



119 Van Order Drive, Kingston, ON K7M 1B9 🏠 Fax (613) 546-9375 📞 Phone (613) 546-5591 [www.kfhc.ca](http://www.kfhc.ca)

## **PUBLIC TENDER**

## **PROJECT MANUAL**

### **PT 20-02**

LOCATION: 205 Bagot Street and  
381 Bagot Street  
Kingston, ON

WORK: Kitchen Replacement

PRE-BID MEETING: BY APPOINTMENT ONLY  
Wednesday, May 20, 2020  
381 Bagot Street  
Kingston, ON

CLOSING: Thursday, May 28, 2020  
11:00:00 a.m. Local Time  
119 Van Order Drive



Contractor Name and Address:

<b>Closing Date</b> Thursday, May 28, 2020
<b>Time</b> 11:00:00 a.m. Local Time
<b>Description of Work</b> Kitchen Replacement
<b>Address of Work</b> 205 & 381 Bagot Streets Kingston, ON
<b>Tender No.</b> PT 20-02

**PUBLIC TENDER BID ENVELOPE**

**DO NOT OPEN**

Kingston & Frontenac Housing Corporation

119 Van Order Drive

KINGSTON, ON K7M 1B9

Attn: S. VanderSchoor

PLEASE PRINT THIS PAGE AND ATTACH IT TO YOUR BID SUBMISSION ENVELOPE



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**NOTE:**

Bidders must ensure that they receive all the contents listed above. Any omissions must be drawn to the attention of the Housing Office at least five (5) days prior to bid closing.

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<b>DRAWINGS</b>	
205 Bagot Street - 2020 Kitchen Replacement Drawings	8
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**END OF SECTION**

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**1.0 GENERAL**

The drawings listed below will be included in the General Contractor/ Owner agreement and will become part of the contract.

<b>205 BAGOT STREET DRAWING PACKAGE</b>		
<b>Drawing No.</b>	<b>Drawing Title</b>	<b>Date</b>
	<b>Cover Page and General Notes</b>	<b>Mar. 2020</b>
<b>R1.1</b>	<b>Ground Floor Plan</b>	<b>Mar. 2020</b>
<b>R1.2</b>	<b>Typical Floor Plan</b>	<b>Mar. 2020</b>
<b>R2.1</b>	<b>Kitchen Type A Layout and Details</b>	<b>Mar. 2020</b>
<b>R2.2</b>	<b>Kitchen Type B Layout and Details</b>	<b>Mar. 2020</b>
<b>R2.3</b>	<b>Kitchen Type C Layout and Details</b>	<b>Mar. 2020</b>
<b>R2.4</b>	<b>Kitchen Type WA Layout and Details</b>	<b>Mar. 2020</b>
<b>R2.5</b>	<b>Kitchen Type WB Layout and Details</b>	<b>Mar. 2020</b>
<b>R2.6</b>	<b>Kitchen Type E Layout and Details</b>	<b>Mar. 2020</b>
<b>R3.1</b>	<b>Electrical Notes</b>	<b>Mar. 2020</b>

**END OF SECTION**

**1.0 GENERAL**

The drawings listed below will be included in the General Contractor/ Owner agreement and will become part of the contract.

<b>381 BAGOT STREET DRAWING PACKAGE</b>		
<b>Drawing No.</b>	<b>Drawing Title</b>	<b>Date</b>
	<b>Cover Page and General Notes</b>	<b>Mar. 2020</b>
<b>R1.1</b>	<b>Ground Floor Plan</b>	<b>Mar. 2020</b>
<b>R1.2</b>	<b>Typical Floor Plan</b>	<b>Mar. 2020</b>
<b>R2.1</b>	<b>Kitchen Type A Layout and Details</b>	<b>Mar. 2020</b>
<b>R2.2</b>	<b>Kitchen Type AH Layout and Details</b>	<b>Mar. 2020</b>
<b>R2.3</b>	<b>Kitchen Type B Layout and Details</b>	<b>Mar. 2020</b>
<b>R2.4</b>	<b>Kitchen Type C Layout and Details</b>	<b>Mar. 2020</b>
<b>R2.5</b>	<b>Kitchen Type DH Layout and Details</b>	<b>Mar. 2020</b>
<b>R2.6</b>	<b>Kitchen Type E Layout and Details</b>	<b>Mar. 2020</b>
<b>R3.1</b>	<b>Electrical Notes</b>	<b>Mar. 2020</b>

**END OF SECTION**



## 1.0 GENERAL

Not Applicable

## 2.0 SPECIAL CONSIDERATION

### 2.1 Public Tendering Protocol Change due to COVID 19 (Coronavirus)

- .1 To ensure social distancing guidelines are followed, new protocols include:
  - .1 The Non-Mandatory Pre-Bid Site Review Meeting will be scheduled by appointment only for Contractors who feel they must view the space and existing kitchen between 10:00 AM – 12:00 noon May 20, 2020.
  - .2 Site Review Appointments are made by calling 613-546-5591 ext. 1563 or via email [tenders@kfhc.ca](mailto:tenders@kfhc.ca).
  - .3 Only one person may enter a unit at a time. Contractors are asked to provide their own gloves and masks should they wish to use them.
  - .3 Questions and additional information will be shared within an Addendum via email after all Site Review appointments are complete.
  - .4 Questions via email are welcome until 4:00 PM Monday, May 25, 2020. Responses will also be shared within an Addendum via email by 4:00 PM Tuesday, May 26, 2020.
  - .5 Bids will be accepted electronically-only via Biddingo.com at the stated date and time.
  - .6 KFHC will open the tender bids during an internet teleconference via Zoom. Minutes will be taken and shared via email to all bidders after the tender closing.
  - .7 Bidders who wish to submit a certified cheque for the Bid Security must ensure it is received prior to closing time at 119 Van Order Drive, Kingston.

### 2.2 Submitting Bids Electronically via Biddingo.com

- .1 Accessing the Electronic Bid Form - From the bid listing page, click [Electronic Bid Form](#) to go to the listing page. Click the [PT 20-02](#) or [Kitchen Replacement, 205 & 381 Bagot Streets](#) to view the bid details.
-

**.2 eBid Submission Fee**

- .1 Pay now - Take the worry out of going through the payment screen at a later date and focus primarily on completing and submitting your bid response
- .2 Pay later - Limits your ability to submit your eBid at any given time. If you try to submit you must go through the payment screen.

Your payment confirmation is not the final step and does not mean you've successfully submit your eBid. Once your payment is confirmed, you MUST return to the eBid, complete and submit it.

**.3 Completing an eBid**

- .1 eFile submission - Allows you to complete attachments offline and re-submit them through the eBidding system
- .2 The system AutoSaves your response, allowing you to submit your eBid multiple times
- .3 The Clock shows the number of days, hours, minutes and seconds remaining before the bid closes (NOTE, once the clock hits zero, the system will not accept your bid)
- .4 FAQ – Check out the information section to see if it addresses a question/inquiry you may have.
- .5 Confirm and Submit Your Bid Response – takes you to the Bid Response Confirmation stage, before you submit your response. It provides an overview of what you've done so far. You have the ability to return to the applicable section(s) and make further edits.
- .6 Once you are ready to submit, click the Submit button.
- .7 Your Confirmation of Bid Response Submitted will generate. Only when you receive this confirmation has your bid been successfully submitted.

**.4 Attachments**

- .1 Recommended file size is 250 MB per attachment (Multiple attachments are accepted)
  - .2 File Path – It is recommended that you save your documents on your desktop for easy file transfer
-

- .3 Uploading documents – ensure the document is closed before you begin uploading the file
- .4 Once you have attached a document, a paperclip icon appears confirming the document has been attached
- .5 **Submitting a Bid Early**
  - .1 Ensure your bid submission is received before the closing
  - .2 Test-run of going through the mandatory checkpoints
  - .3 Login and update the applicable items/sections and re-submit
  - .4 Unlimited submissions at any given time
  - .5 You can submit your bid response multiple times. For example, if there are any changes to your pricings you can log into the system, update the price and re-submit your eBid.
  - .6 Your last submission overwrites all previous submissions
- .6 **Withdrawing a Bid**
  - .1 All your information is purged from the system and CANNOT be retrieved
  - .2 No refunds are available
  - .3 If you decide later that you want to submit a response for that said bid, the \$25.00 fee is waived

For assistance with completing your eBid submission, please contact Biddingo at 416-756-0955, [info@biddingo.com](mailto:info@biddingo.com) or [ebidding@biddingo.com](mailto:ebidding@biddingo.com)

**END OF SECTION**



Scott VanderSchoor  
Kingston & Frontenac Housing Corporation  
119 Van Order Drive  
Kingston, ON K7M 1B9

**Re: PT 20-02  
Kitchen Replacement  
205 Bagot Street &  
381 Bagot Street  
Kingston, Ontario**

**1.0 CONTRACT PRICE**

.1 I/We \_\_\_\_\_  
(Company Name)  
having carefully examined the Bid Documents and visited the Project Site, and  
having examined and complied with Section 00 10 00 Instruction to Bidders,  
hereby offer to enter into a Contract to perform the work required in the Bid  
Documents for the **STIPULATED PRICE** of

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_) including payment of all applicable federal,  
provincial and municipal taxes.

This Bid is firm, irrevocable and open to acceptance by the Owner for sixty  
(60) days from the date of Bid closing.

.2 The following amount of HST **has been included** in the above STIPULATED  
PRICE

**\$ \_\_\_\_\_ HST REGISTRATION NO. \_\_\_\_\_.**

.3 I/We agree to comply in all respects with the requirements set out in the Bid  
Documents including **ADDENDA No. \_\_\_\_\_ to No. \_\_\_\_\_** inclusive as issued  
as supplements thereto. (If no addenda have been received, indicate 'NIL' in the  
spaces provided).

.4 I/We agree to commence this work immediately upon being notified in writing to  
do so by the Housing Corporation and that work will be done on a continuous  
basis.

.5 I/We expressly warrant that the prices contained in my/our bid, whether as unit  
prices or lump sums are quoted in utmost good faith on my/our part without any  
collusive arrangement or agreement with any other person or partnership or  
corporation and that I/we are not party or privy to any deceit tending to mislead  
the Owner into accepting my/our bid as a truly competitive offer.

- .6 I/We agree to complete all work required, acceptable to the Owner.
- .7 I/We enclose a bid bond, certified cheque, bank draft or irrevocable letter of credit in the amount of **\$ 45,000.00** payable to the Owner and valid for sixty (60) days from the date of bid closing.

**.8 Tax Compliance Declaration**

I hereby certify that \_\_\_\_\_  
(name of company)  
at the time of submitting this bid, is in compliance with all tax statutes administered by the Ministry of Finance for Ontario and that in particular, all returns required to be filed under all provincial tax statutes have been filed and all taxes due and payable under those statutes have been paid or satisfactory arrangements for their payments have been made and maintained.

**2.0 SUBCONTRACTORS**

- .1 We submit a complete list of subcontractors we propose to use on this Contract and the Sections of the Work to be done by them.
- .2 We reserve the right to substitute another subcontractor for the same work in the event that a subcontractor should withdraw his bid, or become bankrupt. All subcontractor substitutions are subject to the Owner's approval.
- .3 Any such substitution, in order to be considered for approval by the Owners and/or Consultant, is contingent on the submission of conclusive evidence of withdrawal, bankruptcy or unsatisfactory performance.
- .4 The Contractor is responsible for all costs incurred as a result of substituting one subcontractor for another.
- .5 **Tenders may not be considered unless the names of all subcontractors are listed in space provided.**

SECTION	TITLE	NAME OF SUBCONTRACTOR



- 4.2 We agree to enter into a contract with the Owners within five (5) days of written notification of acceptance of this Bid.
- 4.3 We understand and agree that this bid may be adjusted in accordance with any or all of the separate or additional prices submitted herewith.
- 4.4 We understand that the submission of this bid implies acceptance of the existing conditions at the site.
- 4.5 We understand that the lowest or any tender will not be necessarily be accepted and that selected items may be deleted from the Project as represented in the Bid Form.
- 4.6 We understand that the Owner reserves the right to waive minor defects or irregularities in the bid submission.
- 4.7 We understand that the Owner may withhold total and partial payment to cover third party liability claims as outlined in Tender Documents.
- 4.8 We agree to staff on-site activity by the end of **July 2020**. We agree to complete The Work by **November 2020** as outlined in these specifications.
- 4.9 We understand that Contract time is of the essence and that any improvements to the schedule submitted with our bid will be considered prior to the award of the Contract. We therefore submit the following improvement to the completion date indicated in the tender package for consideration in evaluating our Bid **PT 20-02**.



**5.0 BIDDER'S SIGNATURE AND COMPANY SEAL**

SIGNED AND SEALED \* this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**Print full name**

Contractor: \_\_\_\_\_

Signing Officer: \_\_\_\_\_

Address: \_\_\_\_\_

WSIB Account Number: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Telephone No: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Signature: \_\_\_\_\_

Email Address: \_\_\_\_\_

**NOTE: BIDDERS ARE ADVISED THAT FAILURE TO COMPLETE THIS FORM WILL CAUSE DISQUALIFICATION.**

\* Affix Corporate Seal (if applicable).

**END OF SECTION**



Bond No. \_\_\_\_\_ Project No. \_\_\_\_\_

Amount \$ \_\_\_\_\_

**Know All Men By These Presents**, that \_\_\_\_\_

As Principal, hereinafter called the Principal, and \_\_\_\_\_

\_\_\_\_\_ as Surety, hereinafter called the Surety, are held and firmly bound unto Kingston & Frontenac Housing Corporation as Oblige, in the amount of \_\_\_\_\_

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_) lawful money of Canada, for the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the Principal has submitted a written proposal, (or tender) to the Oblige dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, for \_\_\_\_\_

Now Therefore The Condition Of This Obligation in such that if the aforesaid Principal shall have the tender accepted within sixty (60) days from the closing date of the Call for Tenders and the said Principal will, within such reasonable time as may be allowed after notice of such acceptance, enter into a formal contract and give a good and sufficient bond to secure the performance of the terms and conditions of the contract, then this obligation shall be null and void; otherwise the Principal and Surety will pay unto the Oblige the difference in money between the amount of the bid of the said Principal and amount for which the Oblige legally contracts with another party to perform the work if the latter amount be in excess of the former.

The Surety shall not be liable for a greater sum than the specified penalty of this Bond. Any suit under this Bond must be instituted before the expiration of six months from the date of this Bond.

The Testimony Whereof, the Principal has hereunto set its had and affixed its seal, and the Surety has caused these presents to be sealed with its corporate seal duly attested by the signatures of its duly authorized officers, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_.

**Signed, Sealed and Delivered**

in the Presence of:

\_\_\_\_\_  
Principal

\_\_\_\_\_  
Surety

**END OF SECTION**



No. ....(the “**Bond**”) Bond Amount \$ .....

.....  
(name of the contractor\*)

as a principal, hereinafter [collectively] called the “**Contractor**”, and

.....  
(name of the surety company\*\*)

.....  
a corporation created and existing under the laws of .....  
(place of incorporation)

as a surety, and duly authorized to transact the business of Suretyship in the Province of Ontario and hereinafter called the “**Surety**”, are held and firmly bound unto ..Kingston & Frontenac Housing Corporation.. as obligee, hereinafter called the “**Owner**”, in the amount of \$ .....

(Bond Amount in figures)

hereinafter called the “**Bond Amount**”, for the payment of which sum the Contractor and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally in accordance with the provisions of this Bond (the “**Obligation**”).

WHEREAS the Contractor has entered into a written contract with the Owner dated the .....day of .....in the year.....for .....

(name of month)

(title or description of the contract)

(the “**Original Contract**”) and, for the purpose of specifying the conditions of the Obligation, this contract together with amendments made in accordance with its terms are by reference made part hereof and are hereinafter referred to collectively as the “**Contract**”;

NOW THEREFORE the condition of this Obligation is such that if the Contractor shall promptly and faithfully perform the Contract then this Obligation shall be null and void; otherwise it shall remain in full force and effect, subject to the following terms and conditions:

**1.0 WRITTEN NOTICE**

- .1 The Owner may make a written demand on the Surety in accordance with this Bond, by giving notice to the Surety substantially in the form Schedule A (the “**Notice**”), shared when necessary. Except for a Pre-Notice Meeting in accordance with Section 2.1, the Surety shall have no obligation under this Bond until it receives a Notice.

- .2 Where the Surety includes two or more companies, the Notice may be delivered to the first listed Surety on behalf of all Sureties. The first listed Surety is hereby authorized to respond to the Notice on behalf of the Sureties, and the Owner is not required to give separate Notice to each Surety and is entitled to correspond with the first listed Surety on behalf of all Sureties.

