omissions to be reported to Consultant before proceeding with work.
- Variations and modifications to Work shown on these drawings shall not be carried out without written permission from the Consultant. All dimensions are to gridlines, face of concrete, face of studs or centre line of columns unless noted otherwise.
- All dimensions are in millimeters unless noted otherwise.
- These Drawings are to be read in conjunction with and coordinated with the drawings and specifications of other disciplines that form the full contract document package. Where conflict exists between documents, these are to be reported to the Consultant before proceeding.
- The requirements of the 2024 BC Building Code as currently adopted are considered to be the minimum standards to be met.
- Protect existing items designated to remain. Make good any damage to existing items designated to remain that is the result of demolition or construction.
- Existing Structural Floors and Walls to remain.
- Provide Fire Stopping at all new penetrations in Rated Assemblies as required to maintain continuity of FRR.
- All interior partitions extend to the underside of structure above, unless noted otherwise.
- Minimize penetrations and penetration sizes.
- Caulk perimeter joints and all penetrations through GWB. Fill and tape all joints, fastener heads, edges and corners, including both exposed or concealed corners. Acoustic sealant at new metal framed/GWB partitions. Flexible synthetic rubber. Acceptable materials: Tremco Acoustic Sealant or Consultant approved alternate.
- Adjust location of GWB assembly types to allow for scheduled application of skim and feather coats, tape and spackle, veneer plasters, reveal channel, and trim shapes as required in order to maintain dimensions and critical alignments indicated in drawings.
- Solid blocking and backing is to be provided and installed for wall-mounted and ceiling-mounted items including, but not limited to:
 - Cabinets
 - Shelving
 - Mechanical units
- Contractor to ensure there are no back-to-back electrical boxes in acoustically rated walls. Separate Electrical boxes by minimum one insulated stud space.
- All outlets to be set at standard typical height, except for outlets to be located above table surface.

ABBREVIATIONS

ACC	ACCESSIBLE	JAN	JANITOR CLOSET
ACT	ACOUSTIC CEILING TILE	LAV	LAVATORY
ADO	AUTOMATED DOOR OPERATOR	MAX	MAXIMUM
ADD-W	ADD WAVE STYLE	MECH	MECHANICAL
ADL	AUTOMATED DOOR LOCK (@ ACCESSIBLE WC)	MI	MIRROR
ADL-W	ADL WAVE STYLE	MIN	MINIMUM
AF-1	ABOVE FINISHED FLOOR	MLWK	MILLWORK
ALUM	ALUMINUM	MTD	MOUNTED
ANOD	ANODIZED	MTL	METAL
APPROX	APPROXIMATE	N/A	NOT APPLICABLE
ARCH	ARCHITECTURAL	NIC	NOT IN CONTRACT
AVB	AIR VAPOUR BARRIER	NTS	NOT TO SCALE
B	WALL BASE	O/C	ON CENTRE
BLDG	BUILDING	OD	OUTSIDE DIAMETER
B/O	BOTTOM OF	OH	OVERHEAD
B/S	BOTH SIDES	PS	PUSH BUTTON
BS	BABY SEAT	PC	POWDER COAT
CF	CEILING FINISH	P.CONC	POLISHED CONCRETE
CG	CORNER GUARD	PL	PROPERTY LINE
CH	CLOTHES HOOK	PLYWD	PLYWOOD
CIP	CAST IN PLACE	PS	PRESSED STEEL
CJ	CONTROL JOINT	PT	PAPER TOWEL
C/L	CENTRE LINE	PTD	PAINTED
CLG	CEILING	R/A	RETURN AIR
CMU	CONCRETE MASONRY UNIT	RB	RUBBER BASE
COL	COLUMN	RD	ROOF DRAIN
CONC	CONCRETE	REINF	REINFORCED
CONT	CONTINUOUS	REF	REFERENCE
CORR	CORRIDOR	REFR	REFRIGERATOR
CPT	CARPET	REV	REVISION
CPT-T	CARPET TILE	RM	ROOM
CT	CERAMIC TILE	RTU	ROOF TOP UNIT
CW	CURTAIN WALL	RWL	RAINWATER LEADER
C/W	COMPLETE WITH	S/A	SUPPLY AIR
DEMO	DEMOLITION	SAM	SELF-ADHERED MEMBRANE
DF	DRINKING FOUNTAIN	SC	SOLID CORE
DIA	DIAMETER	SHC	SHARP CONTAINER
DIM	DIMENSION	SCW	SOLID CORE WOOD
DIV	DIVISION	SD	SOAP DISPENSER
DN	DOWN	SF	SHIELD
DP	DEPTH	SFL	SAFETY FLOOR
DW	DISH WASHER	SG	SECURITY GRILLE
DWG	DRAWING	SG	SIMILAR
EA	EACH	SIM	SLIDING DOOR
EJ	EXPANSION JOINT	SND	SANITARY NAPKIN DISPOSAL
EL	ELEVATION	SNTD	SANITARY NAPKIN AND TAMPON DISPOSAL
ELEC	ELECTRICAL	SOG	SLAB ON GRADE
ELEV	ELEVATOR	SPEC	SPECIFICATION
EQ	EQUAL	SS	STAINLESS STEEL
EQUIP	EQUIPMENT	STC	SOUND TRANSMISSION CLASS
EXIST	EXISTING	STD	STANDARD
EXP	EXPOSED	STL	STEEL
EXT	EXTERIOR	STOR	STORAGE
EWS	EYE WASH STATION	STRUCT	STRUCTURAL
FAAP	FIRE ALARM ANNUNCIATOR PANEL	SUSP	SUSPENDED
FD	FLOOR DRAIN	TBD	TO BE DETERMINED
FDN	FOUNDATION	TD	TRENCH DRAIN
FE	FIRE EXTINGUISHER	TEMP	TEMPORARY
FF	FLOOR FINISH	TG	TEMPERED GLASS
FFE	FINISH FLOOR ELEVATION	T/O	TOP OF
FFBE	FURNITURE FIXTURES & EQUIPMENT	TOC	TOP OF CURB
FHC	FIRE HOSE CABINET	TOP	TOP OF PARAPET
FG	FIBERGLASS	TP	TOILET PAPER DISPENSER
FLR	FLOOR	TWS	TACTILE WARNING STRIPS
FOB	FOB CARD READER	U/G	UNDER GROUND
FRR	FIRE RESISTANCE RATING	UNO	UNLESS NOTED OTHERWISE
FSF	FOLDING SHELF	U/S	UNDERSIDE
FIO	FACE OF	VB	VAPOUR BARRIER
FS	FOLDING SHOWER SEAT	VIF	VERIFY IN FIELD
FN	FENCE METAL GUARD BARRIER	WI	WINDOW
GA	GAUGE	WB	WASTE BIN
GALV	GALVANIZED	WC	WATER CLOSET
GB	GRAB BAR	WFF	WALL FINISH
GL	GLASS / GLAZING	WG	WIRED GLASS
GRD	GROUND	WD	WOOD
GWB	GYPSPUM WALL BOARD	WP	WATERPROOF WOOD VENEER
HB	HOSE BIBB		
HC	HOLLOW CORE		
HD	HAND DRYER		
HM	HOLLOW METAL		
HOR	HORIZONTAL		
HSS	HOLLOW STEEL SECTION		
HT	HEIGHT		
HVAC	HEATING / VENTING / AIR CONDITIONING		
INSUL	INSULATION		
INT	INTERIOR		
I+HM	INSULATED HOLLOW METAL		
I+PS	INSULATED PRESSED STEEL		

FAULKNERBROWNS ARCHITECTS

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2	ISSUED FOR RFP	2024-10-04
1	ISSUED FOR BHP	2024-09-03
#	Submission / Revision Issue	Issue Date

Client Name:
City of Coquitlam

Project Name:
Spani Pool Concession Tenant Improvement

Project Address:
655 Hillcrest St, Coquitlam, BC V3J 3Z6

Sheet Name:
Site Context and Project Data

Project No: 3906 Date: 08/08/24 Issue: As indicated Drawn: AE Checked: KB

Sheet No: **A0.00**

ARCHITECTURAL SPECIFICATIONS

DIVISION 1 - GENERAL CONDITIONS AND GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

- These Specification Notes, together with the drawings is intended to describe a completely finished renovation. Specifications are not to be construed as excluding any items or materials otherwise indicated or specified, or considered reasonable components of a complete renovation. Contract Documents, the General Conditions of the Contract, and Supplementary General Conditions as provided by the Owner shall be deemed to be a part of all Sections of the Specification Notes and shall be read in conjunction therewith.
- Work of this Contract includes furnishing labour, materials, equipment, services and other related expenses to execute complete construction of facility specified under Contract Documents. It is the Contractor's responsibility to provide all labour, material, equipment and supervision to complete the work outlined in the Contract, Specification Notes, Drawings and Schedules taking into account all site conditions, noise restriction, work area restrictions, protection requirements, and accessibility restrictions. No extras will be entertained for inconveniences after the award of this Contract. Immediately notify the Consultant of any discrepancies, conflicts, ambiguities or omissions in Contract Documents for interpretation and direction.
- The Contractor shall notify all subcontractors and suppliers of the provisions of the Contract Documents. The Contractor and subcontractors shall familiarize themselves with all aspects of the work and to have a working knowledge of how all building components are integrated. It is the sole responsibility of the contractor to ensure this co-ordination occurs and to advise the Owner and Consultant of any issues immediately upon their discovery.
- All work to be performed in accordance with good building practices. Contractor to carefully inspect the site of work and be fully informed of conditions and limitations.
- Provide all framing/blocking as required to ensure proper securement of all materials, equipment, accessories, etc.
- When installing plumbing, install gaskets at all support connections. Pipes must not come into direct contact with metal studs, metal suspension systems, or concrete floors.