## 2.0 PRE-NOTICE MEETING

- .1 The Owner may, at its sole discretion and acting reasonably, request a pre-Notice conference by notifying the Surety and the Contractor in writing that it is considering declaring the Contractor to be in default under the Contract (the "Pre-Notice Meeting"). This notice and request for a Pre-Notice Meeting by the Owner does not constitute a Notice under this Bond, nor under the Contract, nor is it a precondition to the giving of a Notice. Upon receipt of such request the Surety shall propose a face-to-face meeting, a telephone conference call or a meeting by any other form of electronic media between the Contractor, the Owner and the Surety to take place at a time and place mutually convenient for all parties within seven (7) business days (or such longer time as agreed by all parties) after the Surety's receipt of the Owner's request for a Pre-Notice Meeting in accordance with this Section. The Owner, the Contractor and the Surety shall make reasonable efforts to arrange and attend the Pre-Notice Meeting. In the event that the Owner delivers a Notice prior to the Pre-Notice Meeting, then the Pre-Notice is deemed to be retracted.
- .2 The purpose of a Pre-Notice Meeting is to allow the Owner, prior to exercising its other rights under this Bond, to express any concerns about the Contractor's performance pursuant to the Contract and to allow the Contractor to respond to such concerns. The participation of the parties in one or more Pre-Notice Meetings shall be without prejudice to their respective rights and obligations under the Contract, this Bond or applicable law, and neither the participation by any party in any Pre-Notice Meeting, nor any statement or position taken or information provided by any party during any Pre-Notice Meeting, may be relied on by any other party as a waiver or compromise of the rights or obligations of the Owner, the Surety or the Contractor under the Contract, this Bond or applicable law; including, but not limited to the Owner's right to declare the Contractor in default under the Contract and give Notice under this Bond.

## 3.0 SURETY'S INVESTIGATION AND RESPONSE

- .1 Upon receipt of a Notice from the Owner, the Surety shall promptly initiate an investigation of the Notice (the "**Investigation**"), using its best efforts, to determine if the Conditions Precedent have been satisfied and to determine its liability, if any, under the Bond.
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- .2 Within the four (4) business days following receipt of the Notice, the Surety shall provide the Owner with an acknowledgement, substantially in the form set out as Schedule B (the “**Acknowledgement**”), identifying the date on which the Notice was received and requesting from the Owner the information and documentation (the “**Information**”) the Surety requires to continue the Investigation and, if necessary, request access to personnel who are knowledgeable about the circumstances of the Notice and to the Contract work site(s) where the work is being performed. Upon receipt of the Surety’s Acknowledgement, the Owner shall promptly, and in accordance with terms of the Contract, provide the Surety with the requested Information and access to personnel and the work site(s) within its possession or control.
- .3 The Surety shall within a reasonable time conduct the Investigation, but in any event no later than twenty (20) business days after receipt by the Surety of a Notice (or such longer period as may be agreed between the Surety and Owner), the Surety shall provide the Owner with its written response to the Notice, substantially in the form set out at Schedule C (the “**Surety’s Position**”), advising either that:
- a) The Surety accepts liability under the Bond and proposes to satisfy its Obligation by performing one of the options set out in Section 6.1; or
  - b) The Surety does not accept liability, providing its specific reasons; or
  - c) The Surety is unable to determine whether or not one or more of the Conditions Precedent has been satisfied and, in the Surety’s sole discretion, the Surety may propose a process for collaborating with the Owner in the advancement of the completion of the work so as to attempt to mitigate the Owner’s cost to complete the Contract.
- .4 The Surety shall also, if requested by the Owner to do so, meet with the Owner to discuss the status of the Investigation within five days following receipt of the request. This meeting may take place via a face-to-face meeting, a telephone conference call or a meeting by any other form of electronic media as may be mutually agreed to by the Owner and Surety.

#### 4.0 NECESSARY INTERIM WORK

- .1 Prior to and during the Investigation, if the Owner must take action which is necessary to:
- d) ensure public or worker safety,
  - e) preserve or protect the work under the Contract from deterioration or damage, or
  - f) comply with applicable law,

The Owner may, acting with due diligence and provided written notice is subsequently provided to the Surety within three (3) Business Days of the commencement of such Necessary Interim Work provided that:

- i. Owner shall allow the Surety and/or its consultant(s) reasonable access to the Contract work site(s) during the course of the Necessary Interim Work for the purpose of monitoring the progress of the Necessary Interim Work;
  - ii. any such Necessary Interim Work shall be undertaken without prejudice to the rights of the Owner, the Contractor or the Surety under the Contract, this Bond or applicable law; and
  - iii. the reasonable costs incurred by the Owner in undertaking such Necessary Interim Work (to the extent they are not deducted in the calculation of the Balance of Contract Price in Section 9.1) shall be reimbursed by the Surety, subject to the Surety's liability being subsequently established and subject to such expenses being covered by this Bond. Any payments made by the Surety in respect of the Necessary Interim Work shall reduce the Bond Amount by the amount of any such payments.
- .2 Nothing in this section is intended to limit the ability of an Owner to take whatever steps are reasonably necessary in the public interest.
- .3 Subject to the foregoing provisions in Section 4.1, the Surety shall not raise the mere fact that the Necessary Interim Work proceeded as a defence to any claim by the Owner hereunder.

## 5.0 POST-NOTICE CONFERENCE

- .1 Upon receipt of a Notice, the Surety shall propose a face-to-face meeting, telephone conference call or a meeting by any other form of electronic media (a "**Post-Notice Conference**") with the Owner at a mutually convenient time and place within five (5) business days (or such longer period as may be agreed between the Surety and Owner). The Contractor may participate in a Post-Notice Conference at the invitation of the Surety.
- .2 The purpose of the Post-Notice Conference shall be to determine what actions or work, if any, the Owner believes must be done while the Surety is conducting the Investigation in order to effectively mitigate the costs for which the Owner is seeking recovery under this Bond (the "**Mitigation Work**"). Mitigation Work may be performed after Necessary Interim Work and throughout the period of investigation by the Surety.



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- .3 Provided the Owner provides reasonable evidence to the Surety that Mitigation Work is necessary during the Investigation and that the anticipated costs are reasonable, the Owner may proceed with the Mitigation Work subject to the following conditions:
    - a) Owner shall pay the reasonable costs of the Mitigation Work;
    - b) Owner shall keep separate records of all amounts related to the Mitigation Work for which it intends to seek recovery under this Bond, including amounts to be set off against the Balance of Contract Price;
    - c) Owner shall allow the Surety and/or its consultant(s) reasonable access to the Contract work site(s) during the course of the Mitigation Work for the purpose of monitoring the progress of the Mitigation Work; and
    - d) the Mitigation Work shall be without prejudice to the rights or obligations of the Owner, the Contractor or the Surety under the Contract, this Bond or applicable law.
  - .4 If the Surety objects to any part of the Mitigation Work, including without limitation the Owner's proposed Mitigation Work contractor(s), scope of work, cost or method of work, it shall immediately advise the Owner in writing of its objections and the reasons therefor. The Owner may still proceed with the Mitigation Work and the Surety's objections will be addressed through negotiation with the Owner or at the trial of any action brought pursuant to this Bond.
  - .5 The reasonable costs incurred by the Owner in undertaking the Mitigation Work shall be reimbursed by the Surety, subject to the Surety's liability being subsequently established. Any payments made by the Surety in respect of the Mitigation Work shall form part of its Obligation under this Bond and shall reduce the Bond Amount by the amount of any such payments.
  - .6 For greater clarity, any Necessary Interim Work being performed by the Owner pursuant to Section 4 may continue to be performed pending an agreement, if any, as to the Mitigation Work.
  - .7 Subject to the foregoing provisions in this Section 5, the Surety shall not raise the mere fact that the Mitigation Work proceeded as a defence to any claim by the Owner hereunder.

## 6.0 SURETY'S OPTIONS

- .1 If the Surety has accepted liability pursuant to this Bond, the Surety shall promptly select and commence one of the following options:
    - a) remedy the default; or
    - b) complete the Contract in accordance with its terms and conditions; or
-

- c) obtain a bid or bids for submission to the Owner for completing the Contract in accordance with its terms and conditions and, upon determination by the Owner and the Surety of the lowest responsible bidder:
    - i. arrange for a contract between such bidder and the Owner; and
    - ii. make available as work progresses (even if there should be a default, or a succession of defaults, under the contract or contracts of completion, arranged under this paragraph) sufficient funds to complete the Contractor's obligations in accordance with the terms and condition of the Contract including any applicable value-added taxes for which the Surety may be liable, less the Balance of Contract Price; or
  - d) pay the Owner the lesser of: (1) the Bond Amount, or (2) without duplication, the Owner's Direct Expenses plus the Owner's proposed cost of completion of the Contract and any applicable value-added taxes for which the Surety may be liable, less the Balance of Contract Price.
- .2 The option selected by the Surety is referred to in this Bond and the Schedules as the "**Surety Option**".

## 7.0 OWNER'S DIRECT EXPENSES

- .1 Where the Surety is liable under this Bond, then the Surety shall be liable for the following fees and expenses, without duplication (the "**Owner's Direct Expenses**"):
- a) reasonable professional fees incurred by the Owner to complete the Contract which are a direct result of the Contractor's default and which would not have been incurred but for the default of the Contractor;
  - b) reasonable external legal fees incurred by the Owner to complete the Contract, which are a direct result of the Contractor's default and which would not have been incurred but for the default of the Contractor, with the exception of legal fees incurred by the Owner in defending a claim or action by the Contractor, or incurred by the Owner in pursuing an action against the Contractor;
  - c) reasonable, miscellaneous and out-of-pocket expenses incurred by the Owner to complete the Contract which are a direct result of the default of the Contractor and which would not have been incurred but for the default of the Contractor;
  - d) direct costs incurred as a result of an extension of the duration of the supply of services or materials used or reasonably required for use in the performance of the Contract, which are a direct result of the default of the Contractor and which would not have been incurred but for the default of the Contractor;
-

- e) reasonable costs of the Necessary Interim Work;
  - f) reasonable costs of the Mitigation Work; and
  - g) any additional fees and expenses agreed to by the Obligee, the Principal and the Surety.
- .2 For the purpose of Section 7.1(d), the “direct costs” incurred are the reasonable costs of performing the Contract during the extended period of time, including costs related to the additional supply of services or materials (including equipment rentals), insurance and surety bond premiums, and costs resulting from seasonal conditions, that, but for the extension, would not have been incurred.
- .3 Subject to any agreement to the contrary, between the Obligee, the Principal and the Surety, the Surety shall not be liable under this Bond for:
- a) any liquidated damages under the Contract;
  - b) if no liquidated damages are specified in the Contract, any damages caused by delayed performance or non-performance of the Contractor, except as provided in Section 7.1(d); or
  - c) any indirect or consequential damages, including but not limited to costs of financing, extended financing, hedging arrangements, loss of or deferral of profit, productivity or opportunity, or head office overhead costs.
- .4 If the Surety is liable under this Bond then, at the Owner’s option, Owner’s Direct Expenses may be deducted by the Owner from the Balance of the Contract Price as defined hereinafter or will be promptly reimbursed by the Surety subject to the other terms, conditions and limitations of this Bond and will reduce the Bond Amount.

## 8.0 CONDITIONS PRECEDENT

- .1 The Surety shall have no liability or Obligations under this Bond unless all of the following conditions precedent (the “**Conditions Precedent**”) have been satisfied:
- a) The Contractor is, and is declared by the Owner to be, in default under the Contract;
  - b) The Owner has given such notice to the Contractor of a default of the Contractor, as may be required under the terms of the Contract;
  - c) The Owner has performed the Owner’s obligations under the Contract; and
  - d) The Owner has agreed to pay the Balance of Contract Price to the Surety or as directed by the Surety.
-

## 9.0 BALANCE OF CONTRACT PRICE

- .1 The term “**Balance of Contract Price**” means the total amount payable by the Owner to the Contractor under the Contract, including any adjustments to the price in accordance with the terms and conditions of the Contract, or other amounts to which the Contractor is entitled, reduced by any amounts deducted by the Owner for the Owner’s Direct Expenses under Section 7.4 and all valid and proper payments made to or on behalf of the Contractor under the Contract.
- .2 The Balance of Contract Price shall be used by the Owner to first mitigate against any potential loss to the Surety under this Bond and then under the Labour & Material Payment Bond, when necessary, and the Owner shall assert all rights and remedies available to the Owner to the Balance of Contract Price and make payment of the Balance of Contract Price as directed by the Surety.

## 10.0 LIMITATIONS ON THE SURETY’S LIABILITY

- .1 Notwithstanding anything to the contrary contained in this Bond or in the Contract, the Surety shall not be liable for a greater sum than the Bond Amount under any circumstances.
- .2 The Surety’s responsibility to the Owner under this Bond in respect of any Surety Option or Owner’s Direct Expenses shall not be greater than that of the Contractor under the Contract.

## 11.0 RIGHT OF ACTION

- .1 No right of action shall accrue on this Bond to or for the use of any person or corporation other than the Owner named herein, or the heirs, executors, administrators or successors of the Owner.

## 12.0 COMMENCEMENT OF ACTION

- .1 It is a condition of this Bond that any suit or action must be commenced before the expiration of two (2) years from the earlier of: (a) the date of substantial performance of the Contract as defined under the *Construction Act* (the “**Act**”); or (b) the date on which a Notice in respect of the default that is the subject of such suit or action is received by the Surety under this Bond.
  - .2 The Owner, the Contractor and the Surety agree that any suit or action is to be made to a court of competent jurisdiction in Ontario and agree to submit to the jurisdiction of such court notwithstanding any terms to the contrary in the Contract.
-

### 13.0 COMMON LAW RIGHTS

- .1 The rights and obligations of the Owner, the Contractor, and the Surety under this Bond are in addition to their respective rights and obligations at common law and in equity.

### 14.0 APPLICABLE LAW

- .1 This Bond is governed by the laws of the Province of Ontario.

### 15.0 NOTICES

- .1 All notices under this Bond shall be delivered by registered mail, facsimile, or electronic mail at the addresses set out below, subject to any change of address in accordance with this Section. Any notice given by facsimile or electronic mail shall be deemed to have been received on the next business day or, if later, on the date actually received if the person to whom the notice was given establishes that he or she did not, acting in good faith, receive the notice until that later date. Any notice given by registered mail shall be deemed to have been received five (5) days after the date on which it was mailed, exclusive of Saturdays and holidays or, if later, on the date actually received if the person to whom the notice was mailed establishes that he or she did not, acting in good faith, receive the notice until that later date. A change of address for the Surety is publicly available on the Financial Services Commission of Ontario website (see: [https://www5.fSCO.gov.on.ca/Licensing/LicClass/eng/lic\\_companies\\_class.aspx](https://www5.fSCO.gov.on.ca/Licensing/LicClass/eng/lic_companies_class.aspx)). The address for the Owner or the Contractor may be changed by giving notice to the other parties setting out the new address in accordance with this Section.

**The Surety:**

[Surety corporate name]  
[address]  
[address]  
[fax]  
[email]

**The Owner:**

Kingston & Frontenac Housing Corp.  
119 Van Order Drive  
Kingston, ON K7M 1B9  
F 613-546-9375  
svanderschoor@kfhc.ca

**The Contractor:**

[Contractor corporate name]  
[address]  
[address]  
[fax]  
[email]

**16.0 HEADINGS FOR REFERENCE ONLY**

- .1 The headings and references to them in this Bond are for convenience only, shall not constitute a part of this Bond, and shall not be taken into consideration in the interpretation of this Bond.

IN WITNESS WHEREOF, the Contractor and the Surety have Signed and Sealed this Bond this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_.

**[Contractor proper name]**

Witnessed by:

By: \_\_\_\_\_

\_\_\_\_\_

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

Name of Witness: \_\_\_\_\_

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

Address of Witness: \_\_\_\_\_

I have authority to bind the corporation.

**[Surety corporate name]**

By: \_\_\_\_\_

By: \_\_\_\_\_

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

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

Attorney-in-fact: \_\_\_\_\_

Attorney-in-fact: \_\_\_\_\_

\* IF THERE ARE TWO OR MORE COMPANIES IN PARTNERSHIP OR JOINT VENTURE, JOINTLY AND SEVERALLY BOUND, INSERT THE NAME OF EACH PARTNER OR JOINT VENTURE PARTY, AND INSERT THE WORD "COLLECTIVELY" AFTER THE WORD "HEREINAFTER" IN THE FIRST LINE.

\*\* IF THERE ARE TWO OR MORE SURETY COMPANIES, JOINTLY AND SEVERALLY BOUND, INSERT THE "[Name of the surety company], a corporation created and existing under the laws of [Place of incorporation]," FOR EACH SURETY, FOLLOWED BY "each as a surety and each duly authorized to transact the business of Suretyship in the Province of Ontario and hereinafter collectively called the "Surety".

\*\*\* INSERT THE CROWN, A MUNICIPALITY OR A BROADER PUBLIC SECTOR ORGANIZATION, AS APPLICABLE, OR SUCH OTHER PARTY DEEMED TO BE THE OWNER UNDER THE ACT, AND ENTERING INTO THE PUBLIC CONTRACT WITH THE CONTRACTOR.

This document is *FORM 32 PERFORMANCE BOND UNDER SECTION 85.1 OF THE ACT*, The "Construction Act of Ontario" as created by the Province of Ontario and provided to Kingston & Frontenac Housing Corporation by Surety Association of Canada May 11, 2018.

**END OF SECTION**

## 1.0 GENERAL

### 1.1 Definitions

- .1 "Owner" means **Kingston & Frontenac Housing Corporation**.

### 1.2 Instructions

- .1 Before submitting a bid, Bidders shall:
- .1 Examine and read the Bid Documents thoroughly.
  - .2 Examine the site and ascertain the extent and nature of all conditions, limitations, or building regulations affecting the performance of the Work. The site is open and available for review by the Bidders during normal business hours. Coordinate site access through the Manager of Technical Services. All dimensions are to be confirmed by on-site measurement by the Bidder.
  - .3 Confirm all utility services in the vicinity of the Work that will require protection and maintenance during the course of the Work.
  - .4 Consider the effect of regulatory requirements applicable to the Work.
  - .5 Study and correlate Bidder's observations with the Bid Documents.
  - .6 Immediately notify the Owner of all perceived omissions and discovered conflicts, errors and discrepancies in the Bid Documents.
  - .7 Be satisfied that Bidder understands the Bid Documents and is competent to undertake and complete the Work.
- .2 Bid shall include cost of all permits required (excluding the building permit), royalties, freight, government duties and taxes where applicable.
- .3 The Owner will obtain and pay for the Municipal Building Permit when required by the Ontario Building Code.
- .4 In the event of any change in any applicable tax made public after the date of tender closing, the Contract Price shall be adjusted by an amount equal to the increase or decrease in the cost of the Work to the Contractor brought about by the change in such tax.
-

- .5 The Owner reserves the right to add or delete items to be performed under this Contract before and after the Contract is awarded without any penalty. Any revisions to the submitted Contract Price as a result of these deletions are to be solely based on the unit prices (or lump sum prices) quoted by the Bidder for those items.
- .6 The Bidder shall not engage in collusion of any sort and, in particular, shall ensure that no person or other legal entity other than the Bidder has an interest in the Bidder's bid. The bidder shall prepare the bid without any knowledge of, comparison of figures with, or arrangement with any other person or firm preparing a bid for the same work.
- .7 It is the Bidder's responsibility to provide all labour, material, equipment and supervision to complete the repairs outlined in these Bid Documents taking into account all site conditions, schedule and noise restrictions, work area restrictions, protection requirements, accessibility restrictions, etc. No extras will be entertained for inconveniences after award of the Contract.
- .8 Bidder shall read the Bid Documents in their entirety prior to bidding in order to be aware of all project requirements.
- .9 If the Bidder is a joint venture, each party to the venture must execute the bid under seal in the manner appropriate to such party.

### **1.3 Form of Contract**

- .1 The Owner will issue an Award Letter which shall be the basis for acceptance of the Bid by the Owner and Award of the Contract to the Contractor. The Award Letter will describe information required by the Owner; namely, Performance Security and Insurance Certificate requirements.
- .2 Upon receipt of the documents outlined in the Award Letter, a Purchase Order or Contract Order, as amended by Section 00 72 13 General Conditions, will be raised by the Owner and issued to the Contractor.

### **1.4 Employment Equity**

- .1 In accordance with the employment equity goals, the Owner encourages bidders to take an active role in supporting and facilitating opportunities for employment equity designated groups.
-



## 1.5 Site

- .1 The Work is to be performed at the **both 205 Bagot Street (51 units) and 381 Bagot Street (104 units)**, for a total of **155 kitchen replacements**.

## 1.6 Owner and Owner's Representative

- .1 The Owner is: Kingston & Frontenac Housing Corporation  
119 Van Order Drive  
Kingston, ON  
K7M 1B9
- .2 The Owner's Representative is: Scott VanderSchoor  
Manager of Technical Services  
(613) 546-5591 ext. 1560  
[svanderschoor@kfhc.ca](mailto:svanderschoor@kfhc.ca)
- .4 Any questions during the Bid Period shall be directed to the office of the Owner.
- .5 Addenda will be issued in all cases where questions result in changes or clarification to BID DOCUMENTS.

## 1.7 Consultant

- .1 The Consultant is: rjc (Read Jones Christoffersen Ltd.)
- .2 The Consultant's Representative is: John Adams, Engineering Intern  
Read Jones Christoffersen Ltd.  
780 Midpark Drive, Suite 103  
Kingston, ON K7M 7P6  
(343) 344-0103  
[jadams@rjc.ca](mailto:jadams@rjc.ca)

Any questions during the Bid Period shall be directed to the office of the Consultant.

## 1.8 Pre-Bid Closing Site Meeting

- .1 A **NON-MANDATORY** pre-bid closing site inspection will be held BY APPOINTMENT ONLY between **10:00 AM – 12:00 noon EST** on **Wednesday, May 20, 2020**. Upon confirmation, bidders will be met by KFHC Staff at **381 Bagot Street**.
-

## 1.9 Examination of Site

- .1 The onus shall be on the Bidder to investigate the Project Site and inform themselves before bidding of all physical and labour conditions and administrative practices prevailing at the project site.
- .2 The Bidder shall not claim at any time after the submission of their bid any misunderstanding of the terms and conditions of the Contract relating to the site conditions.
- .3 The Bidder shall make allowances as required for the installation of temporary services (heating and ventilators, etc.) into and out of the work area. No extra for this item will be entertained after bids have closed.

## 1.10 Bid Submission

- .1 Completed Bid Forms together with the required bid security, consents of surety and all supplementary bid submission material shall be delivered to the office of the Owner in a sealed envelope no later than **11:00:00 AM EST on Thursday, May 28, 2020** and addressed as follows:

**Confidential:**            **Bid Submission**  
**Bid For:**                **Kingston & Frontenac Housing Corporation**  
                                  **119 Van Order Drive**  
                                  **Kingston, ON**  
                                  **K7M 1B9**

**Attention:**              **Scott VanderSchoor**  
                                  **Manager of Technical Services**

**Tender Number:**        **PT 20-02**  
**Tender Description:**    **Kitchen Replacement**

- .2 Bidder's name shall be typed on the reverse side of the envelope.
  - .3 Bids will be opened publically at the office of the Owner.
  - .4 Using the Bid Form provided, the bid shall be filled out in ink or typed, signed in longhand by a duly authorized company official, and sealed with the Bidder's corporate seal.
  - .5 The Bid Form shall not be altered and all spaces for information will be completed.
-

- .6 The Owner may, after bid closing time and before Contract award, require any Bidder to submit, in a form prescribed by or acceptable to the Owner, supplementary information about any aspect of the Bidder's bid that, in the Owner's opinion, is necessary for bid evaluation purposes.
- .7 Failure to fulfil the requirements of the Bid Documents will result in disqualification at the sole discretion of the Owner.
- .8 Offers submitted after the specified time will be returned to the bidder unopened.
- .9 Verbal or electronically submitted information will not be accepted as part of the bid documents.
- .10 Bidders must not submit the entire tender specification documents with their bid submission forms.

#### **1.11 Bonding Requirements**

- .1 A bid deposit in the form of a certified cheque or bid bond made payable to the Owner in the amount of **\$ 45,000.00** shall accompany all bids.
- .2 A Bidder who has already submitted a bid may submit a further bid at any time up to the official closing time. The last bid that is received shall supersede and invalidate all previously submitted bids by that Bidder for this Contract.
- .3 All bonds shall name the Owner as obligee.
- .4 The amount must be as stipulated and valid for a period of sixty (60) days from the date of Bid Closing.
- .5 The cost of bonds is to be included in the bid lump sum prices.

#### **1.12 Sufficiency of Bid**

- .1 The submission of a bid shall constitute an incontrovertible representation by the Bidder that:
    - .1 The Bidder has complied with all bid requirements.
    - .2 The Bidder is qualified and experienced to perform the Work in accordance with the Bid Documents.
-

- .3 The bid is based upon performing the Work in accordance with the Bid Documents, without exception.
- .4 The price or prices stated in the bid cover all the Bidder's obligations under the Contract and all matters and things necessary for the performance of the Work in accordance with the Bid Documents.

### **1.13 Bid Irregularities**

- .1 At the discretion of the Owner, bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations or irregularities of any kind may be accepted or declared informal.
- .2 At the discretion of the Owner, bids that fail to include or to comply with bid security, bonding or insurance requirements may be accepted or declared informal.
- .3 Informal bids may or may not be considered at the sole discretion of the Owner.
- .4 The Owner may accept or waive a minor and inconsequential irregularity, or where practicable to do so, the Owner may, as a condition of bid acceptance, request a Bidder to correct a minor and inconsequential irregularity with no change in bid price.
- .5 The determination of what is, or is not, a minor and inconsequential irregularity, the determination of whether to accept, waive, or require correction of an irregularity, and the final determination of the validity of a bid, shall be at the Owner's sole discretion.
- .6 Discrepancies between words and figures will be resolved in favour of words.

### **1.14 Bid Withdrawal and Acceptance**

- .1 The Owner reserves the right to reject any or all bids as the interests of the Owner may require, without stating reasons therefore, and the lowest or any bid will not necessarily be accepted.
  - .2 A Bidder who has already submitted a bid may submit a further bid at any time up to the official closing time. The last bid that is received shall supersede and invalidate all previously submitted bids by that Bidder for this Contract.
-

- .3 A bid may be withdrawn at any time before the bid closing time, provided the request is in the form of a letter received at the office of the Owner before the bid closing time.
  - .4 Withdrawn bids may be resubmitted in accordance with these bidding requirements providing the resubmitted bid is received at the office of the Owner before the bid closing time.
  - .5 A bid may not be withdrawn at or after bid closing time and shall be open to acceptance by the Owner until whichever of the following occurs first:
    - .1 Another Bidder has entered into a Contract with the Owner for performance of the Work.
    - .2 Sixty (60) days after the bid closing time.
  - .6 The sixty (60) day acceptance period shall commence at midnight at the date of bid closing and shall terminate at midnight of the sixtieth (60<sup>th</sup>) day thereafter. If the sixtieth (60<sup>th</sup>) day falls on a statutory holiday, such day(s) shall be omitted from the computation.
  - .7 The sixty (60) day acceptance period may be extended at the Owner's request and subject to the Bidder's written agreement to the extension.
  - .8 If a Bidder withdraws his Bid after the Bid closing or if the Bidder does not provide Performance Security, Certificate of Liability Insurance or any other document required; the Owner may retain the Bid Security for its use.
  - .9 In the case of an error in addition, the number shown in 1.1 of the Contract Price of the Section 00 03 00 Bid Form, shall be deemed to be the total bid price regardless of any other amount submitted by the Bidder.
  - .10 Evaluation of Bid

In evaluating the bids, the Owner may consider any criteria, with such consideration to be exercised by the Owner in its sole discretion, including the following:

    - .1 The Contract Price as determined from the base bid or from the alternate bid.
    - .2 The Owner's authorized budget for the Work.
    - .3 The Contract Time.
-

- .4 The Bidder's ability to effectively manage and perform the Work and work with other subcontractors.
  - .5 The Bidder's understanding of the Work.
  - .6 The Bidder's Unit Prices, Allowances, and Separate Prices, if applicable.
  - .7 The Bidder's ability to present cost saving opportunities that may be appropriate and acceptable to the Consultant and the Owner.
  - .8 The Bidder's experience, competence and past performance in undertaking work similar to the Work, as well as that of its subcontractors.
  - .9 The Bidder's financial strength and capability.
  - .10 The experience, qualifications and abilities of the Bidder's supervisory personnel.
  - .11 Aesthetic changes resulting from the Bidder's proposed approach to the Work.
  - .12 Other criteria which the Owner, in its sole discretion, may consider appropriate to its evaluation.
- .11 Acceptance of Bid
- .1 The lowest or any bid need not be accepted by the Owner. The Owner reserves the right to accept or reject any or all bids at their sole discretion on any basis at any time without further explanation or to accept any bids considered advantageous to the Owner.
  - .2 The Bidder acknowledges and agrees that the Owner will not be responsible for any costs, expenses, losses, damages or liabilities incurred by the Bidder as a result of or arising out of submitting a bid for the proposed Contract, or due to the Owner's acceptance or non-acceptance of their bid.
  - .3 The Owner may also elect not to proceed with the Project.
  - .4 Where all other factors are equal, lowest price shall govern. Where all factors are equal, including price, the Buyer shall select the successful Vendor based on a coin toss, which shall be conducted
-

in the presence of the tied Prospective Vendors should they wish to attend. Award shall then be made to the winner of the coin toss.

- .5 In the event that three or more tied or identical Bids remain following evaluation, the Buyer shall select the successful Vendor based on a lottery draw, which shall be conducted in the presence of the tied Prospective Vendors should they wish to attend. The Award shall then be made to the winner of the lottery.

### **1.15 Canadian Content**

- .1 The Owner reserves the right to give preference to materials, products and equipment of Canadian origin and manufacture.

### **1.16 Addenda**

- .1 Direct all questions in writing to the Owner.
- .2 Answers to queries are only binding when confirmed by written Addenda.
- .3 Clarifications requested by Bidders must be submitted in writing to the Owner no less than four (4) days before the date set for receipt of the bids. Any reply will be in the form of an Addendum, a copy of which will be forwarded to known Bidders no less than two (2) days before the date set for receipt of the bids.
- .4 Addenda may be issued by the Owner during the bid period. Any Addenda will be delivered by the Owner via e-mail or courier to all parties recorded by the Owner as having received the Bid Documents.
- .5 All Addenda become part of the Bid and Contract Documents and the costs arising from any Addenda are to be included in the bid price.
- .6 Each Bidder shall ascertain before bid submission that all Addenda issued by the Owner have been received and the Bidder shall indicate in the Bid Form the addendum number(s) of all Addendum received.

### **1.17 Construction Schedule**

- .1 Refer to schedule requirements outlined in Section 01 10 01 – General Requirements.
  - .2 The Contractor will complete the work within the time specified in Section 01 10 01 General Requirements 1.2.1.
-

.3 TIME IS OF THE ESSENCE OF THE CONTRACT.

### **1.18 Qualifications**

.1 Persons of Bidders submitting bids for this Project shall be actively engaged and experienced in the type of work required by these Bid Documents and the Bidder shall provide, on request, a statement of similar work performed by those persons.

**END OF SECTION**



## **PART 1 - GENERAL**

### **1.1 Scope**

- .1 The following have been confirmed as containing asbestos:

205 Bagot Street, Kingston - floor tiles

381 Bagot Street, Kingston - floor tiles and ceiling tiles

Removal shall be undertaken by persons qualified in remediation and in accordance with Ontario Regulation 278/05 as may be necessary in order to complete the work as specified.

### **1.2 Reference Standards**

- .1 All disturbance of asbestos materials during construction or maintenance is governed by Ontario Regulation 278/05, Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations.
- .2 Do work in strict accordance with the Ontario Ministry of Environment, Construction Safety Act of Ontario, the Occupational Health and Safety Act and Regulations for Construction Projects and municipal by-laws.

### **1.3 Protection**

- .1 Contractor must ensure that all adjacent private and public properties are protected from air borne particulates resulting from this work.
- .2 Install protective fences, barricades & signs as required.
- .3 Keep noise, dust, and inconvenience to occupants to minimum.
- .4 Protect building systems, services and equipment.
- .5 Provide temporary dust screens, covers, railings, supports and other protection as required.

### **1.4 Disposal**

- .1 Arrange to remove all debris from the job site at the end of each working day.
-

- .2 Do not stockpile nor use the waste facilities of the Housing Corporation.
- .3 Asbestos-containing waste must be packaged, labelled, transported and disposed of in accordance with the requirements of the Ontario Ministry of Environment.

## **PART 2 - PRODUCTS**

Not Applicable

## **PART 3 - EXECUTION**

### **3.1 Demolition**

- .1 Asbestos-containing material to be demolished or may be in close proximity to work area is limited to the following: (This is not a scope of work)
  - 205 Bagot Street, Kingston - floor tiles
  - 381 Bagot Street, Kingston - floor tiles and ceiling tiles

### **3.2 Inspection**

- .1 Arrange for an inspection by Contract Supervisor of sub-surfaces after demolition but before new work begins.
- .2 Do not proceed with other work until approval is given by the Contract Supervisor.