COMPLEMENTARY DOCUMENTS

- The Contract, Drawings, Specification Notes, and Schedules complement each other, and what is called for by one to be binding as if called for by all. Should any discrepancy appear between documents which leaves doubt as to the intent or meaning, abide by referencing the General Conditions of the Contract with regards to document priority or obtain direction from the Consultant.
- Examine all discipline Drawings, Specifications, and Schedules and related work to ensure that work can be satisfactory executed. Conflicts or additional work beyond scope of work described shall be brought to attention of the consultant prior to that work proceeding.
- The arrangement and division of the Specification Notes is not to be construed as establishing the limits of responsibility of trade contracts. The Contractor will be responsible for delineating the scope of work for each subcontractor and for coordinating all of the Work.

EXISTING CONDITIONS

- Field verify all site conditions before starting work. Verify that conditions are acceptable and ready to receive work. Verify dimensions, tolerances, and method of attachment with other work. Notify Consultant in writing before proceeding with the work if discrepancies are evident between drawings and site conditions. No extra to Contract will be allowed if discrepancies were evident prior to start of work.

CONTRACTOR'S USE OF PREMISES

- Coordinate use of premises with Owner, including areas for a temporary site office, staging or storage areas, site security and utilities. All facilities shall be returned to a condition equal to the level of finish and cleanliness prior to construction. Limit use of the premises to work of this contract, storage, and facilities required for completion of this work.
- Temporary Facilities: Provide and maintain in good condition temporary facilities and equipment required for proper execution of work, and remove from site at completion of contract. Temporary facilities to meet all requirements of governing laws and regulations.
- Arrange for the following services to be provided at the site for the use of all trades, the Contractor and the Consultants:
 - waste disposal containers
 - fire protection in the form of portable fire extinguishers
 - first aid facilities and trained personnel to requirements of WCB
 - weather tight and or dust tight screens and enclosures
 - secure tool and material storage areas
- Assume full responsibility for the protection and safekeeping of products under this Contract, stored on the site. Loss of materials by theft or otherwise as well as personal injury damages related to the storage of materials shall be covered by the Contractor's insurance coverage.
- Temporary Power and Water: Base building power and water are permitted to be used without charge to the Contractor. Base building power usage is limited and shall be used for the operation of small tools and equipment only.
- Temporary Heating: Provide and pay for temporary heat and hoarding as required to provide and maintain adequate installation and curing temperatures as required by the specifications or manufacturer's printed installation instructions and maintain the Construction Schedule.
- Temporary Sanitary Facilities: Provide and maintain during the Work regularly serviced sanitary facilities for workers in accordance with local health authorities for use of all personnel employed on the Work. Maintain facilities in clean condition. Locate toilets in locations approved by the Owner.
- Construction Access and Maintenance of Traffic: Contractor shall not close or obstruct streets, sidewalks, lanes or other public rights of way without having first obtained required authorization from the Owner and permits from the authorities having jurisdiction. Maintain and protect traffic on affected roads during construction period, except as otherwise specifically directed by Owner.
- Contractor parking: Contractor to use street parking. Any use of Mundy Park Pool parking lot and/or overflow parking lot for the purpose of parking and/or storage is not allowed, unless coordinated and approved by the Owner.
- Construction Safety:
 - Contractor shall be responsible for all safety measures in connection with his construction means, methods, techniques, sequences and procedures.
 - Maintain safe access to all required exits at all times.
 - Observe and enforce all construction safety measures required by WorkSafe BC.
 - Precautions shall be taken to prevent the overloading of any part of the structure, false work, form work or scaffolding during the progress of the work. Any damage resulting from such overloading shall be made good at the expense of the Contractor.
 - No load bearing members shall be cut, drilled or sleeved without the written approval of the consultant.
- Cleaning:
 - Ensure project cleanliness, and free of accumulation of waste products and debris. Remove all construction debris from site daily. Burning on site is not permitted. Perform general cleaning and weekly, unless otherwise directed by Consultant. Record minutes of meetings and circulate to attending parties, affected parties not in attendance, and all consultants within three days after meeting.

PRODUCT SUBSTITUTIONS

- Product and Manufacturer Substitutions: Where substitute products and/or manufacturers are permitted, unnamed products and/or manufacturers may be accepted by the consultant, subject to the following criteria:
 - Substitute products shall be the same type as, be capable of performing the same functions as, and meet or exceed the standards of quality and performance of the specified products. Substitutions shall not require revisions to contract documents nor to work of other Contractors.
 - Substitute manufacturers shall have capabilities comparable to those of the named Manufacturer(s). Substitutions shall not require revisions to contract documents nor to Work of other contractors.
- In making a substitution, the contractor represents that they have:
 - Investigated the substitute product or manufacturer, or both, and determined it meet the criteria specified in items above, or both, and;
 - will make any changes to the work necessitated by substitution as required for work to be complete in all respects, and;
 - waive claims for additional costs and time caused by substitution which may subsequently become apparent.
- Do not order or install requested substitutions without Consultant's written acceptance.
- If, in the Consultant's opinion, a substitution does not meet requirements of contract Documents, the Contractor shall, at no extra cost to the owner, provide a product which does meet requirements of Contract Documents.

- Notwithstanding specified proprietary names of either or both products or manufacturers, products provided shall meet other applicable requirements of Contract Documents.
- Post-RFP Substitutions: No post-RFP substitutions will be permitted without written approval from Consultant. Substitution requests will be considered if:
 - Specified materials are no longer available,
 - Delivery date of specified materials would unduly delay completion of project, or
 - Suggested material is of equal or better quality than specified product and would result in cost saving to project.
- Product Substitution Procedures:
 - Submit requests to change accepted products and manufacturers to Consultant in writing, including product data that includes the following information:
 - product identification, including manufacturer's name and address
 - manufacturer's literature providing product descriptions, applicable reference.
 - Standards, and performance and test data.
 - Samples, as applicable.
 - Name and address of projects on which product has been used and date of each installation.
 - Itemized comparison of substitution with named product(s). List significant variations.
 - Designation of availability of maintenance services and sources of replacement materials.
 - In reviewing supporting data, the consultant will use all characteristics of the specified material or equipment as they appear in the manufacturer's published data even though all the characteristics may not have been particularly mentioned in the specifications. The Consultant will review data and determine if the substitution, in the Consultant's opinion, is or is not able to meet or exceed the standards of quality, appearance, and performance to the material specified. The Consultant and Owner shall provide written consent of the change. Such acceptance shall not relieve the contractor from complying with the requirements of the Drawings and Specifications.

PROJECT MANAGEMENT AND COORDINATION

PROTECTION OF PUBLIC WORK AND PROPERTY

- Protect work from weather and ongoing construction. Replace or make good any damaged work resulting from neglect.
- Take every common and reasonable precaution to avoid damage and minimize interruption to Owner's Property, Adjacent Property and Services and programming schedule. All costs associated with making good any damage and/or providing temporary service or protection shall be borne by the general contractor.

COOPERATION AND COORDINATION:

- Cooperation and Coordination with other Contractors:
 - Coordinate the work of subcontractors and suppliers with efficient and continuous supervision.
 - Coordinate the work of each trade to ensure that such work is consistent with the requirements of the work of all trades. Before commencing any work, each trade must report to the contractor any inconsistency between the work of a preceding trade and the requirements for their work.
 - Coordinate the work of various trades and personnel to minimize the spread of dust and dirt and to eliminate the possibility of damage to the work of other trades. Any cost incurred by the contractor or trades to rectify inconsistencies and damage due to coordination issues is included in the Contract Price.
- Cooperate with Authorities Having Jurisdiction as required.
 - Coordinate access to the site. Notify consultants of impending required field reviews in a timely manner so as not to impede project delivery schedule nor to miss field reviews required by the Authorities Having Jurisdiction such as to allow occupancy permits to be issued.
 - All Inspection Reports issued by the Authorities Having Jurisdiction must be submitted to the Consultant.