### **3.3 Clean-Up**

- .1 Leave the site in a clean and safe condition at the end of each working day.

**END OF SECTION**

## 1.0 GENERAL

### 1.1 Definitions

- .1 Whenever any of the following words or phrases are used in the contract, they shall have the meanings attributed to them, as follows:
  - .1 "Bid" means any bid, tender or offer submitted by a bidder pursuant to the Instructions to Bidders.
  - .2 "Owner" means **Kingston & Frontenac Housing Corporation**.
  - .3 "Contractor" means the person, firm or corporation identified on the Purchase Order or Contract Order responsible for the work.
  - .4 "Contract Price" means the total price including tax the Owner has agreed to pay the Contractor for the work stipulated in the Contract, and in any event shall not exceed the amount specified in the Purchase Order.
  - .6 "Business Day" means any day except a Saturday, Sunday or statutory holiday.
  - .7 "Building Code" means the Ontario Building Code (latest edition).
  - .8 "As detailed" means as shown on the drawings.
  - .9 "As specified" means as specified herein.
  - .10 "Provide" means supply and install.
  - .11 "Controlled" has the same meaning as in subsection 1 (5) of the Business Corporation Act.

### 1.2 Precedence of Documents and Interpretation

- .1 Whenever the words "shall" or "will" are used in the Contract, they have the meanings attributed to them in the Interpretation Act of Ontario.
  - .2 Whenever words which have well known technical or trade meanings are used in the Contract, they are used in accordance with such recognized meanings.
  - .3 The documents forming the Contract are complementary, and what is required by any one shall be as binding as if required by all.
-

The following documents all form part of the Contract:

- Instructions to Bidders
- Supplementary Conditions, if applicable
- General Conditions
- Bid Form
- Specifications with Appendices and Addenda
- Schedules
- Drawings
- Award Letter
- Purchase Order
- Contract Order

.4 In the event of conflict between documents, the following priorities shall apply:

- Documents of later date shall govern;
- Supplementary Conditions shall govern over General Conditions;
- General Conditions shall govern over Specifications;
- Specifications shall govern over Drawings;
- Figured dimensions shown on the Drawings shall govern even though they may differ from scaled dimensions.
- Drawings of larger scale shall govern over those of smaller scale of the same date.

### 1.3 Performance Security

.1 The Contractor shall provide performance security in favour of the Owner in order to secure the due and faithful performance of the contract. Such performance security will be as follows:

- .1 A Performance Bond issued by a Surety Company acceptable to the Owner in an amount equal to 50% of the Contract Price including tax.
  - .2 If the Contract Price including tax is less than \$1,000,000, the bond alternative forms of security must be equivalent to **20%** of the Contract Price. In each case, the following alternate forms of security are acceptable:
    - .1 an irrevocable letter of credit, bank draft, or certified cheque; or
    - .2 bearer or negotiable bonds of Dominion of Canada, Province of Ontario, or the Ontario Hydro Electric Power Commission (bonds to be assessed at market not face value); or
    - .3 such other collateral, excluding a letter of guarantee, as may be acceptable to the Owner.
-

- .4 For contracts under \$100,000 in value, the alternate forms of security are reduced to 10% of the contract amount.
- .2 If the Contractor fails to meet these requirements within the time stipulated by the award letter, the Owner retains the right to terminate the contract and use the bid security towards damages.
- .3 Where security is in the form of a Performance Bond, the document will be retained by the Owner for a period of two (2) years from the date of substantial completion, after which it will be returned to the Contractor.
- .4 Where alternate security is provided, it will be returned to the Contractor ninety (90) days after completion of the work and correction of all deficiencies.
- .5 Where deficiencies involve seasonal work which must be postponed, sufficient funds will be retained from the contract amount to cover the cost of completing such deficiencies and the Performance Security returned to the Contractor. Where contract funds are not available, the Performance Security may be reduced to the amount required to cover the correction of the deficiencies and the balance of the security returned to the Contractor.

#### **1.4 Insurance**

- .1 Contractor must keep in force for the duration of the contract Public Liability and Property Damage Insurance in an amount not less than \$2,000,000. Without limiting the foregoing, such Insurance Coverage shall include Comprehensive General Liability; Contractual Liability; Personal Injury; and Contingent Liability with respect to Sub-Contractors. Submit proof of same in the form of an Insurance Certificate which lists Kingston & Frontenac Housing Corporation as an additional insured but only with respect to the operations of the named insured. Such Insurance Certificate must contain a firm undertaking to give the Owner thirty (30) days notice prior to any cancellation.
- .2 If the Contractor fails to meet the requirements of this item within the time stipulated by the award letter, the Owner retains the right to terminate the contract and use the Bid Security toward damages.

#### **1.5 Workplace Safety & Insurance Board (WSIB)**

- .1 Contractor will submit, evidence of compliance with all of the requirements of the Workplace Safety & Insurance Board (WSIB) of Ontario, including payments due thereunder. Such evidence must be furnished to the Owner before final payment is made.
-

## 1.6 Assignment of Contract or Proceeds of Contract

- .1 Contractor acknowledges that neither the Contract nor the proceeds thereof may be assigned without the written consent of the Owner.
- .2 Any contract entered into is binding upon the parties, their heirs and successors, and permitted assigns.
3. The contract cannot be assigned by the Contractor to any third party without the prior written consent of the Owner, which consent may be unilaterally withheld.

## 1.7 Taking The Work Out of the Contractors Hands

- .1 The Owner may, without any authorization, take all or part of the work out of the Contractor's hands and may employ such means as it may see fit to complete the work, including the use of Performance Security when applicable, in any of the following cases, namely:
    - .1 where the Contractor has made default or has delayed in commencing or in diligently executing the work or any portion thereof to the satisfaction of the person designated on the Purchase Order/Contract Order, and the Owner has given notice thereof to the Contractor, and has by such notice required the Contractor to put an end to such default or delay, and such default or delay continues for seven (7) days after such notice was communicated.
    - .2 where the Contractor has made default in the completion of the work, or any portion thereof, within the time limit for such completion by the Contract.
    - .3 where the Contractor has become insolvent.
    - .4 where the Contractor has committed an act of bankruptcy.
    - .5 where the Contractor has abandoned the work.
    - .6 where the Contractor has made an assignment of the Contract without the required consent of the Owner; or
    - .7 where the Contractor has otherwise failed to observe or perform any of the provisions of the Contract.
  - .2 Where the work or any portion thereof has been taken out of the Contractor's hands, the Contractor will not be entitled to any further payment, including payments then due and payable but not paid, and the obligation of the Owner to make payments shall be at an end, and the
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Contractor shall be liable upon demand therefore to pay the Owner an amount equal to all loss and damage suffered by reason of the non-completion of the work by the Contractor.

- .3 Where the work or any portion thereof has been taken out of the Contractor's hands and that portion is subsequently completed by the Surety, or by the Owner, the Owner will determine the amount, if any, of the holdback and progress claims of the Contractor unpaid at the time of taking the work out of his hands that in the Owner's opinion is not required for the purposes of the Contract and the Owner may, if it is of the opinion that no financial prejudice will result, pay that amount to the Contractor.
- .4 The taking of the work, or any portion thereof, out of the Contractor's hands does not operate so as to relieve or discharge the Contractor from any obligations under the Contract or imposed upon him by law, except the obligation to complete the physical execution of that portion of work so taken out of his hands.
- .5 The Owner may take the work out of the Contractor's hands if a construction lien has been filed against the project and the Contractor does not take immediate steps to have the lien removed.

## **1.8 Indemnification Claims**

- .1 Contractor will indemnify and save harmless the Owner from all claims relating to labour and materials furnished or supplied in executing the Contract and from and against all claims, demands, losses, costs, damages, actions, suits or proceedings by whomsoever made, brought or prosecuted in any manner based upon, arising out of, related to, occasioned by or attributable to the activities of the Contractor in performing the Contract, or to an infringement or an alleged infringement by the Contractor of a patent of invention.

## **1.9 Subcontractors**

- .1 On request, the Contractor will provide a complete and firm list of names and addresses of the subcontractors whom he will use for the work.
  - .2 Contractor agrees to:
    - .1 require his subcontractors to perform their work in accordance with and subject to the terms and conditions of the Contract Documents, and;
    - .2 be fully responsible to the Owner for acts and omissions of his subcontractors and of persons directly or indirectly employed by them as for acts and omissions of persons directly employed by him.
-

The Contractor therefore agrees that he will incorporate all the terms and conditions of the Contract Documents into all subcontract agreements.

- .3 nothing contained in the Contract Documents shall create any contractual relationship between any subcontractor and the Owner.

#### 1.10 The Residential Tenancy Act

- .1 In accordance with the Residential Tenancy Act, access to premises of residents may only be gained by permission of the resident, or as necessary, upon the landlord giving notice to the resident specifying the time of entry not less than twenty-four (24) hours prior to the time of entry.
- .2 Contractor must schedule his work accordingly and shall advise the Owner not less than seventy-two (72) hours in advance of requested access to any residents' premises.

#### 1.11 Laws, Notices, Permits and Fees

- .1 The laws of the municipality where the project is situated shall apply to the work.
  - .2 Contractor will obtain all permits, licences and certificates and pay all fees required for the performance of the work.
  - .3 The Owner will obtain and pay for **BUILDING PERMITS** when required.
  - .4 Contractor will not be responsible for verifying that the Contract Documents are in compliance with the applicable laws, ordinances, rules, regulations and codes relating to the work. If the Contract Documents are at variance therewith, or changes which require modification to the Contract Documents are made to any of the laws, ordinances, rules, regulations and codes by the authorities having jurisdiction subsequent to the date of tender submission, any resulting change in the cost shall constitute a corresponding change in the Contract Price. Contractor must notify the Owner in writing requesting direction immediately on any such variance or change.
  - .5 If the Contractor fails to notify the Owner in writing and obtain its direction as required above and performs any work knowing it to be contrary to any laws, by-laws, ordinances, rules, regulations, codes and orders of any authority having jurisdiction, he shall be responsible for and shall correct any violations thereof and shall bear all costs, expense and damages attributable to his failure to comply with the provisions of such laws, by-laws, ordinances, rules, regulations, codes and orders.
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### 1.12 Ontario Labour Conditions and Regulations

- .1 Persons employed on the work must be fully qualified to perform the work required. The Contractor will comply with the provisions of the Government Contracts Hours and Wages Act, the Construction Lien Act, R.S.O. 1990, c. C.30 including all subsequent updates, and the Ontario Health and Safety Act & Regulations for Construction Project.
- .2 The Contractor shall comply with Ontario Regulation 644/88 including all subsequent updates - Workplace Hazardous Materials Information System (WHMIS) wherever and whenever controlled products are used within the scope and duration of this Contract.
- .3 The Contractor will be responsible to ensure that the Ontario Human Rights Code is adhered to by the Contractor and all of their employees and subcontractors.

### 1.13 Toxic and Hazardous Substances

- .1 Prior to the Contractor commencing the Work, the Owner shall:
  - .1 take all reasonable steps to establish whether or not any toxic or hazardous substances are present at the Place of the Work, and
  - .2 provide the Contractor with written report indicating all toxic or hazardous substances of such findings.
- .2 If the Contractor:
  - .1 encounters toxic or hazardous substances at the Place of the Work, or
  - .2 has reasonable grounds to believe that toxic or hazardous substances are present at the place of the Work, the Contractor shall
  - .3 takes all reasonable steps, including stopping the Work to ensure that no person suffers injury, sickness or death and that no property is injured or destroyed as a result of exposure to the presence of the substances, and
  - .4 immediately reports the circumstance to the Owner in writing.

### 1.14 Award Letter and Contract Order

- .1 The Owner will issue an Award Letter which shall be acceptance of the Bid and award of the Contract to the Contractor. Award Letter will describe information required by the Owner namely Performance Security and Insurance Certificate.
-

- .2 Upon receipt of the above, a Contract Order will be raised.

#### **1.15 Completion Date**

- .1 The Contractor will complete the work within the time specified in the Section 01 10 01 General Requirements 1.2.1.
- .2 TIME IS OF THE ESSENCE OF THE CONTRACT.

**END OF SECTION**

## 1.0 GENERAL

Except as otherwise specifically stated, all obligations set out herein shall be on account of the Contractor and at the Contractor's sole expense.

### 1.1 Description of Work

It is the Contractors responsibility to provide all labour, material, equipment and supervision to complete the work outlined in this specification, taking into account all site conditions, noise restriction, work area restrictions, protection requirements, accessibility restrictions, etc. No extras will be entertained for inconveniences after the award of this Contract.

In particular the work includes, but is not necessarily limited to the following:

1. The installation and maintenance of hoarding, dust protection and construction signage around each phase of the work as described herein.
2. The installation and maintenance of ventilation and exhaust systems into and out of the work area as described herein.
3. Repair/replace/restore all areas damaged by construction activity to a like-new condition; specifically, the Contractor shall repair all damage resulting from the Construction to the satisfaction of the Owner.
4. Final cleaning of site and the disposal all waste products and/or debris generated by the construction activity as well as any material present in the work area prior to the commencement of the Work. The areas requiring cleaning shall consist of all areas affected by the Work.

### 1.2 Work Sequence

- .1 The Work areas will be available at **end of July**. All work shall be completed by no later than **end of November**, providing for a **16** week total construction schedule.
- .2 Time and all time limits stated within the Bid submittal and Contract Documents are of the essence of the Contract. Contractor shall perform work expeditiously with adequate forces to complete the Contract Work within the time specified.

### 1.3 Construction Schedule

- .1 In conjunction with and in a form acceptable to the Owner/Consultant and the Owner, provide within five (5) working days after contract award, a
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schedule indicating the phasing and procedures required to complete the Work within the submitted timeframe.

- .2 The construction schedule shall reflect completion of all work under the Contract within the specified time and in accordance with these specifications.
- .3 The Contractor shall submit a revised schedule to the Owner/Consultant if, after commencing the Work, the schedule fails to reflect actual progress or the Contractor wishes to make a major change to their approach. The revised construction schedule must be submitted in advance of beginning a revised approach.

#### **1.4 Contractor's Use of Site**

- .1 The use of all equipment is to be restricted in accordance with noise by-laws as modified herein. Contractor has access to the work areas with quiet work proceeding around the clock if desired.
  - .2 Work will be carried out between the hours of 7:00 A.M. and 5:00 P.M. Monday through Friday. Work outside of these hours must be approved by the Owner.
  - .3 The Contractor has twenty-four (24) hour access to site; however, the use of the premises will be restricted due to user occupancy.
  - .4 The Contractor shall schedule their operation to minimize the interruption of the normal use of the site and building and to comply with laws, ordinances, rules and regulations relating to Work.
  - .5 The building is to remain open and operational through the Contract. It is the Contractor's responsibility to ensure the building remains operational and that areas outside those designated for closure remain available and safely accessible at all times.
  - .6 Do not unreasonably encumber the Place of Work with materials or equipment. Construction related debris shall not be permitted to accumulate on site where visible to building users. Remove daily if necessary.
  - .7 Do not overload the structure.
  - .8 Do not close or obstruct or store materials in roadways, sidewalks or passageways without prior approval from the Owner. Do not interfere with safe passage to and from the building and adjacent public sidewalks and
-

- roads. Move stored products or equipment that interferes with building operations.
- .9 Take all precautions and provide all required protection to ensure the safety of the general public.
  - .10 No storage of materials or equipment is allowed outside the designated work areas without the Owner's approval.
  - .11 During transportation of materials or equipment through occupied areas, ensure the public, property, and finishes are protected from damage. All damage caused by the Contractor is to be repaired or rectified at the Contractor's expense.
  - .12 Propane powered equipment not permitted within interior areas.
  - .13 Arrange all construction access into occupied areas with the Owner to allow the Owner to provide proper notice, where required.
  - .14 Maintain work areas and the vicinity clean and tidy to the satisfaction of the Owner and Consultant.
  - .15 The Contractor is to obtain and pay for all permits required for completion of the Work, excluding the Building Permit. Do not start construction until the Building Permit has been issued. Provide copies of all other permits to the Owner and Consultant and post on site where required.

### **1.5 Walkthrough Inspection of Site**

- .1 Prior to start of Work, the Contractor and Owner will perform walk-through inspection of the site to determine existing conditions. Owner to pay for elevator service personnel during inspection if applicable.
  - .2 The Contractor is to perform a thorough inspection of the site prior to the start of work and provide a written notice to the Owner that details all damaged property as well as all items that appear to be of poor working order or appearance (i.e. signs, fixtures, dirt, etc.).
  - .3 Upon receiving this notice, the Owner will review the validity of the items listed.
  - .4 If written notice is not given within five (5) days of commencement of Work, it will be assumed that the Contractor has reviewed the site and has accepted the condition of the property as being free of damage.
-

- .5 Any damages not listed as part of the written notice of clause 1.5.2 above found after the completion of the work will be the sole responsibility of the Contractor to rectify. These rectifications shall be completed in a timely and satisfactory manner.
- .6 The project will not be considered substantially performed if the cost to correct these outstanding deficiencies is greater than the limits outlined in the Construction Lien Act.

## **1.6 Temporary Field Offices and Sheds**

- .1 Provide or construct work sheds for storage of tools, equipment and materials, which may be otherwise damaged by weather.
- .2 Maintain sheds in a clean and orderly condition to the Owner's satisfaction.
- .3 Provide suitable hardware and locks on doors to sheds to reasonably secure them and keep locked when unsupervised.
- .4 Relocate sheds as required by the progress of the Work. Remove sheds from the Site when directed or when they are no longer required.

## **1.7 Electrical Power**

- .1 Discuss available power with the Owner prior to bidding. Existing 110V power outlets may be used for small hand tools. No other power is available without prior written approval from the Owner. Alternatively, the Contractor may pay for alterations to the electrical system that are required to accommodate the Contractor's equipment. Co-ordinate alterations with the Owner and reinstate the system to the Owner's satisfaction upon completion.
- .2 Power consumption will be paid for by the Owner.

## **1.8 Water Supply**

- .1 The Contractor shall pay for the cost of any connections or alterations that they require to perform the Work. Reinstall the system to the Owner's satisfaction upon completion of the Work.
- .2 Water consumption will be paid for by the Owner.

## 1.9 Sanitary Facilities

- .1 Existing sanitary services, where available, may be used by the Contractor and his personnel on approval by the Owner. If not available at the specific project, the Contractor must provide this service at his own expense. Locate where agreeable to the Owner.
- .2 Provide all required signage necessary to protect the public from the construction and work area, control pedestrian and/or vehicular traffic flow, and to inform users that construction activity is in progress. Signage is to be of a professional quality and design to the Owner's satisfaction.

## 1.10 Protection of Work and Property

- .1 The Contractor shall take all reasonable precautions necessary to protect the Work and property from damage during performance of the Contract, and shall make good any damage to the Work or property caused by the Contractor or any of its Subcontractors.
  - .2 Ensure all property is protected from dust and damage. Interior areas that require access outside of working hours are to be cleaned at the end of each work shift to provide a functional environment for the user.
  - .3 Dust, dirt, construction debris, water and fumes from the Work must be contained so as not to affect areas that are to remain in operation outside of the designated work areas. Resulting damage caused by contamination is the responsibility of the Contractor.
  - .4 The Contractor is responsible for any damage to all property, mechanical equipment, motors, elevator equipment, fixtures, air intakes, etc., resulting from dust contamination from the Work.
  - .5 The Contractor shall completely enclose and ventilate the work areas (fresh air in and exhaust out) without allowing any dust to escape from the work area. The exhaust system must filter the dust out of the air before it is released into the atmosphere. All exhaust systems must be filtered and directed to the outside through ducting, which is to be installed in a manner acceptable to the Owner. Filters are to be cleaned and replaced regularly.
  - .6 Protection shall be provided for all entrance and exit-ways, floors, walls and all standing fixtures, air intakes and equipment rooms.
  - .7 Areas that are to be protected but still require access such as elevator lobbies and stairs will be hoarded using temporary vestibules.
-

Pressurization to be adjusted by Contractor (by providing necessary fans) to prevent dust from entering these areas.

- .8 Contractor shall patch and repair all finishes or painted surfaces damaged during the course of the Work. This includes surfaces damaged by tape, fasteners, or similar materials during hoarding and protection.
- .9 Contractor shall not keep secure doors open for extended periods without the Owner's permission. Any resulting damage caused to building finishes or equipment, and any resulting property losses due to compromised building security, shall be the responsibility of the Contractor.

### **1.11 Construction Barriers and Enclosures**

- .1 All work areas are to be completely enclosed by hoarding and protection and only accessible to the Contractor and Owner.
- .2 Contractor shall supply and construct hoarding, barriers and enclosures as indicated in these specifications, on the drawings, and as directed by the Owner as the construction progresses.
- .3 Restrict access for unauthorized personnel by placing barricades or posting guards around areas of the Work. Unauthorized personnel shall mean the public and anyone not directly concerned with the execution, supervision or inspection.

### **1.12 Protection of Existing Exposed Facilities/Services**

- .1 In general, no essential services such as electric power and domestic hot water supply are to be interrupted for more than one continuous hour, and no longer than three consecutive hours for the heating system during the heating season. In all cases, previous arrangements are to be made and approval obtained from the Owner.
  - .2 The Contractor shall make allowance in the price to cover all costs of temporary removal and replacement and/or relocation of existing electrical wiring and hardware required for completion of the Work.
  - .3 All exposed conduit, fixtures, attached devices, wet sprinkler fire system plumbing, mechanical system components, louvers and ducts are to be protected or Contractor to correct damages at their own expense. Contractor to promptly report any damage to the Owner.
  - .4 Prior to commencing the Work, contact the Owner to locate all protective or alarm systems and sensors. All services shall be protected against damage or interruption. Provide Owner with forty-eight (48) hours
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minimum advance notice of any necessary interruption. All claims resulting from damage shall be the responsibility of the Contractor.

- .5 The Contractor shall restore landscaping beds in the area of work to their original plant-able state after the work is complete. The Owner will arrange to remove and store for replanting, all landscaping including plants, shrubs, trees, etc. impacted by the work.

### **1.13 The Work, Work in Progress, Property and Persons**

- .1 Protect the Work during construction from damage by weather.
  - .2 Protect existing buildings, walls, floors, ceilings, furnishings, equipment, plant materials, lawns, etc. from any damages resulting from performing work on this Contract. Any damages to be repaired without cost to the Owner.
  - .3 Protect new work from damages from any cause. All finished surfaces must be protected so that no marks or scratches mar the finished surfaces prior to acceptance of the work.
  - .4 Protect and be responsible for all new finished and unfinished work which is exposed and susceptible to vandalism or theft.
  - .5 Provide means for protecting occupied areas from water leakage between the removal and reinstallation of roofing systems, moisture barriers, sealants, etc.
  - .6 Take reasonable and required measures, including those required by authorities having jurisdiction, to protect the public and those employed on the Work from bodily harm.
  - .7 Comply with requirements of the Ontario Occupational Health and Safety Act and Regulations for Construction Projects.
  - .8 The Contractor shall be prepared to provide respirators, dust protection, ear protection, hard hats, etc. for those employed by the Owner at the Site.
  - .9 Direct all Subcontractors to protect their own work, existing property, adjacent public and private property and work of other Sections from damage while working.
-

#### **1.14 Location of Existing Utilities**

- .1 The contractor shall be responsible for arranging for the location of all existing utilities prior to construction and protection of it during construction.
- .2 Use the electrical service and water service at the site only as directed by the Owner.
- .3 Supply and pay for hoses, extension cords, special wiring or boxes as required.

#### **1.15 Fire Protection**

Contractor will:

- .1 Take necessary precautions to eliminate fire hazards and to prevent damage to the Work, building materials, equipment and other property both public and private having to do with the Work. Inspect the Work at least once a week for this purpose.
- .2 Store and locate products and equipment packed in cardboard cartons, wood crates and other combustible containers in orderly and accessible manner. Place approved types of firefighting equipment in vicinity of products packed in this type of crate or carton until permanent fire protection and equipment are available.
- .3 Store no flammable products such as paint or fuel in the parking garage without the Owner's permission in writing.
- .4 Ensure tarpaulins to be fire-resistant.
- .5 Ensure open fires or burning of rubbish or debris are not permitted on Site.

#### **1.16 Site Enclosures**

- .1 The Contractor shall erect and maintain site enclosures to completely enclose the Work area, to protect the public and property from injury or damage.
  - .2 All enclosures to be marked with safety signage.
  - .3 All enclosures and protection to be maintained daily, keeping them clean, orderly and graffiti free.
  - .4 Remove temporary facilities from site promptly when directed by Owner.
-

### **1.17 Work Site Safety – Contractor is “Prime Contractor”**

- .1 The Contractor shall, for the purposes of the Ontario Occupational Health and Safety Act, and for the duration of the Work and Contract:
  - .1 Be designated as “Prime Contractor” pertaining to safety at the “Work site”.
  - .2 Do everything that is reasonably practicable to establish and maintain a system or process that will ensure compliance with the Act and its regulations, as required, to ensure the health and safety of all persons at the “Work site”.
- .2 The Contractor shall direct all subcontractors, workers and any other persons at the “Work site” on safety related matters, to the extent required to fulfill its “Prime Contractor” responsibilities pursuant to the Act.

### **1.18 Material and Equipment**

- .1 Unless otherwise specified, Contractor shall provide, maintain and pay for all materials, tools, machinery, equipment, temporary facilities, controls and conveniences necessary for execution of the Work. All materials shall be new, of merchantable quality, and suitable for the intended purpose.
- .2 Unless otherwise specified, comply with Manufacturer’s latest printed instructions for materials and installation methods. Notify the Consultant in writing of any conflict between the Contract Documents and Manufacturer’s instructions. Deliver, store and maintain packaged materials with Manufacturer’s seals and labels intact.

### **1.19 Coordination**

- .1 Co-operate with the Owner and arrange for all work to be expedited with the minimum of inconvenience to all parties, and report in writing any difficulties encountered in expediting the work.
  - .2 The Contractor is responsible for coordination of trades. Lines of demarcation between Contractor’s work and trades’ work are solely the responsibility of the Contractor. The Owner assumes no responsibility for division of the Work or for any jurisdiction regarding such division.
  - .3 Contractor is responsible for coordination with the Owner of all on-site activity as it affects the operation of the building.
  - .4 The Contractor is to notify the Building Inspector at least 72 hours in advance for site review where a Building Permit is required to perform the
-

work. No work shall be covered or concealed until the Building Inspector has reviewed it, unless they have informed the Contractor that a site review will not be performed. Such review does not absolve the Contractor from their responsibility to perform the Work in accordance with the Contract Documents.

### **1.20 Waste Removal and Cleaning**

- .1 The Contractor shall maintain the Place of the Work free from unsightly or hazardous accumulations of waste materials and rubbish, and shall perform all required cleaning during the Work. Area of work to be cleaned and swept daily.
- .2 All wastes, which create hazardous conditions, must be removed from the premises daily.
- .3 Disposal of all waste products to be performed in strict accordance with the product Manufacturer's Material Safety Data Sheet, and in accordance with the provincial Waste Control Regulations. Drainage systems shall not be used to dispose of Project wastes and materials.
- .4 Ensure all moisture sensitive equipment (i.e. exposed electrical and mechanical systems, etc.) are removed or protected against moisture infiltration during washing and dust-generating activities.
- .5 Remove all construction-related grease, dust, dirt, stains, labels, fingerprints, over-spray and other foreign materials immediately prior to the Consultant's final review. Return all adjacent areas, equipment, duct work, etc. to the Owner in a dust-free condition. Leave site in a neat and tidy condition at completion of the Work.

### **1.21 Superintendence and Workmanship**

- .1 The Contractor shall provide a full time on-site Superintendent that is responsible for the quality, control, organization, and coordination of all phases of the Work. The Superintendent shall be in attendance at all site meetings.
  - .2 Superintendence shall be satisfactory to the Owner.
  - .3 Superintendence shall be deemed unsatisfactory and changes or additions to superintendence can be demanded by the Owner when control, organization, or coordination of the Work is not adequate, the quality of the Work does not meet the Contract Document requirements, directions given in accordance with the Contract Documents are not followed, or progress is behind schedule.
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- .4 Ensure that only experienced, skilled, and certified tradesmen are employed.
- .5 Repair, replace or otherwise make good all unacceptable or defective work.

## 2.0 PRODUCTS

Not applicable

## 3.0 EXECUTION

Not applicable

**END OF SECTION**

## 1.0 GENERAL

### 1.1 Substitution of Materials Prior to Bid Closing

- .1 Where products or systems have been specified by trade name, no substitution will be allowed except where alternatives have been approved prior to bid closing.
- .2 Where a specified product or system is not available at the time of bid, the bidder must inform the Owner in writing so that they may advise all bidders of proposed changes. In the event that the Bidder fails to do so, the Owner will choose a substitute product suitable for the application at the time of construction.

### 1.2 Request for Approval of Alternatives

- .1 Contractors and suppliers of products or systems that have not been specified may apply for approval of their product or system as an "alternative".
- .2 Requests for approval must reach the Owner at least seven (7) working days prior to the bid closing. The Owner will advise applicants of the status of their request three (3) working days prior to bid closing.
- .3 Request for approval shall include sufficient information for the Owner to satisfactorily review the alternative. This may include the following:
  - .1 Project name and number.
  - .2 Specification sections to which the product or system applies.
  - .3 Description of proposed substitution, including manufacturer's material specifications, manufacturer's preparation and application requirements and manufacturer's warranties.
  - .4 Sample of product indicating surface finish and material thickness to be applied under this Contract.
  - .5 Installation history of proposed alternative including:
    - projects and locations,
    - approximate value of contract,
    - approximate size of projects,
    - number of years in use,
    - type of usage, and
    - name of owner and consultant involved.

- .4 When submitting alternatives to specified materials or equipment, Bidders shall include in their Bid any changes in the Work required to accommodate the alternatives. A later claim for an addition to the Contract Price due to changes in the Work that are necessitated by the use of the alternatives will not be considered.

### **1.3 Approval of Alternatives**

- .1 An addendum will be issued prior to bid closing if an alternative is approved. No alternative materials or equipment will be considered after bid closing.
- .2 Products or systems that have been approved as alternatives may be substituted for specified products and systems as outlined in the addendum.
- .3 When substitution of any proposed alternative into the work -- either in whole or in part -- affects other parts of the work, the Contractor shall assume full responsibility and bear the associated costs. The Contractor will also be responsible for paying for any drawing changes required as a result of the substitution.
- .4 Cost savings arising from approved alternative products or systems are to be credited to the Contract and the Contract Price will be adjusted accordingly.
- .5 The Owner reserves the right to reject any or all requests for approval.
- .6 No substitutions will be permitted without the approval of the Owner in the form of an addendum.

### **2.0 PRODUCTS**

Not applicable

### **3.0 EXECUTION**

Not applicable

**END OF SECTION**

## **1.0 GENERAL**

### **1.1 Contract Close-Out Procedure**

#### **.1 Contractor's Review**

- .1 The Contractor and their Subcontractors shall conduct a review of the work and correct all noted deficiencies.
- .2 The Contractor shall notify the Owner, in writing, of satisfactory completion of the "Contractor's Review" after the correction of all noted deficiencies and shall request an "Owner's Review".

#### **.2 Owner's Review**

- .1 The review team shall consist of the Owner and the Contractor. The Owner or their representative shall attend at their option.
- .2 The Owner will prepare a list of deficiencies noted during the "Owner's Review" and will issue the list to the Contractor.
- .3 The Owner will determine the value of work associated with any outstanding deficiencies noted during the Owner's Review. Payment of these retained funds will be withheld until the deficiencies have been rectified to the satisfaction of the Owner.
- .4 The Contractor shall correct all deficiencies indicated on the list in a timely and satisfactory manner.

#### **.3 Final Review**

- .1 The Contractor shall request a "Final Review" when the Contractor is satisfied that all deficiencies have been corrected. The request shall be made in writing.
- .2 The "Final Review" shall be conducted by the Owner and the Contractor.

#### **.4 Certificate of Substantial Performance**

- .1 The Contractor must submit a request in writing to the Owner for a Certificate of Substantial Performance.
-



.2 The Contractor shall comply with the following during Contract close-out:

- .1 The requirements of the Construction Lien Act.
- .2 The requirements of the Workers Compensation Act.
- .3 All other contractual requirements

**.5 Total Performance**

- .1 Immediately following the issuance of the Certificate of Substantial Performance, the Owner, in consultation with the Contractor, will establish a reasonable date for the "Total Performance of the Work".
- .2 The Contractor shall supply all guaranties and review certificates in accordance with the requirements of the Contract Documents prior to the date established for "Total Performance of the Work".

**.6 Release of Holdback**

- .1 The lien holdback amounts will be released pursuant to the Construction Lien Act.

**2.0 PRODUCTS**

Not applicable

**3.0 EXECUTION**

Not applicable

**END OF SECTION**

## 1.1 GENERAL

### 1.2 Payment and Holdbacks

- .1 For the purpose of the Construction Lien Act, R.S.O 1990, c. C.30, the Payment Certifier shall be the Owner, or any son the Owner may designate from time to time as required by the Construction Lien Act, R.S.O. 1990, c. C.30, who shall:
  - .1 Determine and certify substantial performance; and
  - .2 Determine completion.