CODES AND STANDARDS

- Execute Work in accordance with British Columbia Building Code (BCBC) 2024 Edition and Supplements, Occupational Environment Regulations, local by-law regulations and other codes and standards as indicated in the Contract Documents. In any case of conflict or discrepancy, the more stringent regulations shall apply. Should conflicts arise, the Contractor shall immediately request clarification from the Consultant.
- Materials and workmanship shall conform to or exceed applicable standards of Canadian Government Specification Board (CGSB), Canadian Standards Association (CSA), American Society for Testing and materials (ASTM) and other referenced organizations. Contractor assumes complete responsibility to ensure all fixtures and equipment supplied under this contract are CSA approved.

FEES, PERMITS AND CERTIFICATES

- Permits: The Owner will apply and pay for the Building and Health Permits. The Contractor will obtain and pay for all other trade permits and licenses including a business license and certificates required for performance of the Work. Contractor shall apply for and obtain the Occupancy Permit and pay for any associate costs or fees. Provide the inspection authorities with such plans and information as may be required for issue of acceptance certificates. Furnish inspection certificates to the Consultant in evidence that Works installed conform with the requirements of the authority having jurisdiction.
- Arrange for inspection, testing and acceptance of the Work required by the Authorities Having Jurisdiction. Be responsible for necessary preparations, provisions and pay costs.

WORKERS' COMPENSATION

- The Contractor assumes the responsibility of the "prime contractor" as outlined in WorkSafeBC (WSBC) Occupational Health and Safety (OHS) Regulation and the OHS provisions of the Workers Compensation Act. The Contractor will be responsible for providing Notice of Project, when required, must maintain availability of MSDSs at the job site, and ensure that the general duties of employers are upheld by all subcontractors at the job site.
- Subcontractors must comply with the WSBC Occupational Health and Safety Regulations.
- It is the responsibility of the Contractor and the subcontractors to ascertain the labour conditions existing on the site with particular respect to union and non-union labour and to comply with these conditions.

PROJECT MEETINGS

- General Requirements: Contractor to schedule and administer biweekly Project meetings throughout the progress of the Work. Contractor to host videoconference meetings to allow for virtual attendance.
- Pre-Construction Conference: After award of Contract, request a pre-construction meeting of all parties in the Contract to review administrative procedures, responsibilities and scheduling. Discuss items that could affect Progress, including:
 - tentative construction schedule and critical work sequencing
 - submittal of shop drawings, product data, samples, and procedures
 - use of the premises and review of owner-contractor responsibilities and administrative procedures
 - site security, control of site access, emergency response procedures
 - project specific concerns and issues
- Construction Progress Meetings: During course of Work and prior to Project completion, schedule progress meetings bi-weekly, unless otherwise directed by Consultant. Record minutes of meetings and circulate to attending parties, affected parties not in attendance, and all consultants within three days after meeting.

CONSTRUCTION SCHEDULE

- General Requirements: The Contractor will prepare the master construction schedule. Include the complete sequence of construction activities. Include the dates for the commencement and completion of each major element of construction. Indicate progress of each activity to date of submission of schedule.
- Provide updated construction schedule in advance of every Project Meeting and with all Progress Claims.
- Submit revised progress schedule if progress of work is delayed more than ten (10) days. If schedule is revised, show changes occurring since previous submission of schedule, including major scope changes, modified activities, and revised projections of progress and completion.

QUALITY CONTROL

INSPECTIONS

- Workmanship shall be of the highest quality, executed by workers experienced and skilled in the respective duties for which they are employed. Provide timely notification requesting inspection of work by Consultant or Owner. Where work has been rejected, defective work is to be replaced.
- Allow Consultant access to Work. If part of Work is in preparation at locations other than Place of Work, allow access to such Work whenever it is in progress.
- Give written notice requesting inspection if Work is designed for special tests, inspections or approvals 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.

- If Contractor covers or permits to be covered Work that has been designated for special tests, inspections or approvals before such is made, uncover such Work, have inspections or tests satisfactorily completed and make good such Work.
- Consultant will order part of Work to be examined if Work is suspected to be not in accordance with Contract Documents. If, upon examination such work is found not in accordance with Contract Documents, correct such Work and pay cost of examination and correction. If such Work is found in accordance with Contract Documents, Consultant shall pay cost of examination and replacement.

SUBMITTAL PROCEDURES

SUBMITTALS

- Submit for Consultant and Owner review shop drawings, diagrams, illustrations, schedules, performance charts, brochures and other data as necessary to illustrate details of the work. Submit with reasonable promptness and in an orderly sequence so as to not cause delay in the work. Work affected by the submittals shall not proceed until review is complete.
- Prior to submission to the Consultant, review submittals and apply a dated stamp on documents indicating that a review has been conducted by the Contractor. This represents that necessary requirements have been determined and verified, or will be, and that each Submittal has been checked and coordinated with the requirements of the work and the Contract documents.
- Verify field measurements and ensure affected adjacent work is coordinated.
- Consultant's review of submittals does not relieve the contractor's responsibility for Errors and omissions in submissions or for deviations in submissions from requirements of Contract Documents.
- Contractor shall be responsible for obtaining and compiling all clearances, certificates, permits (except building permit), guarantees, testing data, and other information as required within various specification sections and as required by authorities having jurisdiction.
- Submit product data sheets or brochures requested in specification sections and as the Consultant may reasonably request where shop drawings will not be prepared due to standardized manufacture of product.
- Test Reports and Manufacturer Field Reports: provide digital submissions in PDF format. Include information necessary for assessing conformance with and design concept expressed by contract documents.
- Shop Drawings:
 - The term "Shop Drawings" means drawings, diagrams, illustrations, schedules, performance charts, brochures, and other data which are to be provided by the contractor to illustrate details of a portion of the work. Indicate materials, method of construction and attachment or anchorage, erection diagrams, connections, explanatory notes and other information necessary for completion of the work.
 - Submit digital files in pdf format for all Shop Drawings unless noted otherwise.
 - Resubmission of Shop Drawings may be required at the Consultant's discretion. Shop Drawings which require extensive correction will be sent back for revisions and resubmission. Adjustments made on shop drawings by the consultant are not intended to change the Contract Price. If adjustments affect the value of the work, state such in writing to the Consultant prior to proceeding with the work.
 - Conform to review comments and stamped instructions of each Shop Drawing reviewed. Fabricate work exactly as shown on Shop Drawings.
- Reports:
 - Submit electronic copies of inspection and test reports to Consultant.
 - Provide copies to subcontractor of work being inspected or tested and manufacturer or fabricator of material being inspected or tested.
- Provide progress photos weekly (or biweekly if accepted by the Consultant) in digital format.

REGISTERED PROFESSIONAL ENGINEER'S LETTER OF ASSURANCE:

- Where sections of work require provision of Professional Engineering services:
 - Registered Professional Engineer (P.Eng) shall be licensed to practice in the Province of British Columbia shall design and engineer project components specified and review their fabrication and installation.
 - Sign and seal shop drawings and supporting documentation
 - Submit Letters of Assurance

PRIOR TO CONSTRUCTION COMMENCEMENT

- Provide within seven (7) days of date of Notice of Acceptance of Contract and prior to commencement of construction:
 - Performance Bond and Labour and Material Bond as required by Owner.
 - Certified copy of contractor's complete insurance policies
 - Construction schedule
 - Shop Drawing Log with lead times included
 - Confirmation of site and managerial personnel to be employed on the project
 - Detailed contract price breakdown (Schedule of Values)
 - Signed Construction Contract

APPLICATIONS FOR PAYMENT

- Provide at application for monthly progress payments:
 - Progress Claim
 - Notarized statutory declaration forms stating that all accounts have been paid up in full to the previous invoice, except for amounts properly retained as holdback or amounts in dispute.
 - WorkSafe BC letter stating that the contractor and all subcontractors are in good standing
 - Before payments are made by the owner to the Contractor, the Owner or Consultant may by notice of writing require that the contractor furnish further detailed information as determined IS necessary to establish compliance with the Contract Documents
 - Refer to General Conditions of Contract with regards to monthly progress payments.
- Provide prior to Substantial Performance and as a condition thereof:
 - Reconciliation of all Change Orders
 - Manufacturers' guarantees and warranties
 - Maintenance manuals and operating instructions, where specified
 - WorkSafe BC letter stating that the contractor and all subcontractors are in good
 - All reserve, maintenance, and replacement materials as specified delivered to Owner
 - Mechanical and electrical testing, balancing and checking of equipment and systems.
 - Certificates indicating approval of mechanical and electrical installations
 - Occupancy permit from the Authority Having Jurisdiction
- Provide prior to release of holdback monies or at final completion whichever occurs first and as a condition thereof:
 - WorkSafe BC letter stating that the contractor and all subcontractors are in good standing, and have been assessed for and have paid all assessments for the work up to and including the date of substantial performance.
 - Release of liens arising out of this contract
 - Refer to General Conditions of Contract with regards to the Payment of Holdback.