### 1.3 Applications for Payment

- .1 The Contractor shall submit a detailed schedule of values for the various components of the work in a form to the satisfaction of the Owner for review within ten (10) days of Award of Contract. This schedule of values shall form the basis by which progress draws are evaluated for completeness of the work performed.
- .2 Applications for payment on account may be made MONTHLY as the work progresses and submitted to the Kingston & Frontenac Housing Corporation.
- .3 Before tax totals, all applicable taxes and totals must be shown separately on all invoices.

### 1.4 Evidence of Publication

- .1 Upon completion of the work, the Payment Certifier will issue a Certificate of Substantial Performance. Contractor must then provide the Owner with evidence acceptable to it of publication. Holdback will be released on the sixtieth (60<sup>th</sup>) day from date of publication.

### 1.5 No Additional Payment for Increased Costs

- .1 The amount payable to the Contractor under the Contract will not be increased or decreased by reason of any increase or decrease in the cost of the work brought about by any increase or decrease in the cost of plant equipment, labour, materials or wage rates.
-

## 1.6 Deductions for Uncorrected Work

- .1 If in the opinion of the Payment Certifier, it is not expedient to correct defective work, or for work not done in accordance with the Contract Documents, the Owner may deduct from the Contract Price the difference in value between the work as done and that called for by the Contract.

## 1.7 Warranty/Guaranty Period

- .1 The Contractor shall provide a one (1) year minimum warranty for all Work of the Contract.

## 1.8 Bonds

- .1 Bonding costs, including the expense of getting bonds executed, shall be borne by the Contractor.
  - .2 Provide the Owner with the following surety bonds within fourteen (14) days after Contract award:
    - .1 A Performance Bond to secure the due and proper performance by the Contractor of their obligations under the Contract in an amount equal to 50% of the Contract Price.
      - .1 The performance bonding period shall commence on the date of contract execution and end two (2) years from date of Substantial Performance.
  - .3 If a lien claim is filed against the title of the lands on which the work or any part thereof is performed in relation to the Contract by an entity other than the Contractor, the Contractor is to provide a Lien Bond to remove the registered lien claims and/ or certificates of action.
  - .4 Bonds are to be in favour of the Owner.
  - .5 Bonds are to name the Owner as Obligee. The Obligors are the Contractor and a Guarantee Surety Company unobjectionable to the Owner and not insolvent, bankrupt, in receivership or winding-up proceedings.
  - .6 Guarantee Surety Company is to be a properly licensed surety company registered and duly authorized to transact the business of suretyship in the Province Ontario.
-

## 2.0 PRODUCTS

Not applicable

## 3.0 EXECUTION

### 3.1 Remedial Work Under Guaranty/Warranty

- .1 The Contractor shall perform any required warranty repair work for the duration of the warranty period at no extra cost.
- .2 Notice will be provided to the Contractor during the warranty period within thirty (30) days of the discovery of any defect in the Work. The Contractor shall take necessary steps to protect the area against further damage immediately upon receipt of notice and shall take corrective action to make good any damage incurred. The Contractor shall schedule repair work with the Owner and shall make every attempt to make good the defects within three (3) weeks of notice.
- .3 Remedy is to be at no cost to the Owner and is to include all labour, material, equipment, and supervision necessary to make good defective areas of the Work and any damages incurred to obtain access to defective areas.
- .4 The Contractor must reimburse the Owner for any resulting assessment costs incurred to define the extent of the defect and for costs incurred to test the repaired defect to confirm acceptability of repairs.
- .5 The Contractor must reimburse the Owner for all associated costs incurred due to closure of the areas requiring repair under warranty.
- .6 Warranty periods for areas requiring repair are to be extended by the amount of time-lapsed between issuance of notice and completion of remedial work. The warranty/guaranty period will then re-commence upon completion of the remedial work.
- .7 Warranties are not to be deemed to restrict any liability of the Contractor arising out of any applicable law.

**END OF SECTION**

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## **1.0 GENERAL**

### **1.1 WORK INCLUDED**

- .1 Provide all labour, material, equipment and supervision required to remove and dispose of all material and debris resulting from the removal of existing kitchen arrangements.
- .2 Contractor to refer to Hazardous Materials Section 00 31 26 for all removal operations and to adhere to the recommendations set within.

## **2.0 PRODUCTS**

Not applicable.

## **3.0 EXECUTION**

### **3.1 INSPECTION**

- .1 Visit and examine the site and note all characteristics and features affecting the Work of this Section.
- .2 Ensure all services, whether buried; built-in or exposed are properly identified as to position, type of service, size, direction of flow.
- .3 Inspect materials, equipment, components to be re-used or turned over to the Owner. Note their condition and advise the Consultant in writing of any defects or conditions which would affect their removal and re-use.

### **3.2 PREPARATION**

- .1 Prevent movement, settlement or damage of elements of the existing building which are to remain. Protect existing surfaces not to be restored from damage during removal procedures.
- .2 Cut and/or cap existing services within the work area, if any, prior to start of Work as required, but do not affect the services of areas not under construction or essential to the ongoing operation of the building.

- .3 In all cases, exercise all reasonable care during removal operations to avoid damaging items to be salvaged, re-used, or items that are not part of the Scope of Work.

### **3.3 DEMOLITION**

- .1 Demolition procedures and equipment shall meet all applicable noise-control by-laws and regulations of the location of the work.
- .2 The Contractor is to take care not to damage the surface of sound material which is to remain through the removal operation. Where any such damage is done, it is to be repaired by the Contractor at their own expense to the approval of the Consultant.
- .3 All required re-painting due to damage, overspray, etc. is the Contractor's responsibility.
- .4 At end of each day's work, leave work in safe condition so that no part is in danger of causing injury or damage.

### **3.4 WASTE DISPOSAL**

- .1 Disposal of waste products and material is to be in strict accordance with the product manufacturer's material safety data sheets and in accordance with the governing waste control regulations.
- .2 The existing drainage system is not to be used to dispose of project wastes and / or materials
- .3 Store volatile wastes or material in covered metal containers. All wastes which create hazardous conditions must be removed from the premises daily.

**END OF SECTION**

## **1.0 GENERAL**

### **1.1 SECTION INCLUDES**

- .1 Trim – where indicated on cabinet shop drawings.

### **1.2 REFERENCES**

- .1 Architectural Woodwork Manufacturers Association of Canada (AWMAC)
  - .1 AWMAC Quality Standards for Architectural Woodwork 1994.
- .2 Canadian Standards Association (CSA)
  - .1 CSA B111-74(R1998), Wire Nails, Spikes and Staples.
  - .2 CAN/CSA-G164-M92(R1998), Hot Dip Galvanizing of Irregularly Shaped Articles.
  - .3 CSA O121-M78(R1998), Douglas Fir Plywood.
  - .4 CAN/CSA O141-91(R1999), Softwood Lumber.
- .3 National Lumber Grades Authority (NLGA)
  - .1 Standard Grading Rules for Canadian Lumber 2000.

### **1.3 DELIVERY, STORAGE, AND HANDLING**

- .1 Deliver, handle, store and protect against dampness during and after delivery.
- .2 Store materials in ventilated areas, protected from extreme changes of temperature or humidity.

## **2.0 PRODUCTS**

### **2.1 STANDING AND RUNNING TRIM**

- .1 Softwood Lumber: to CSA 0141 and National Lumber Grades Authority requirements, s-dry with maximum moisture content of 12% for interior work, selected for opaque and transparent finishes as applicable.
- .2 Miscellaneous Trim: to NLGA para. 103C “C and Better” grade, douglas fir species.

### **3.0 EXECUTION**

#### **3.1 INSTALLATION**

- .1 Do finish carpentry to Quality Standards of the Architectural Woodwork Manufacturers Association of Canada (AWMAC), except where specified otherwise.
- .2 Scribe and cut as required, fit to abutting walls, and surfaces, fit properly into recesses and to accommodate piping, columns, fixtures, outlets, or other projecting, intersecting or penetrating objects.
- .3 Form joints to conceal shrinkage.

#### **3.2 CONSTRUCTION**

- .1 Fastening.
  - .1 Position items of finished carpentry work accurately, level, plumb, true and fasten or anchor securely.
  - .2 Design and select fasteners to suit size and nature of components being joined. Use proprietary devices as recommended by manufacturer.
  - .3 Set finishing nails to receive filler. Where screws are used to secure members, countersink screw in round cleanly cut hole and plug with wood plug to match material being secured.
  - .4 Replace items of finish carpentry with damage to wood surfaces including hammer and other bruises.
- .2 Trim.
  - .1 Butt and cope internal joints of trim to make snug, tight, joint. Cut right angle joints of casing and base with mitred joints.
  - .2 Fit backs of trim and casing snugly to wall and window surfaces to eliminate cracks at junction of base and casing with walls.
  - .3 Make joints, where necessary using a 45° scarf type joint.

#### **3.3 SCHEDULES**

- .1 Trim.
  - .1 Grade: Clear
  - .2 Solid stock: white pine species.

**END OF SECTION**



## **1.0 GENERAL**

### **1.1 SUMMARY**

- .1 This section includes the following:
  - .1 Thermofoil -faced custom cabinets
  - .2 Plastic laminate countertops.

### **1.2 REFERENCES**

- .1 American National Standards Institute (ANSI).
- .2 Architectural Woodwork Institute (AWI), "Architectural Woodwork Quality Standards, Guide Specifications and Quality Certification Program," 2003 Edition, herein referred to as AWI Standards.
- .3 Builders Hardware Manufacturers Association (BHMA).
- .4 Hardwood Plywood & Veneer Association (HPVA).
- .5 Kitchen Cabinet Manufacturers Association (KCMA).
- .6 Laminating Materials Association (LMA).

### **1.3 DEFINITIONS**

- .1 Exposed Surfaces of Cabinets: Surfaces visible when doors and drawers are closed, including visible surfaces in open cabinets or behind glass doors.
- .2 Semiexposed Surfaces of Cabinets:
  - .1 Surfaces visible when opaque doors and drawer fronts are open, including interior faces of doors and interiors and sides of drawers.
  - .2 Bottoms of wall cabinets.
- .3 Concealed Surfaces of Cabinets:
  - .1 Surfaces not usually visible after installation, including sleepers, web frames, dust panels, bottoms of drawers, and ends of cabinets installed directly against and completely concealed by walls or other cabinets.
  - .2 Tops of wall cabinets and utility cabinets.

**1.4 DESIGN REQUIREMENTS:**

- .1 Comply with AWI Standards for Economy Grade.
- .2 Moisture content: 5-10%.

**1.5 SUBMITTALS**

- .1 Product Data: For the following:
  - .1 Cabinets.
  - .2 Laminate countertops.
  - .3 Cabinet hardware.
  - .4 Fixtures.
  - .5 Sinks.
- .2 Shop Drawings: For cabinets and countertops, include plans, elevations, details, and attachments to other work. Show materials, finishes, filler panels, hardware, edge and backsplash profiles, cut-outs for plumbing fixtures, and methods of joining countertops.
- .3 Material Samples for Initial Selection: Manufacturer's color charts showing the full range of colors, textures, and patterns available for each type of material exposed to view.
- .4 Material Samples for Verification: For the following materials; in sets showing full range of color, texture, and pattern variations expected:
- .5 Product Samples for Verification:
  - .1 One full-size, finished base cabinet complete with hardware, doors, and drawers, but without countertop.
  - .2 One full sized, finished wall cabinet complete with hardware, doors, and adjustable shelves.
  - .3 Plastic laminate for countertops, 8 by 10 inches (200 by 250mm)
- .6 Product Certificates: Signed by manufacturers of cabinets certifying that products furnished comply with specified requirements.

## 1.6 QUALITY ASSURANCE

- .1 Source Limitations for Cabinets: Obtain cabinets through one source from a single manufacturer.
- .2 Product Designations: Drawings indicate size, configurations, and finish material of cabinets by referencing designated manufacturer's catalog numbers. Other manufacturer's cabinets of similar sizes, similar door and drawer configurations, similar finish materials, and complying with the Specifications may be considered. Refer to Division 1 Section Substitutions.
- .3 Quality Standards: Unless otherwise indicated, comply with the following standards:
  - .1 Work shall comply with the following:
    - .1 CKCA Construction and material Testing Standard for Kitchen Cabinets and Vanities
- .4 Pre-installation meeting:
  - .1 Prior to beginning work, conduct a pre-installation meeting to review work to be accomplished.
  - .2 Contractor, fabricator/installer and Consultant and Owner shall be present.
  - .3 Review Contractor's submittals.
  - .4 Review substrates and conditions under which woodwork shall be installed.
  - .5 Contractor shall notify all parties at least seven days prior to time of meeting.

## 1.7 PROJECT CONDITIONS

- .1 Environmental Limitations: Do not deliver or install cabinets until building is enclosed, wet-work is complete, and HVAC system is operating (if present) and will maintain temperature and relative humidity at occupancy levels during the remainder of the construction period.
- .2 Established Dimensions: Where cabinets are indicated to fit to other construction, establish dimensions for areas where cabinets are to fit. Coordinate construction to ensure that the actual dimensions correspond

to established dimensions. Provide fillers and scribes to allow for trimming and fitting.

.3 Field Measurements:

- .1 For cabinets: Where cabinets are indicated to fit existing construction, verify dimensions of existing construction by field measurements before fabrication and indicate measurements on Shop Drawings. Provide filler and scribe if necessary.
- .2 For Countertops: Verify dimensions of countertops by field measurements after base cabinets are installed but before countertop fabrication is complete. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

## 1.8 COORDINATION

- .1 Coordinate layout installation of blocking and reinforcement in partitions for support of cabinets.

## 2.0 PRODUCTS

### 2.1 **COLORS, TEXTURES, AND PATTERNS RETAIN ONE OF THE FOLLOWING OPTIONS.**

- .1 Colors, Textures, and Patterns: As selected by Owner from manufacturer's full range for these characteristics.

### 2.2 **CABINET MATERIALS**

- .1 Exposed Materials: Comply with the following:
  - .1 Thermofoil -Faced 5/8" Medium Density Fibreboard (MDF) complying with ANSI A208.2, Grade M-2 with a solid colour vinyl film adhesively bonded to Fibreboard.
  - .2 Semi-exposed Materials: Unless otherwise noted, provide the following:
    - .1 Thermofoil -Faced 5/8" Medium Density Fibreboard (MDF) complying with ANSI A208.2, with a solid colour vinyl film adhesively bonded to Fibreboard.

- .1 Provide vinyl film on both sides of shelves, dividers, and other components with two semi-exposed surfaces and semi-exposed edges.
- .3 Concealed Materials: Comply with the following:
  - .1 Plywood: Any hardwood or softwood species, with no defects affecting strength or utility.
    - .1 Particleboard: ANSI A208.1, Grade M-2.

### **2.3 COUNTERTOP MATERIALS**

- .1 Plastic Laminate: High-pressure decorative laminate complying with NEMA LD
  - .1 Grade: HGS 10
  - .2 Provide through-color plastic laminate
  - .3 Grade for Backer Sheet: BKL
- .2 Particleboard: ANSI A208.1, Grade M-2
- .3 Plywood: Exterior softwood plywood complying with PS 1, Grade C-C plugged, touch sanded.
- .4 Owner to select colour/finish.

### **2.4 CABINET HARDWARE**

- .1 General: Manufacturer's standard units complying with BHMA A156.9, type, material, size, and finish as selected from manufacturer's standard choices.
- .2 Hinges: Concealed Hinges, snap on assembly, full overlay mounting, self closing adjustable hinges.
- .3 Innotech Drawer System, Quadro runner systems or approved alternative.
- .4 Factory Finishing: To the greatest extent possible, finish cabinets at the factory. Defer only final touch up until after installation.

### **2.5 PLASTIC - LAMINATE COUNTERTOPS**

- .1 Configuration: Provide Countertops with the following front, cove

(intersection of top with backsplash), backsplash, and end-splash style:

- .1 Front: No drip (raised marine edge with rolled front).
- .2 Backsplash: Square edge without scribe.
- .3 End Splash: None

## 2.6 KITCHEN ELEMENTS

- .1 Single Basin Sink
  - .1 Novanni Pro – JP703D7 or Approved Alternative.
- .2 Double Basin Sink
  - .1 Novanni Pro – JP737D7 or Approved Alternative.
- .3 Faucet
  - .1 Moen Chateau 7425 BC or Approved Alternative.
- .4 Wall Oven
  - .1 Frigidaire FGEW276S9 F/B to be supplied by Owner.
- .5 Cook Top
  - .1 General Electric JP201CBSS to be supplied by Owner.
- .6 Light Fixture
  - .1 UBERHAUS 00680 – Whisper with two (2) LED Bulbs supplied and installed or Approved Alternative.