CONTRACT CLOSE OUT

- Inspection and Declaration:
 - Contractor's Inspection: Conduct inspection of Work, identify deficiencies and defects, and repair as required to conform to Contract Documents. Notify Consultant in writing of satisfactory completion of Contractor's Inspection and that corrections have been made.
 - Consultant's Field Review: Request Consultants' Field Review. Consultant will perform Review of Work to identify obvious defects or deficiencies. Contractor to correct Work accordingly.
- Completion: submit written certificate of completion.
- Final Inspection: when items noted above are completed, request final inspection of Work by Owner, Consultant, and Contractor. If Work is deemed incomplete by Owner and Consultant complete outstanding items and request reinspection.
- Declaration of Substantial Performance: when Owner and Consultant consider deficiencies and defects have been corrected and it appears requirements of Contract have been substantially performed, make application for Certificate of Substantial Performance. Refer to C2C 2, General Conditions Article for specifics to application.
- Commencement of Lien and Warranty Periods: date of Owner's acceptance of submitted declaration of Substantial Performance shall be date for commencement for warranty period and commencement of lien period unless required otherwise by lien statute of Place of Work.
- Owner's Demonstration: Prior to takeover, demonstrate to the owner and respective consultant, the operation of each system, including instructions on operation, adjustment and maintenance requirements.
- Warranties: Secure warranties and furnish to Owner on or before Substantial Completion. All warranties shall be bound into the Operations and Maintenance Manuals.
- Operating and Maintenance Manuals:
 - At substantial performance of the work, submit both digital and physical three (3) copies of plastic finished, hardcovered, ring bound operating and maintenance manuals for the Owner's use.
 - The manual shall:
 - have a title sheet on which shall be recorded project name, date, list of contents, and Contractors and subcontractors names and addresses
 - be organized into applicable sections of work with each section separated by a hard paper divider with plastic covered tabs marked by section
 - contain only typed or printed information and notes, and neatly drafted drawings
 - contain maintenance instructions for the various finishes specified
 - contain part numbers and parts lists on all equipment
 - contain a list of manufacturers and trade names of all finishes applied
 - contain sources of supply for proprietary products used in the work
- Overstock Materials: Provide a minimum of 2% material overage of all flooring finishes to the Owner at the end of the project. Provide at minimum 2 litres of each paint color to the Owner at the end of the project.

- As-Built Drawings:
 - Keep one set of white prints of all Contract Drawings and all addenda, revisions, clarifications, Change Orders and reviewed Shop Drawings, on site ; identify them as "Project As-Built Copy" and have available at all times for inspection by Consultant. As work proceeds, clearly record as-built conditions wherever they deviate from the original directions of the Contract Documents.
 - Record deviations of things hidden from view and things of major importance to future operations and maintenance and to future alterations and/or additions.
 - Provide the consultant with one (1) digital set of 'as-built' mark-up drawings for the project prior to request for Substantial Performance for preparation of Record Drawings.

DIVISION 2 - EXISTING CONDITIONS

- Identify any lines, datums, or levels and protect. Identify and flag all underground utilities.
- Identify existing work to be removed or relocated and salvage material to be re-used.
- Confirm varied existing conditions on site.
- Provide protective coverings and make good any damage to existing elements to remain.

CORING, CUTTING & PATCHING

- Perform the cutting and remedial work to make the several parts of the Work come together properly.
- Core drilling and cutting, as necessary, of existing concrete structure is permitted only after the use of x-ray or scanning equipment is carried out to detect embedded materials. The Contractor is responsible for the repair of any damaged services and structural reinforcements cut during coring or channeling. Submit written request including performing sufficient radiographic survey inspections of affected area(s) to the Consultant in advance of executing any cutting or alteration. Provide drawings fully detailing proposed alterations to structure, signed and sealed by Contractor-retained Professional Structural Engineer.
- Obtain Consultant approval prior to proceeding with work.
- Execute cutting and selective demolition by methods which will prevent damage to other Work. Fit Work tight to pipes, sleeves, ducts, conduit and other surface penetrations. Coordinate installation of firestopping as required to maintain fire-resistance rating.

DIVISION 5 - METAL FABRICATION

- Supply and instal stainless steel tables, basins, cabinets, shelving and all supports and connection per Stainless Steel package.
- All stainless steel to be type 304 #4 finish.
 - Tops and sinks: 16 gauge
 - Undershelves and wall shelves: 18 gauge
- Table legs to be 1 5/8" tub steel, min one set per 6', with adjustable stainless steel bullet feet.
- Drawers: Drawer pans to be component hardware group S81 or equivalent. Drawer slides to be heavy duty and component hardware group type 552 or equal.
- Confirm all dimensions on site and submit shop drawings for stainless steel package for Consultant review. Errors resulting from the failure to do so, will be the responsibility of the contractor and supplier or sub-trade. Shop drawings shall be originated and produced by fabricator and may not be copied or reproduced from Consultant's drawings. Each item shall be shown in plan, section and elevation, detailed in appropriate scale, clearly displaying all required information. Single line diagrams are not acceptable.
- Cut all openings in stainless steel work for equipment and fittings of other trades.
- Install all stainless steel work straight, level, and plumb. All cabinets and shelving shall be securely fastened in place.
- All tables, cabinets and sinks to be fully welded.
- Provide coverings as necessary to protect stainless steel components from damage of any kind during storage and after installation.

DIVISION 6 - CARPENTRY, WOOD AND PLASTIC

- Where pre-construction co-ordination of design disciplines was not possible or undertaken for any reason, it will be the responsibility of the General Contractor to ensure that the interfaces of the structural components to architectural, mechanical and electrical components are properly identified and coordinated.
- Provide solid wood blocking for all fixtures and/or equipment.
- All lumber to be graded to NLGA - 91 or later. Moisture content not to exceed 19% for all lumber materials and not to exceed 15% for kiln dried lumber.
- All fasteners to be hot dipped galvanized for exterior, high humidity and treated wood locations, plain finish elsewhere.
- Anchors: expansion shields and lag bolt type for anchorage to solid masonry or concrete, bolts or ballistic fasteners for anchorage to steel.
- Install all framing materials, sheathing, blocking, curbs, sleepers, shims in accordance with good practice and the BCBC 2024.

DIVISION 7- THERMAL AND MOISTURE PROTECTION

- Fire Stopping: Provide all required firestopping per British Columbia Building Code (BCBC) 2024 Edition and Supplements.
 - Ensure complete seal at all penetrations as required to maintain continuity of fire-rated assemblies. All joints and penetrations through a membrane forming part of an assembly required to have a fire-resistance rating or a fire separation shall be tightly fitted or sealed by a firestop system that has an "F" rating not less than the fire-protection rating for closures within the fire separation when subjected to the test methods described in the CAN/ULC-111.5-M.
 - All fire stopping to be done using tested CAN/ULC/ASTM approved materials and systems. Use materials to retain integrity of fire-rated construction by retaining effective barrier against the passage of flame, smoke, water and hot gases at penetrations through rated floor and wall assemblies.
 - Provide samples and product information for firestopping products to Consultant for review and verify acceptability of conditions prior to starting the work. Use only backing materials that are approved for the assembly as tested. Firestopping materials to be provided by single-source manufacturer for entirety of project. Reference manufacturers: 3M and Hilti.
 - To maintain the integrity of the fire separation behind recessed wall-mounted items, provide solid fire-rated gypsum wall board in metal stud partition and core fill concrete block behind all items.
 - Where mechanical piping or electrical conduit penetrate fire separations, provide fire and smoke seals.
- Joint Sealants and Caulking: Joint fillers to be 30-50% oversized for location and to be extruded closed cell urethane foam. General building sealant to be multi-component, polyepoxide urethane sealant to CAN/CGSB 19.24 standard except where another sealant is specified. Reference Product: Tremco "Dymeric 240FC". Silicone Sealant, to be one part, waterproofing sealant. Reference Product: Dow Corning "Dowsil" 791. Silicone sealant for fixtures and sinks. Reference Product: Tremco "Pro-groze". Acoustic sealant to be one part sealant, non-hardening for use under bottom plates of partitions rated for sound. Deficient work will not be tolerated and is subject to removal and replacement.
- Ensure continuity of existing air/vapour barrier at all exterior building envelope material transitions.