## 3.0 EXECUTION

### 3.1 INSTALLATION

- .1 Install cabinets with no variations in flushness of adjoining surfaces; using concealed shims. Where cabinets abut other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips, and moldings in finish to match cabinet face.
- .2 Install cabinets without distortion so doors and drawers fit openings and

are aligned. Complete installation of hardware and accessories as indicated.

- .3 Install cabinets and countertops level and plumb to a tolerance of 1/8-inch in 8 feet (3mm in 2.4m).
- .4 Fasten cabinets to adjacent units and to backing.
- .5 Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches o. c.

### **3.2 CLEANING AND PROTECTION:**

- .1 Protect finished and prefinished surfaces from work of other trades.
- .2 Prior to Date of Substantial Completion, examine work for damages. Repair or replace such damaged work to original condition.
- .3 Clean wood, metal and accessory items using a neutral cleaner.
- .4 Check and correct operating mechanism for proper operation. Adjust and lubricate hinges, catches and other operating hardware.

**END OF SECTION**

## **1.0 GENERAL**

### **1.1 SCOPE OF WORK**

Install new flooring in kitchen areas where indicated on drawings

## **2.0 PRODUCTS**

- .1 Vinyl Composition tile. Armstrong Imperial Texture or approved alternative.
  - .1 Colour to be selected by Owner.
- .2 Baseboard shall be 3 1/8" wide colonial finger jointed pine or MDF primed and painted to match existing off-white walls.
- .3 Adhesives shall be as per required and accepted for use by flooring manufacturers.

## **3.0 EXECUTION**

### **3.1 PRELIMINARY WORK**

- .1 Provide temporary protection to all areas during operations.

### **3.2 PREPARATION OF EXISTING SURFACES**

- .1 Remove and dispose of existing tile, base and underlay as requested.
- .2 Soften adhesive with commercial type hand-held hot air blowers for tile only removal situations.
- .3 The use of dry-ice removal is not acceptable.
- .4 All removal of asbestos containing tile to be in accordance with regulations see Section 026133 Hazardous Materials.
- .5 No power tools to be used for removal of asbestos containing tile.

### **3.3 WOOD UNDERLAY**

- .1 Lay plywood underlay over prepared substrate.



- .2 Use full size sheets to minimize joints.
- .3 Stagger end joints.
- .4 Butt sheets to moderate contact.
- .5 Neatly cut and fit around obstructions.
- .6 Nail plywood to substrate with 30 mm ringed or spiral nails 100 mm on centre around perimeter 12 mm in from edge of sheet and at 200 mm on centre both ways in alternating staggered rows.
- .7 Clean floor and apply, trowel and float filler to leave smooth surface. Prohibit traffic until filler is cured.

### **3.4 TILE APPLICATION**

- .1 Apply adhesive uniformly over surface using notched spreader as recommended by the tile manufacturer.
- .2 Spread only sufficient adhesive to ensure that tile covering is complete before initial set occurs.
- .3 Lay tile with joints parallel to building lines; produce a symmetrical tile pattern; use minimum 1/2 width border tile.
- .4 Unless otherwise detailed, install tile to a staggered ashlar pattern, with continuous joints flowing with the direction of mottle and parallel to the longer dimension of the room or area.
- .5 Stagger cross joints alternately by half a tile.
- .6 All newly laid tile shall be coated with an approved sealer.

**END OF SECTION**

## **1.0 GENERAL**

### **1.1 SECTION INCLUDES**

- .1 Furnish all labour, materials and equipment necessary for the complete supply, surface preparation and application of paint, required to restore original finishes to a paint ready surface.
- .2 The work of this section shall include, but shall not necessarily be limited to the following:
  - .1 Prime painting and finishing of all interior exposed items and surfaces noted on the drawings and indicated in the specifications. Interior finish repairs and first coat (primer) of kitchen walls shall be included in the lump sum costs.
  - .2 All coating systems materials, including primers, and other applied materials used as prime, intermediate or finish coats.

### **1.2 REFERENCE STANDARDS**

- .1 Master Painters Institute (MPI)
  - .1 MPI Architectural Painting Specification Manual, 9/30/2014 Revision, for new not previously painted or finished substrates.
  - .2 MPI Maintenance and Repainting Manual, 4/1/2012 Revision, for previously painted or finished substrates.

### **1.3 SUBMITTALS**

- .1 Product Data: Submit data for all Products to be used. List each Product in relation to finish formula and include the following:
  - .1 Finish formula designation.
  - .2 Product type and use.
  - .3 MPI number.
  - .4 Manufacturer's product number.
  - .5 Colour numbers.
  - .6 Manufacturer's Safety Data Sheets (SDS).

- .7 Maximum VOC classification.
- .8 Lead content
- .9 Manufacturer's application instructions.

#### **1.4 QUALITY ASSURANCE**

- .1 Conform to the MPI Architectural Painting Specification Manual (for new surfaces), and the MPI Maintenance Repainting Manual (for existing surfaces).
- .2 All paint manufacturers and Products used shall be listed in the Master Painters Institute "Approved Products List".
- .3 All interior painting and finishing work shall be inspected by a painting agency acceptable to the Consultant and the local MPI Accredited Quality Assurance Association. Notify the painting agency on award of contract and make application for assignment of an inspector using appropriate forms supplied by the agency.
- .4 Notify the painting inspection agency a minimum of one week prior to commencement of work and provide a copy of the Specifications and Drawings (including pertinent details) that indicate the painting and finishing required. The painting inspection agency shall notify the Consultant and Contractor in writing of any substrate defects or problems, prior to the commencement of work of this Section.

#### **1.5 DELIVERY, STORAGE AND HANDLING**

- .1 Deliver all painting materials in sealed, original labelled containers bearing manufacturer's name, brand name, type of paint or coating and color designation, standard compliance, materials content as well as mixing or reducing and application requirements.
- .2 Store all paint materials in original labeled containers in a secure , dry, heated and well ventilated single designated area at a minimum ambient temperature of 7° C (45° F). Store materials and supplies away from heat generating devices.
- .3 Remove damaged, opened and rejected materials from site.
- .4 Provide minimum of one fire extinguisher adjacent to storage area.
- .5 Take all necessary precautionary and safety measures to prevent fire hazards and spontaneous combustion and to protect the environment

from hazard spills. Store materials that constitute a fire hazard (paints, solvents, drop clothes, etc.) in suitable closed and rated containers and remove from site on a daily basis.

- .6 Safety: comply with requirements of Workplace Hazardous Materials Information System (WHMIS) regarding use, handling storage, and disposal of hazardous materials.

## 1.6 AMBIENT CONDITIONS

- .1 For all areas where painting work is proceeding, provide adequate continuous ventilation during and after application of paint. Run ventilation system 24 hours per day during paint application; provide continuous ventilation for 7 days after completion of paint application.
- .2 Maintain minimum substrate and ambient air temperature of 10° C (50° F) for 24 hours before, during and after paint application. Perform no painting and finishing work when relative humidity exceeds 85% or when the dew point is less than 3° C (5° F) variance between the air/surface temperature. Maintain supplemental heating and ventilation until paint has cured sufficiently.
- .3 Apply paint only in areas where dust is no longer being generated by related construction operations such that airborne particles will not affect the quality of the finished surface.
- .4 Apply paint only when substrates are dry, clean, properly cured and adequately prepared.
- .5 Perform no painting and finishing work when the moisture content of the substrate exceeds:
  - 15% for wood.
  - 12% for plaster and gypsum board.
- .6 Conduct all moisture tests using a properly calibrated electronic moisture meter.

## 2.0 PRODUCTS

### 2.1 MATERIALS

- .1 All materials (primers, paints, coatings, varnishes, stains, lacquers, fillers, thinners, solvents, etc.) shall be in accordance with the MPI "Approved

Product" listing and shall be from a single manufacturer for each system used.

- .2 All materials and paints shall be lead and mercury free and shall have low VOC content where possible.
- .3 Water-borne surface coatings shall meet or exceed all applicable governmental or industrial safety and performance standards.
- .4 Water-borne surface coatings and recycled water-borne surface coatings shall contain information describing proper disposal methods within their packaging.
- .5 Paint materials shall have good flowing and brushing properties and shall dry or cure free of blemishes or sags.

## 2.2 EQUIPMENT

- .1 Painting equipment shall meet best trade standards for type of product and application.
- .2 Spray-painting equipment shall be of ample capacity, suited to the type and consistency of paint or coating being applied and kept clean and in good working order at all times.

## 2.3 MIXING AND TINTING

- .1 Except as otherwise specified, paint shall be ready-mixed and pre-tinted. Re-mix all paint in containers prior to and during application to ensure break-up of lumps, complete dispersion of settled pigment, and colour and gloss uniformity.
- .2 Strain materials thoroughly prior to application.
- .3 Materials in paste or powder form, or to be field-catalyzed, shall be field mixed in accordance with manufacturer's directions.
- .4 Thinning of materials to extent permitted by paint manufacturer will be permitted only where specified herein or upon Consultant's approval. Do not use solvent for thinning.
- .5 Thin paint for spraying in strict accordance with paint manufacturer's instructions.

## 2.4 COLOURS

- .1 Colours shall be selected by the Owner from manufacturer's full range of colours.

## 2.5 PAINT FINISHES

- .1 New Substrates Painting and Finishing Schedule

- .1 Unless otherwise indicated, titles and code numbers in the below listed schedule refer to MPI Architectural Painting Specification Manual, Chapter 3, for type surfaces, coating, grade and named products and their manufacturers.

- .2 Schedule:

- .1 **Plaster and Gypsum Board:** for walls and ceilings:
  - INT 9.2A Latex – sheen/gloss as specified by the Owner.

- .2 Existing Substrates Repainting and Finishing Schedule

- .1 Unless otherwise indicated, titles and code numbers in the below listed schedule refer to MPI Maintenance Repainting Manual, Chapter 3, for type surfaces, coating, grade and named products and their manufacturers.

- .2 Schedule:

- .1 **Plaster and Gypsum Board:** for walls and ceilings:
  - RIN 9.2A Latex – DSD 3, sheen/gloss as specified by the Owner.

## 3.0 EXECUTION

### 3.1 EXAMINATION

- .1 Prior to commencement of painting and finishing work, thoroughly examine and test substrates scheduled to receive coatings.
- .2 Ensure that substrates are sound, non-dusting, and free of grease, oil, dirt and other matter detrimental to adhesion and appearance of coatings.
- .3 Investigate substrates for problems related to proper and complete preparation of surfaces to be painted. Report all damage, elevated temperatures, elevated moisture contents, defects, unsatisfactory or

unfavourable conditions to Consultant in writing. Proceeding with work of this Section shall constitute acceptance of the substrate conditions.

Do not commence painting work until adverse conditions and defects, if any, have been corrected and surfaces and conditions are acceptable to the Consultant.

### **3.2 PREPARATION**

- .1 Remove electrical cover plates, light fixtures, surface hardware on doors, door stops, bath accessories and all other surface mounted fittings and fastenings before undertaking any painting operations. Store for re-installation after painting is completed.
- .2 Protect existing building surfaces not to be painted from paint spatters, markings and other damage. Make good any damage.
- .3 Furnish sufficient drop cloths, shields and protective equipment to prevent spray or droppings from fouling surfaces not being painted, including surfaces within the storage and preparation area.
- .4 Mask all surfaces not being painted to obtain uniform termination.
- .5 Protect items that are permanently attached such as fire labels on doors and frames.
- .6 Protect factory finished products and equipment.
- .7 Protect all signs and fixtures attached to the walls. Uncover and clean when painting has been completed.
- .8 Protect building occupants and the general public in and about the building.

### **3.3 SURFACE PREPARATION OF NEW/UNFINISHED SUBSTRATES**

- .1 Prepare surfaces in accordance with the MPI Architectural Painting Specification Manual for new surfaces.
- .2 Sequence cleaning and painting so that contaminants from cleaning process will not fall onto wet, newly-painted surfaces.
- .3 Thoroughly broom clean, vacuum, and wipe clean substrates as required to produce acceptable surface. Sand lightly and dust prior to application of each coat. Use recommended type and grade of sandpaper to avoid scratching or gouging of surfaces.

- .4 Minimum surface preparation:
  - .1 Gypsum Board and Plaster: fill minor cracks, holes, and imperfections with tinted patching compound after prime coat has been applied and dried. Allow patching compound to dry, sand smooth and remove dust. Use minimum #150 grit sandpaper.

### **3.4 SURFACE PREPARATION OF PREVIOUSLY COATED SUBSTRATES**

- .1 Prepare existing surfaces in accordance with the MPI Maintenance Repainting Manual. Refer to the Repainting and Refinishing Schedule in 2.5, for specified surface preparation based on Degree of Surface Deterioration (DSD).
- .2 Sequence cleaning and painting so that contaminants from cleaning process will not fall onto wet, newly-painted surfaces.

### **3.5 APPLICATION**

- .1 Perform painting in accordance with the MPI Architectural Painting Specification Manual for new surfaces and/or MPI Maintenance Repainting Manual for existing surfaces.
- .2 Apply all paint materials in accordance with paint manufacturer's written application instructions.
- .3 Method of paint application shall be either by spray-on or roll-on, sufficient to fill all voids in existing surfaces and provide uniform appearance.
- .4 Apply each coat of paint as a continuous film of uniform thickness. Repaint thin spots or bare areas.
- .5 Allow surfaces to dry and properly cure after cleaning and between subsequent coats for minimum time period as recommended by manufacturer.
- .6 Sand and dust between each coat to provide an anchor for next coat and to remove visible defects.

### **3.6 FIELD QUALITY CONTROL**

- .1 All surfaces, preparation and paint applications shall be reviewed by Consultant.
- .2 Repainted surfaces will be considered to lack uniformity and soundness if any of the following defects occurs:



- .1 Runs, sags, hiding or shadowing by inefficient application methods.
  - .2 Evidence of poor coverage at rivet heads, plate edges, lap joints, crevices, pockets, corners and re-entrant angles.
  - .3 Damage due to touch before paint is sufficiently dry or other contributory cause.
  - .4 Damage due to application on moist surfaces or caused by inadequate protection.
- .3 Make good painted surfaces rejected by the Consultant. Small areas may be touched up. Repaint large areas or areas without sufficient dry film thickness of paint. Remove runs and sags of damaged paint by scraper or by sanding before repainting.

### **3.7 PROTECTION**

- .1 Protect all newly painted interior surfaces from condensation, contamination, and dust until manufacturer's recommended curing periods are exceeded.
- .2 Erect barriers or screens and post signs to warn, limit or defect traffic away or around work area as required.
- .3 As painting operations progress, place "WET PAINT" signs in occupied areas.

### **3.8 TOUCH-UP AND CLEANING**

- .1 Clean and re-install all items that were removed before undertaking painting operations.
- .2 Remove protective coverings and warning signs as soon as practical after operations cease.
- .3 Remove paint splashings on exposed surfaces that were not painted. Remove smears and spatter immediately as operations progress.
- .4 Restore areas used for storage, cleaning, mixing and handling of paint to pre-construction condition.

**END OF SECTION**

## **1.0 GENERAL**

### **1.1 WORK INCLUDED**

- .1 This section outlines repair and inspection procedures to be undertaken when existing electrical conduits, fixtures, etc. are damaged due to the construction activity.
- .2 Damaged electrical conduits, fixtures, etc. must be repaired in a timely fashion. If repair cannot be made in a timely fashion, a temporary system must be installed.
- .3 Visit site to ascertain and note existing conditions that will affect the Work.

### **1.2 REGULATORY REQUIREMENTS**

- .1 Comply with the Safety Codes Act and rules and regulations made pursuant thereto, including Canadian Electrical Code.
- .2 Unless otherwise indicated, all references in the Contract Documents to "Canadian Electrical Code" or "CEC" shall mean the edition of the Canadian Electrical Code, Part I, CSA C22.1 and the variations made thereto by Ontario regulation, which are in force on the date of bid closing for the Contract.
- .3 All electrical products shall be tested, certified, and labelled in accordance with a certification program accredited by the Standards Council of Canada.
- .4 Submit drawings and specifications to authority having jurisdiction and local utility company for examination and approval before commencement of electrical work. Pay any associated fees required to obtain a permit for the Work.
- .5 Submit a copy of electrical permit obtained from the authority having jurisdiction to the Consultant.

### **1.3 EXAMINATION OF SITE**

- .1 Bidders shall visit and examine the site and all applicable drawings before Bid. The Bid shall include all costs for required electrical work necessary for performance of the Work. No extras will be paid due to failure to visit the site or adequately review all required interfacing details.

## **1.4 DELIVERY, STORAGE AND HANDLING**

- .1 Submit copies of Safety Data Sheets (SDS) for all products prior to arrival on site.
- .2 Deliver, store, and maintain packaged material with manufacturer seals and labels intact.
- .3 Store material in regulation containers in accordance with the Occupational Health and Safety Act and manufacturer instructions.
- .4 Toxic or hazardous chemicals shall be secured in a locked storage area with appropriate protection measures in accordance with the Occupational Health and Safety Act.
- .5 All containers to be labelled with material expiration dates. Material that is older than the expiry date shall be rejected. Shelf life shall be strictly adhered to, and material shipped without dates will be rejected. Immediately remove rejected materials from site.