DIVISION 9 - FINISHES

- Gypsum Wallboard: Refer to drawings for locations of wall, ceiling, and floor assemblies and their respective components with respect to fire and sound transmission ratings. Gypsum drywall components will include 13mm and 16mm regular and type "X" moisture resistant drywall such as "Mold Tough". All drywall shall have square cut ends and depressed beveled edges. All gypsum board shall be applied, taped and sealed in compliance with the Association of Wall and Ceiling Contractor's of British Columbia (AW/CBCB). Supply all board, resilient channels, clips, tape, trim, and filler beads with surface preparation ready to receive final finishing by others. Fasten all drywall with screws. Reference Manufacturer: CGC.
- Painting: Provide all paint, stain or other finishing materials necessary for the proper interior finishing of wood, gypsum drywall, metals, concrete, doors and frames, baseboards etc. Provide a minimum of one coat sealer or primer as the situation requires and two finish coats, sanding the surfaces between coats. All painting to comply with the Master Painters Institute (MPI). Keep paint from freezing, and store in original containers. Unless noted on the drawings or in specifications, final colour selection is the responsibility of the Owner in consultation with and the approval of the Consultant. Fill all holes, cracks, and inform Consultant of discrepancies in the work which is to receive paint or stain. Remove all switch plates and the like, light fixture canopies and surface mounted hardware prior to painting. Provide all protective coverings necessary to protect finished or adjacent work not intended to be painted. Finish all door edges, including tops and bottoms.
- Flooring and transition strips: Prepare subfloor for supply and installation of new safety flooring and rubber wall base throughout. Provide colour samples for Consultant review. Refer to drawings for approved products. Install flooring materials in accordance with material manufacturer's recommendations and requirements. Provide reducing strip adhesive bonded to floor where floor covering terminates. All floor slabs to be level, clean and free of debris prior to installation of finish floor material. Level depressions, cracks and joints in subfloor with nonshrinking type filler compatible with bonding adhesive. Where flooring abuts other flooring of different thickness, provide Transition and Edge Strips. Protect installed flooring until project has been handed over and accepted by Owner and Consultant.
- Wall Base: Adhesive apply cope base to vertical surfaces so that gaps do not occur behind base, so that front lip of base cove bears firmly and uniformly on floor surfaces and so that good and permanent bond is produced between base and surface to which it is applied. Use full length pieces where practicable; accumulated short lengths not permitted. Wrap base around outside corners, mitre at inside corners; score back of cove base at outside corners. Use preformed end stops where base end is exposed. Butt joints flush without gaps. Colour to Consultant's selection from manufacturer's full range. Provide colour samples for review. Refer to drawings for approved products.

DIVISION 10 - SPECIALTIES

- Signage: \$10,000 Cash Allowance for building signage and food menu.

FAULKNERBROWNS ARCHITECTS

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


#	ISSUED FOR RFP	2024-10-04
#	Submission / Revision Issue	Issue Date

Client Name:
City of Coquitlam
Project Name:
Spani Pool Concession Tenant Improvement
Project Address:
655 Hillcrest St, Coquitlam, BC V3J 3Z6
Sheet Name:
Specifications
Sheet No: **3906** Date: **08/19/24** Scale: **1:1** Drawn: **AE** Checked: **KB**

Sheet No:
A0.01

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LEGEND

-  SCOPE OF WORK BOUNDARY
-  NOT IN SCOPE
-  1HR FRR
-  2HR FRR



1 Site Plan
1 : 100

2	ISSUED FOR RFP	2024-10-04
1	ISSUED FOR BPHP	2024-09-03
#	Submission / Revision Issue	Issue Date

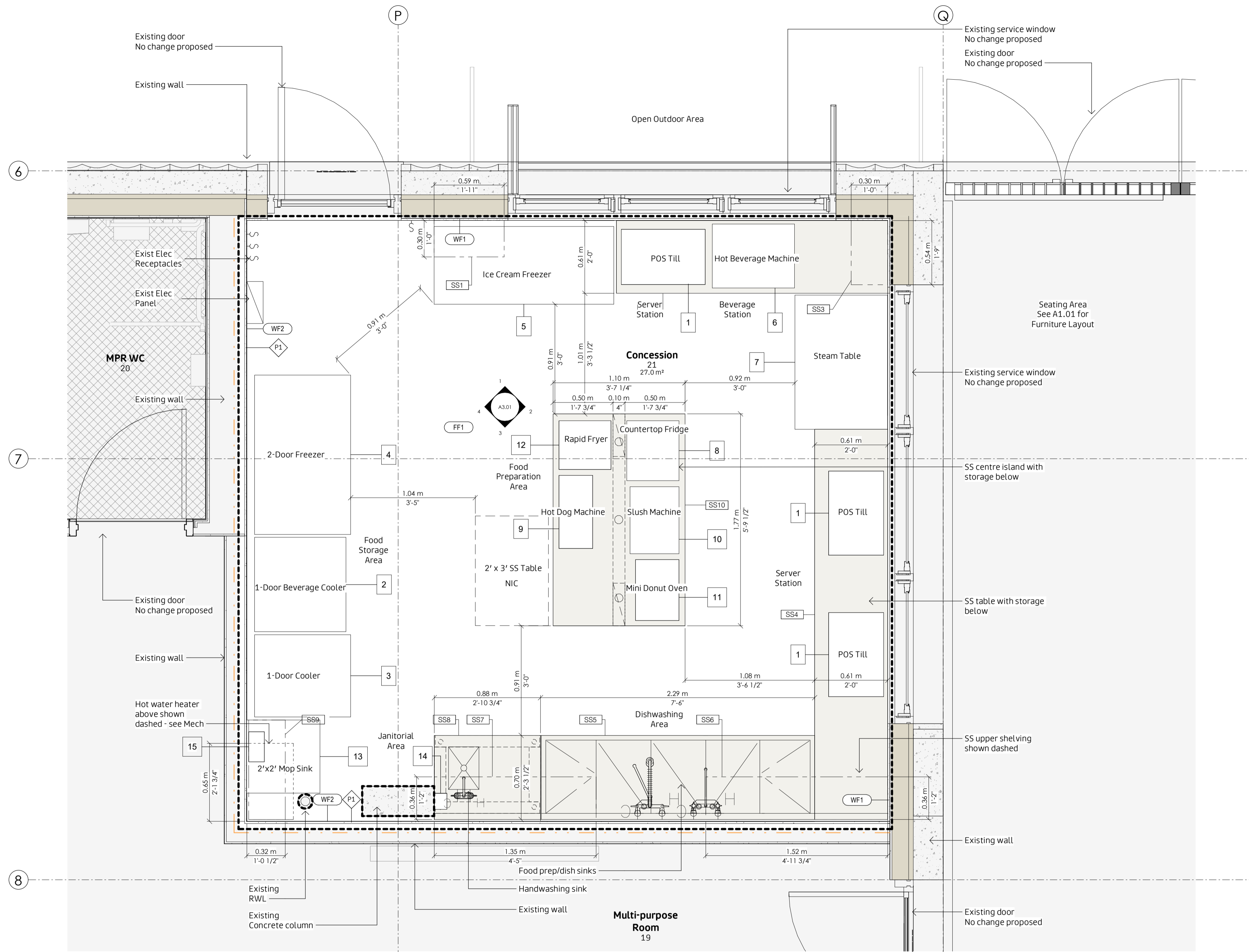
Client Name:
City of Coquitlam

Project Name:
Spani Pool Concession Tenant Improvement

Project Address:
655 Hillcrest St, Coquitlam, BC V3J 3Z6

Sheet Name:
Site Plan

Project No: 3906 Date: 08/08/24 Scale: As indicated Drawn: AE Checked: KB



FINISHES LEGEND

FLOOR FINISH

- FF1** SLIP-RESISTANT SAFETY FLOORING, HOMOGENEOUS CONSTRUCTION
APPROVED PRODUCTS:
- ARMSTRONG SAFETY ZONE SLIP-RESISTANT SHEET FLOORING, 5A221 CLOUDY
 - ALTRO STRONGHOLD 30, WR153 TUNDRA
 - FORBO SAFESTEP R12, 175922 CONCRETE
 - TARKETT SAFETRED UNIVERSAL PLUS R12, MERCURY
 - POLYFLOR POLYSAFE APEX 55, CHROMITE 4202

WALL FINISH

- WF1** PAINTED WATER-BASED EPOXY, GLOSS/SHEEN G5 OVER GYPSUM BOARD (GWB)
PAINT COLOUR: BENJAMIN MOORE EDGEComb GRAY HC-173
- WF2** PAINTED WATER-BASED EPOXY, GLOSS/SHEEN G5 OVER MOISTURE-RESISTANT TYPE X GYPSUM BOARD (GWB)
PAINT COLOUR: BENJAMIN MOORE EDGEComb GRAY HC-173

WALL BASE

- B1** COVERED THERMOPLASTIC RUBBER WALL BASE, 150MM COLOUR TO MATCH FLOORING PRODUCT
APPROVED PRODUCTS:
- ALTRO FLASHCOVE
 - FORBO WALL BASE
 - TARKETT BASEWORKS

CEILING FINISH

- CF1** PAINTED WATER-BASED LIGHT INDUSTRIAL (OVER LATEX PRIMER), GLOSS/SHEEN G5 OVER EXIST GYPSUM BOARD (GWB)
PATCH AND REPAIR AS REQ'D FOR NEW LIGHT FIXTURE INSTALLATION
PAINT COLOUR: BENJAMIN MOORE EDGEComb GRAY HC-173

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KITCHEN EQUIPMENT LIST

NUMBER	QTY	DESCRIPTION	SUPPLY + INSTALLATION
1	3	POS TILL	by Owner
2	1	1-Door Beverage Cooler	by Owner
3	1	1-Door Cooler	by Owner
4	1	2-Door Freezer	by Owner
5	1	Ice Cream Freezer	by Owner
6	1	Hot Beverage Machine	by Owner
7	1	Steam Table	by Owner
8	1	Countertop Fridge	by Owner
9	1	Hot Dog Machine	by Owner
10	1	Slush Machine	by Owner
11	1	Mini Donut Oven	by Owner
12	1	Rapid Fryer	by Owner
13	1	2'x2' Mop Sink	by Contractor
14	1	Soap Dispenser - SCJohnson Stainless Steel Dispenser 98123	by Contractor
15	1	Chemical Dispenser - Dustbane ModularFlex System	by Contractor
SS1	2	Stainless Steel Overshelves	by Contractor
SS2	1	Stainless Steel Table with Drawer + Cup Dispensers	by Contractor
SS3	2	Stainless Steel Overshelves	by Contractor
SS4	1	Stainless Steel Table with Drawers + Undershelves	by Contractor
SS5	1	Stainless Steel 3-Compartment Sink with Drainboards	by Contractor
SS6	2	Stainless Steel Overshelves	by Contractor
SS7	2	Stainless Steel Overshelves	by Contractor
SS8	1	Stainless Steel Work Table with Hand Sink	by Contractor
SS9	2	Stainless Steel Overshelves	by Contractor
SS10	1	Stainless Steel Island Cabinet with Service Chase	by Contractor

1 Floor Plan
1 : 20

WALL TYPES

TYPE MARK	FRR	DESIGN REF.	ASSEMBLY DETAIL	DESCRIPTION
P1	1HR	ULC W453		STEEL STUD (SS) PARTITION New 16mm Type X Moisture-Resistant Gypsum Wall Board (GWB), Painted Exist Steel Studs c/w Acoustic Insulation Exist 16mm Type X Gypsum Wall Board (GWB), Painted Patch and repair for new Plumbing and Electrical installation as required
W1				EXISTING EXTERIOR CAST-IN-PLACE CONCRETE (FINISH TYPE A) WITH INBOARD INSULATION Exist Cast-in-Place Concrete Exist 38 mm Spray Foam Insulation Exist 140mm Steel Stud @ 400mm o/c, Insulation in Cavity (Spray Foam) Exist 16mm Type X Gypsum Wall Board (GWB), Painted Patch and repair for new Electrical installation as required

FLOOR TYPES

TYPE MARK	FRR	DESIGN REF.	ASSEMBLY DETAIL	DESCRIPTION
F1	2HR	BCBC Table 9.10.3.1-A		EXISTING SUSPENDED SLAB, DEPRESSED Floor Finish as Specified Exist 12.7mm Plywood subfloor Exist 75mm Wood Studs c/w Rigid Insulation Exist Concrete Slab Patch and repair for new Plumbing and Electrical installation and continuity of fire separation as required

CEILING TYPES

TYPE MARK	STC / NRC	ASSEMBLY DETAIL	DESCRIPTION
C2a			EXISTING SUSPENDED GYPSUM CEILING Exist Concrete Slab Exist 41 mm Steel Stud Exist 22 mm Furring Channel Exist 13 mm Gypsum Wall Board (GWB), Painted Patch and repair for new Lighting installation, plumbing and continuity of fire separation as required

NOTES

1. Refer to Mechanical drawings for Plumbing and Mechanical scope.
2. Refer to Electrical for Lighting and Electrical scope.
3. Refer to Stainless Steel package for steel products and requirements.

NO.	ISSUED FOR	DATE
2	ISSUED FOR RFP	2024-10-04
1	ISSUED FOR BHP	2024-09-03
#	Submission / Revision Issue	Issue Date

Client Name:
City of Coquitlam

Project Name:
Spani Pool Concession Tenant Improvement

Project Address:
655 Hillcrest St, Coquitlam, BC V3J 3Z6

Sheet Name:
Floor Plan, Finishes and Equipment List

Project No: 3906
Date: 06/18/24
As indicated

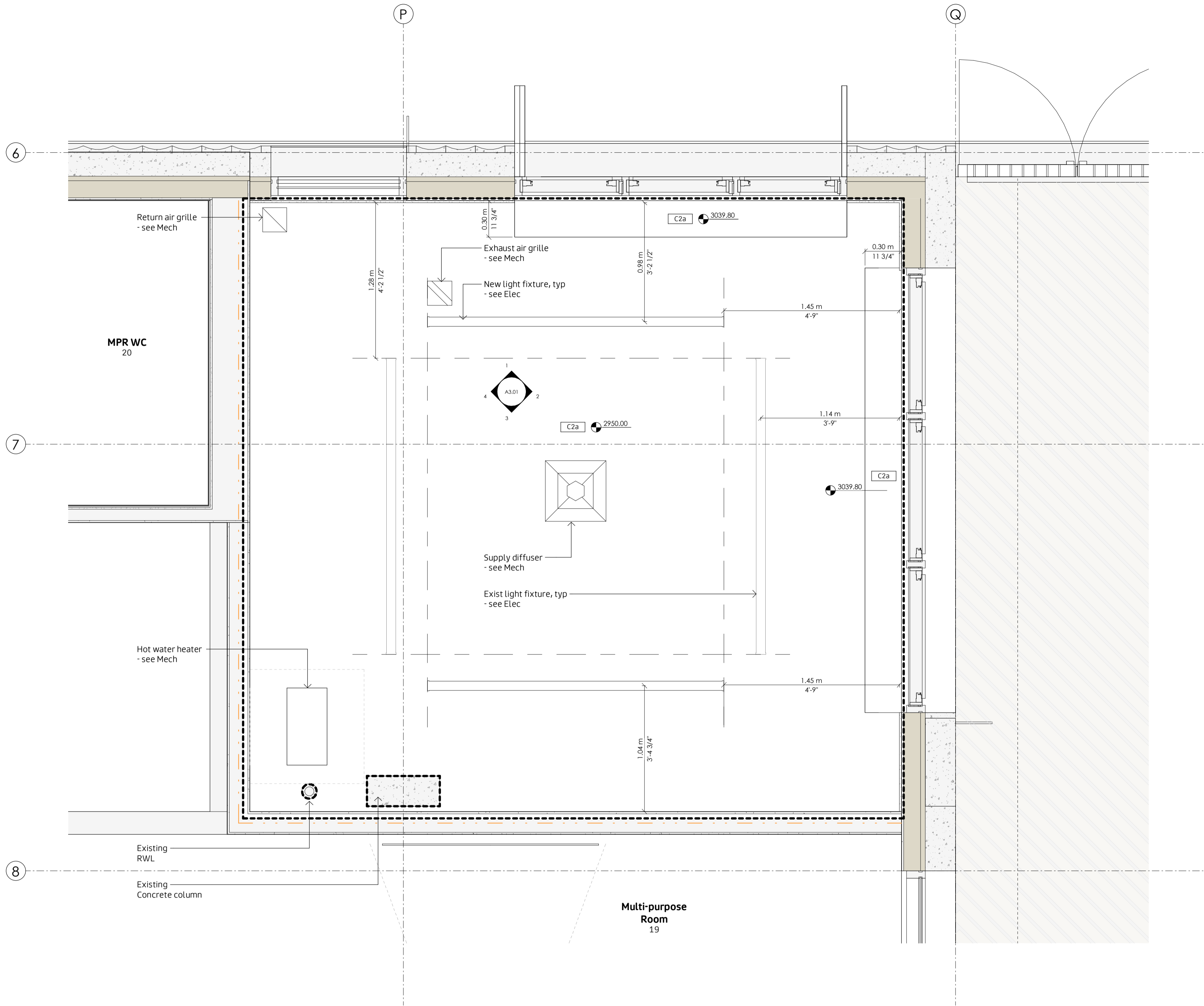
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Checked: KB

Sheet No:

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LEGEND

- SCOPE OF WORK BOUNDARY
- NOT IN SCOPE
- 1HR FRR
- 2HR FRR



1 Reflected Ceiling Plan
 1 : 20

NOTES

1. Refer to Mechanical drawings for Plumbing and Mechanical scope.
2. Refer to Electrical for Lighting and Electrical scope.
3. Refer to Stainless Steel package for steel products and requirements.
4. Patch and repair of existing ceiling only.

2	ISSUED FOR RFP	2024-10-04
1	ISSUED FOR BPHP	2024-09-03
#	Submission / Revision Issue	Issue Date

Client Name:
City of Coquitlam

Project Name:
Spani Pool Concession Tenant Improvement





Project Address:
655 Hillcrest St, Coquitlam, BC V3J 3Z6

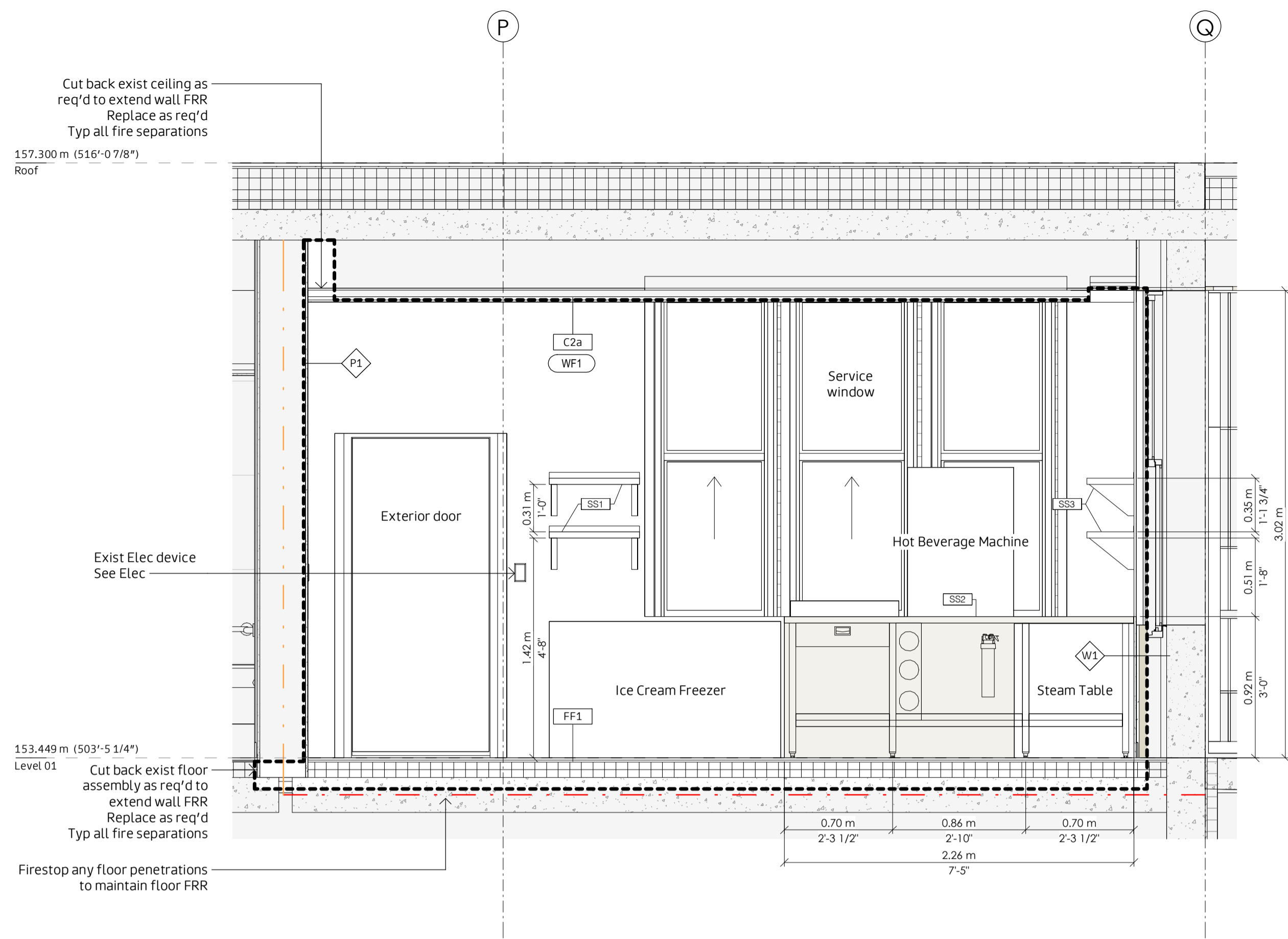
Sheet Name:
Reflected Ceiling Plan

Project No: 3906 Date: 08/22/24 Scale: As indicated Drawn: AE Checked: KB

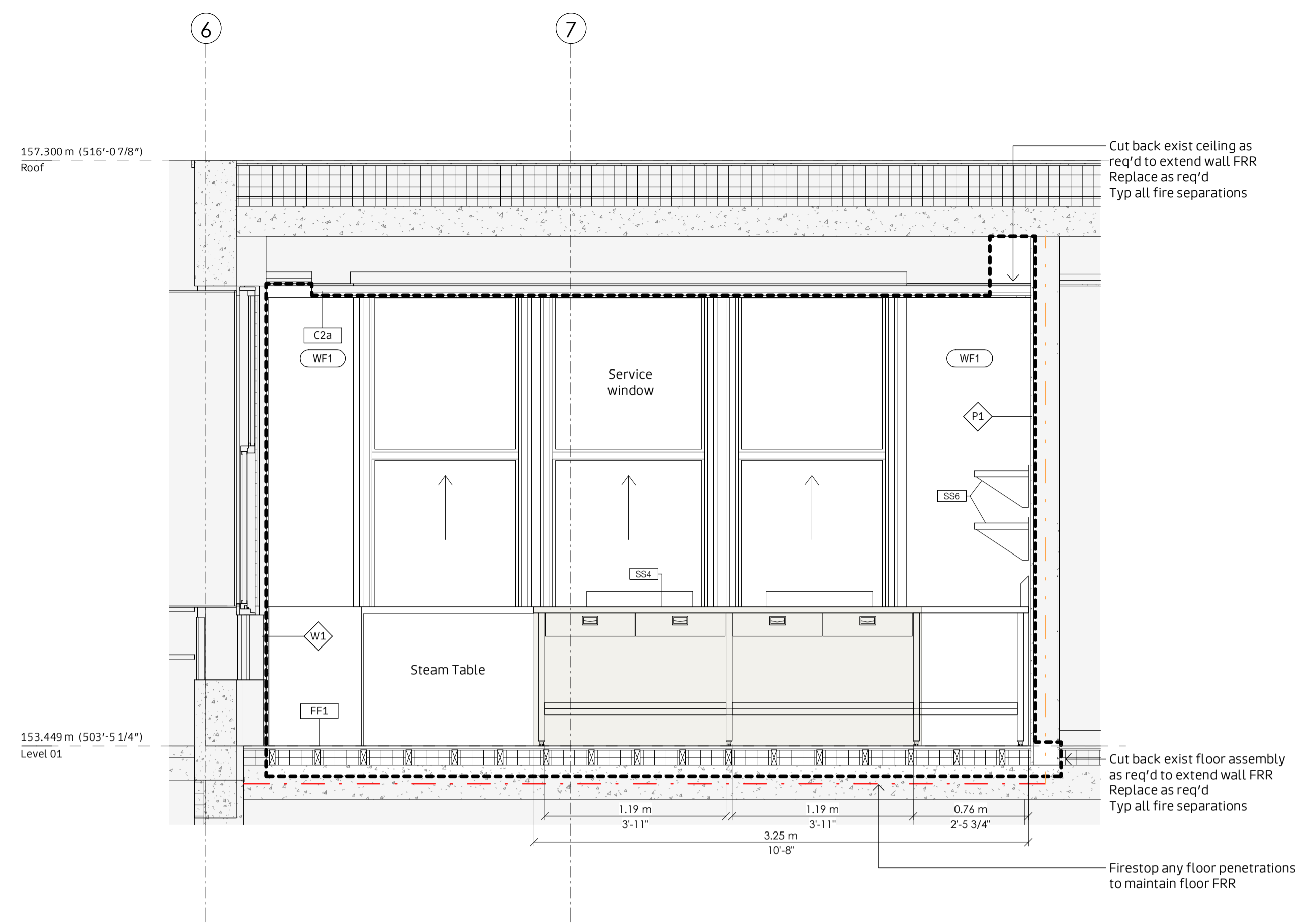
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LEGEND

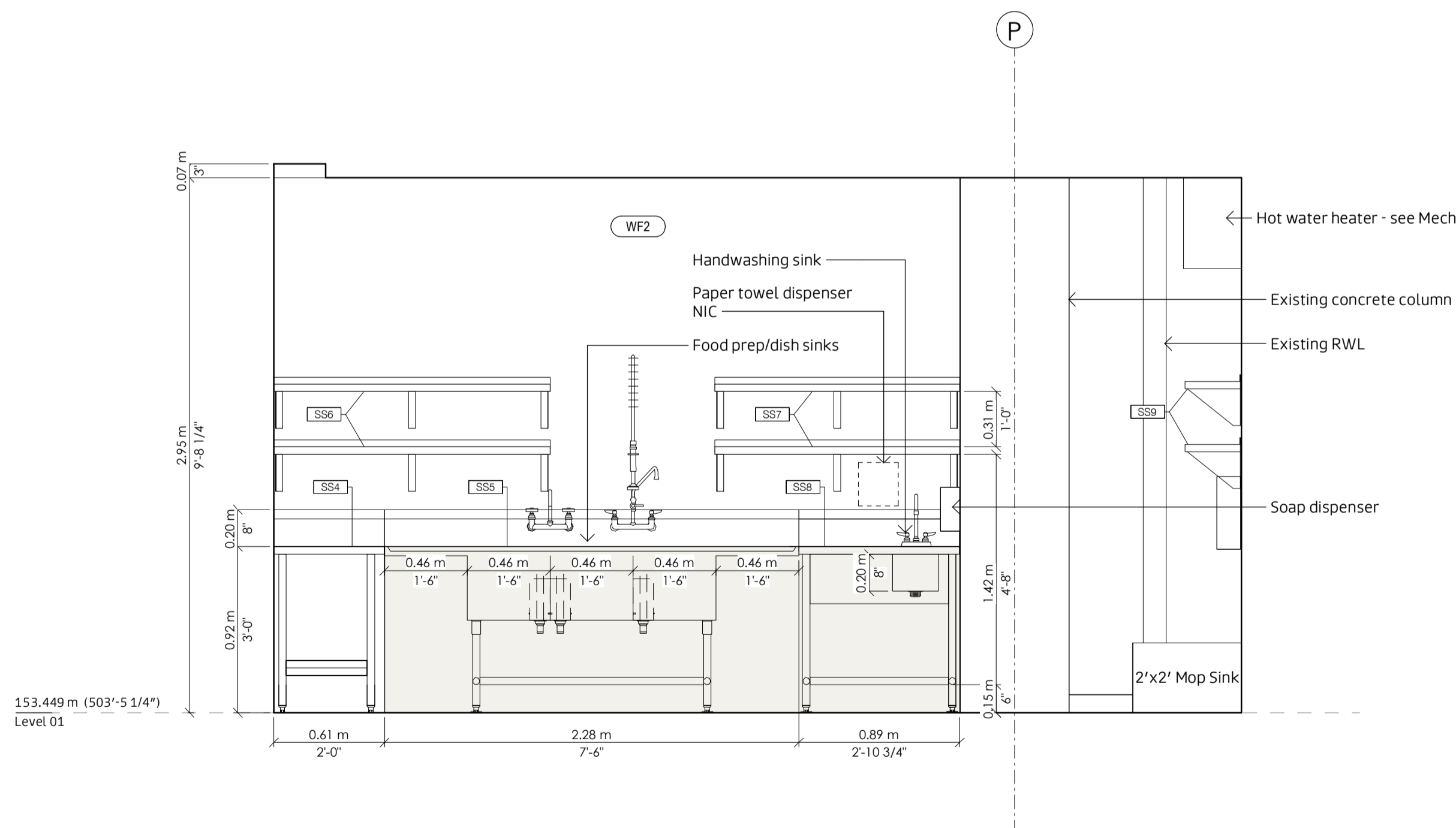
-  SCOPE OF WORK BOUNDARY
-  NOT IN SCOPE
-  1HR FRR
-  2HR FRR



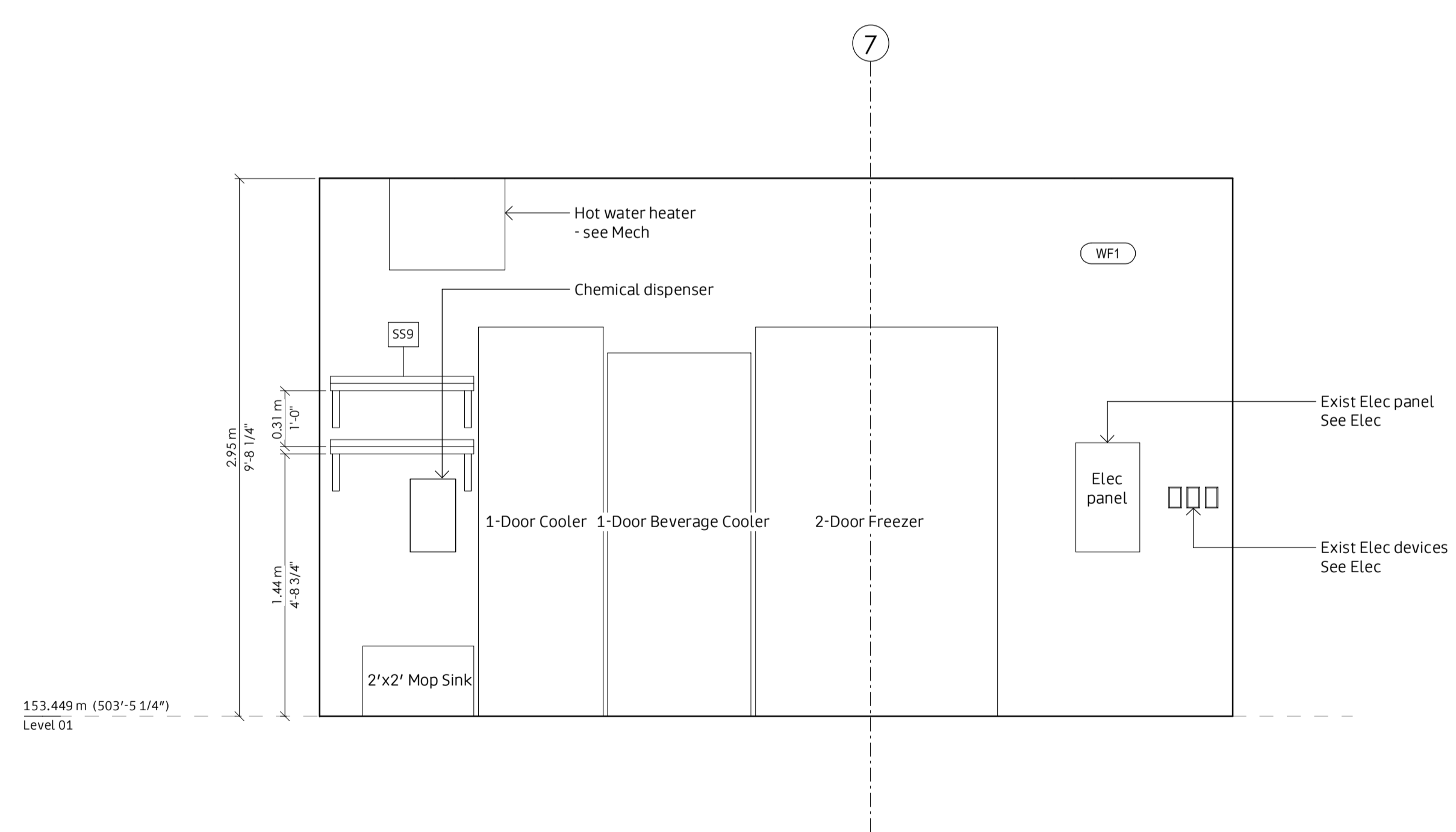
1 Section + Interior Elevation North
1 : 25



2 Section + Interior Elevation East
1 : 25



3 Interior Elevation South
1 : 25



4 Interior Elevation West
1 : 25

NOTES

1. Refer to Mechanical drawings for Plumbing and Mechanical scope.
2. Refer to Electrical for Lighting and Electrical scope.
3. Refer to Stainless Steel package for steel products and requirements.

2	ISSUED FOR RFP	2024-10-04
1	ISSUED FOR BPH	2024-09-03
#	Submission / Revision Issue	Issue Date

Client Name:
City of Coquitlam

Project Name:
Spani Pool Concession Tenant Improvement

Project Address:
655 Hillcrest St, Coquitlam, BC V3J 3Z6

Sheet Name:
Sections + Interior Elevations

Project No: 3906 Date: 06/04/24 Status: As indicated Drawn: AE Checked: KB