## **2.0 PRODUCTS**

### **2.1 MATERIAL**

- .1 Use new products unless otherwise specified.
- .2 Provide electronic copies of maintenance instructions for finished surfaces and maintenance material before Substantial Performance of the Work.

## **3.0 EXECUTION**

### **3.1 EXPOSED CONDUITS, FIXTURES, ETC.**

- .1 Ensure all exposed conduits and fixtures are properly protected and operational at all times during the Work. Refer to Section 01 56 00 - Protection of Work and Property.
- .2 Repair or replacement of damaged exposed conduits, cables, and fixtures is the Contractor's responsibility when damage was caused by the Contractor's operations. Required repair or replacement work to exposed conduits, fixtures, etc. may be performed by the Contractor's own electrician.

### **3.2 EXISTING EMBEDDED ELECTRICAL SERVICES**

- .1 Ensure potential areas of buried or hidden conduit are identified, and high voltage systems in the area of Work are located or switched off to prevent possible damage and injury. Co-ordinate requirements with Owner.
- .2 Take the utmost precaution during demolition operations to prevent damage to buried or hidden conduit and cables. Damage to hidden conduits, cables, and systems is to be reported immediately to the Owner and Consultant.
- .3 Damaged or deteriorated conduits are not to be covered up without specific approval from the Owner.
- .4 Allow reasonable time in scheduling of the Work for implementation of any required repairs to buried or hidden conduit, cables, and systems.
- .5 Take all precautions to ensure embedded conduits uncovered by the work are not live before performing demolition work around them. Anticipate uncovering lighting conduits, 600V main power lines, exhaust fan conduits, alarm lines, telephone lines, etc.
- .6 Repair or abandon damaged conduit, cabling, and systems uncovered by the Work at the discretion of the Owner. The Owner will pay for repairs to damaged hidden conduit, cabling, and systems provided the damage has not resulted from a lack of Contractor care or negligence. Negligence shall be determined at the discretion of the Consultant.
- .7 All repairs to embedded electrical conduit, cabling, and services will be performed by an electrician that is agreeable to the Owner and paid via Change Order through the contingency allowance.

### **3.3 INSPECTION OF WORK**

- .1 All electrical system repair work is to be inspected by the Electrical Safety Authority (ESA).
- .2 Arrange for required inspections of repairs within 48 hours of repairing the damage. Contractor to schedule all required inspections regardless of whether the Owner's or Contractor's electrician performed the repair.
- .3 The cost of inspections shall be the responsibility of the Contractor.
- .4 Copies of inspection certificates for required inspections shall be distributed to the Owner and the Consultant upon completing the Project.

**END OF SECTION**

---

**WORK PERFORMANCE REFERENCE**

**NOTE:**

- (1) Reference must be from persons or companies for whom you have performed work within the last twenty-four (24) months. Also reference must be for work of the same nature as that called for in the contract.
- (2) If you have performed work for Kingston & Frontenac Housing Corporation within the past forty-eight months please use them as one of your references. Failure to do so may be cause for disqualification.

1. Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

2. Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

3. **BANK REFERENCE**

Name of Branch: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

**FIRM:** \_\_\_\_\_

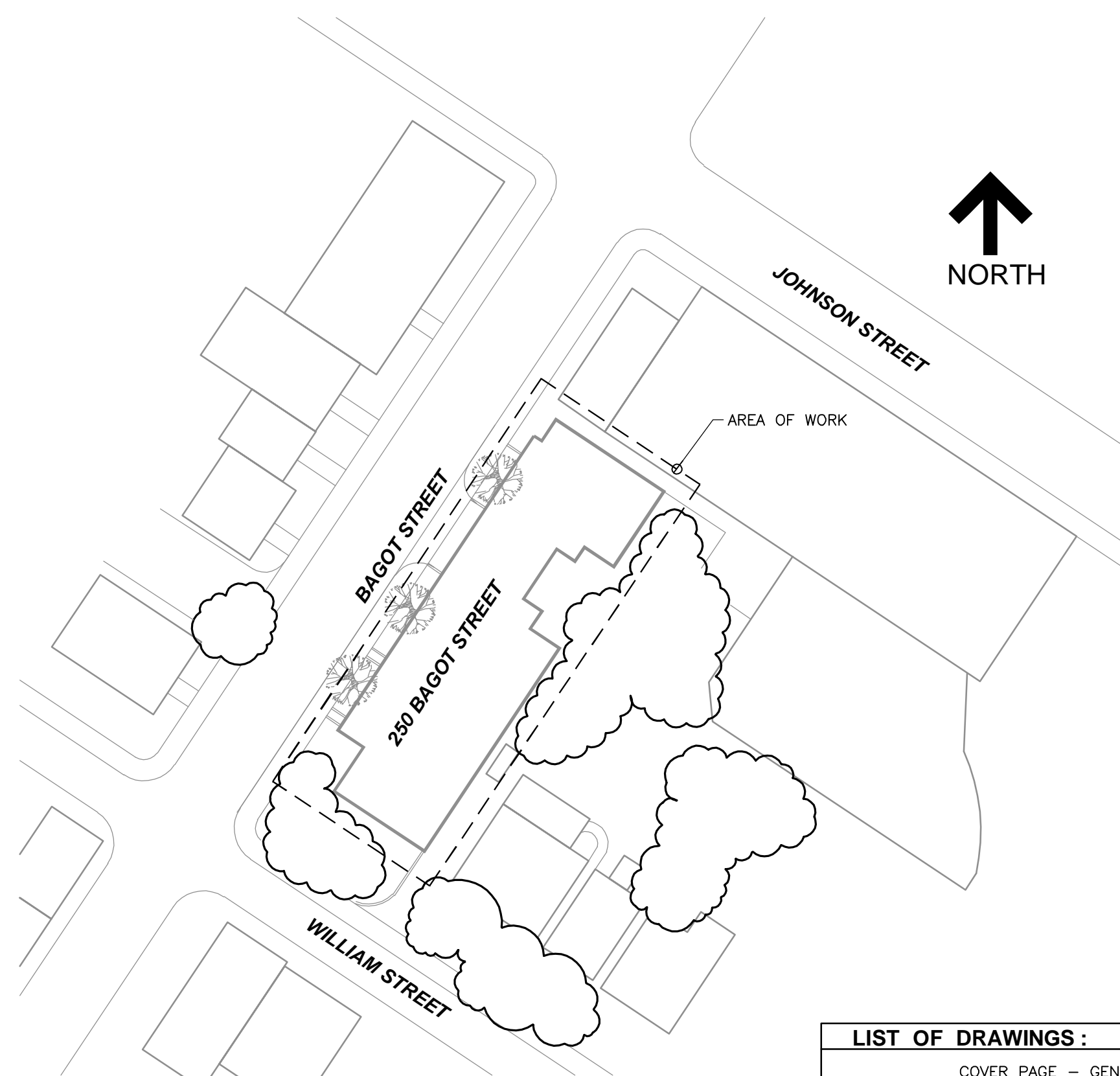
**ADDRESS:** \_\_\_\_\_

**TELEPHONE:** \_\_\_\_\_

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature**





# 205 Bagot Street

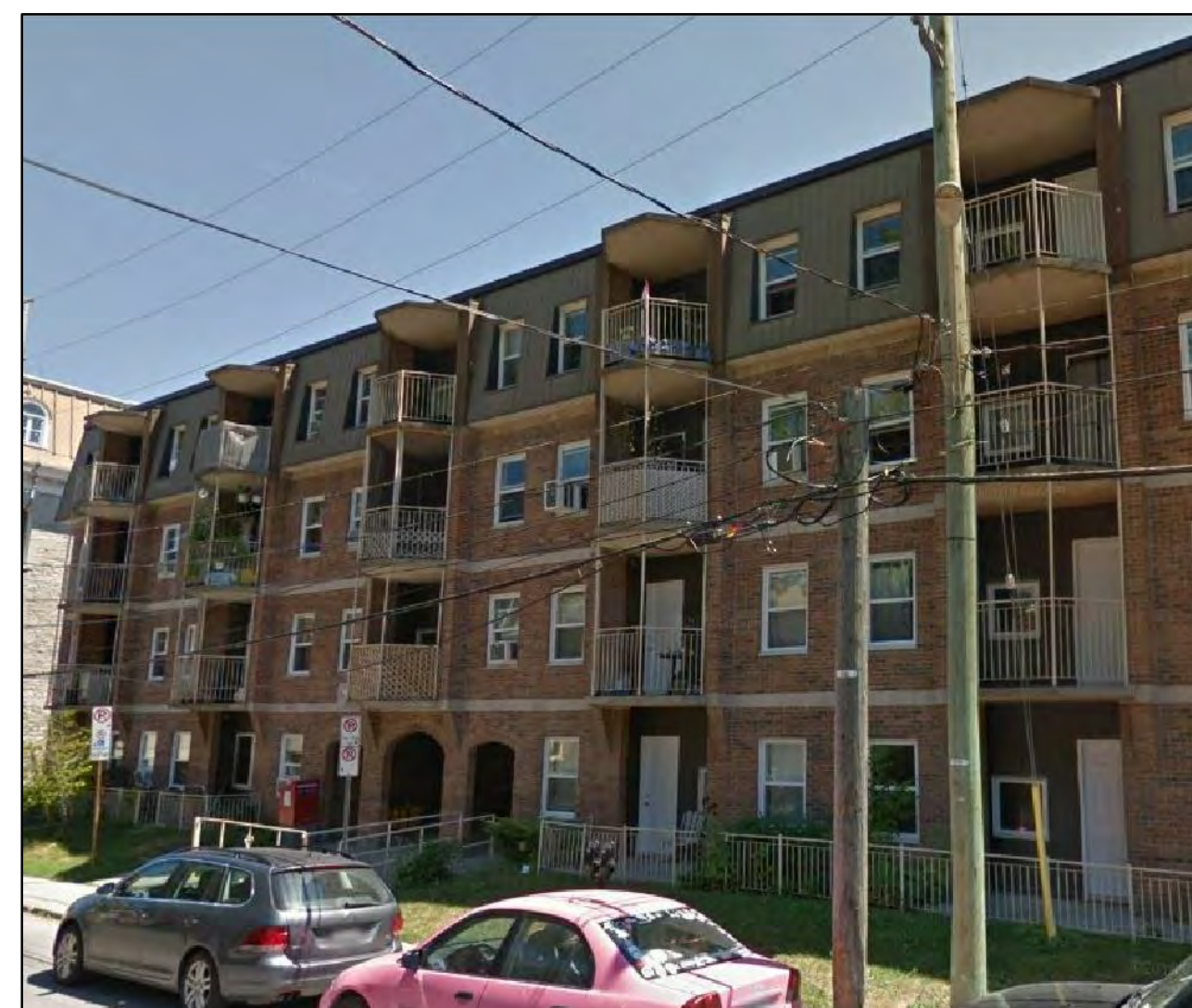
## Kingston, Ontario

### 2020 KITCHEN REPLACEMENT



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Engineers  
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780 Midpark Drive, Suite 203  
Kingston, ON K7M 7P6 Canada  
tel 613-767-6936

TORONTO · KITCHENER · KINGSTON · OTTAWA  
VANCOUVER · VICTORIA · NANAIMO · KELOWNA  
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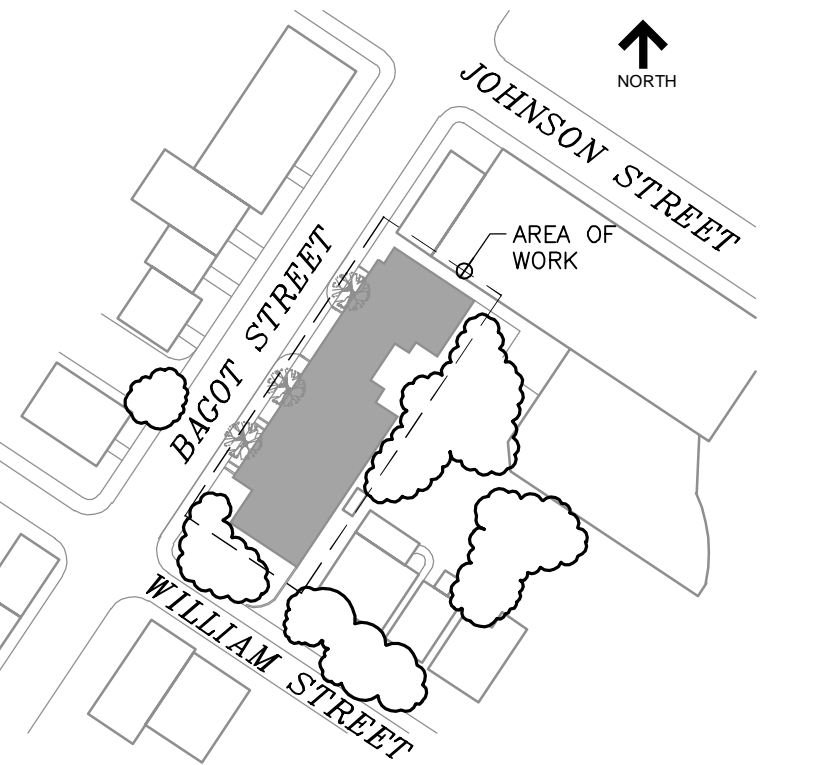


<p><b>LIST OF DRAWINGS :</b></p> <p>COVER PAGE – GENERAL NOTES AND LIST OF DRAWINGS</p> <p>R1 GROUND FLOOR PLAN AND TYPICAL FLOOR PLAN</p> <p>R2.1 KITCHEN TYPE 'A' LAYOUT AND DETAILS R2.2 KITCHEN TYPE 'B' LAYOUT AND DETAILS R2.3 KITCHEN TYPE 'C' LAYOUT AND DETAILS R2.4 KITCHEN TYPE 'WA' LAYOUT AND DETAILS R2.5 KITCHEN TYPE 'WB' LAYOUT AND DETAILS</p> <p>R3.1 ELECTRICAL NOTES</p>	<p><b>2.0 GENERAL SCOPE OF WORK :</b></p> <p>1. IN GENERAL THE PROGRAM INCLUDES THE REHABILITATION OF THE EXISTING 51 KITCHENS IN THE BUILDING LOCATED AT 205 BAGOT STREET IN KINGSTON, ONTARIO.</p> <p>2. IN PARTICULAR THE SCOPE OF THE REPAIR WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:</p> <p>.1 REMOVAL AND DISPOSAL OF ALL EXISTING CABINETS, COUNTER TOPS, SINK AND FAUCET, LIGHTING FIXTURE AND PANTRIES FROM THE 51 EXISTING KITCHENS.</p> <p>.2 CONTRACTOR TO MOVE MAJOR APPLIANCES AS REQUIRED TO FACILITATE THE WORK (STOVE AND FRIDGE). TENANTS ARE REQUIRED TO REMOVE ALL OTHER ITEMS FROM KITCHEN PRIOR TO DEMOLITION.</p> <p>.3 INSTALLATION OF NEW LOWER CABINETS COMPLETE WITH NEW COUNTER TOPS AND NEW SINKS AND FAUCETS. ALL UNITS WITH THE EXCEPTION OF THE 'CARETAKER'S' UNIT IS TO RECEIVE A SINGLE BASIN SINK. 'CARETAKER'S' UNIT IS TO RECEIVE A DOUBLE BASIN SINK.</p> <p>.4 REMOVAL AND REPLACEMENT OF LAMINATE FLOORING IN FOUR (4) ACCESSIBLE UNITS. AND IN ONE (1) CARETAKERS SUITS</p> <p>.5 INSTALLATION OF NEW WALL OVEN AND ELECTRIC COOK TOP IN FOUR (4) ACCESSIBLE UNITS.</p> <p>.6 INSTALLATION OF NEW PANTRIES IN ALL UNITS.</p> <p>.7 WHOLESALE PAINTING OF ALL KITCHEN WALLS AND CEILINGS.</p> <p>.8 INSTALLATION OF NEW LED LIGHTING FIXTURE.</p> <p>.9 REINSTATEMENT OF EXISTING APPLIANCES IN ALL UNITS WITH THE EXCEPTION OF RANGES IN ACCESSIBLE UNITS WHICH ARE TO BE TURNED OVER TO THE OWNER.</p> <p>3. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE ALL LABOUR, MATERIAL, EQUIPMENT AND SUPERVISION TO COMPLETE THE REPAIRS OUTLINED IN THESE DOCUMENTS TAKING INTO ACCOUNT ALL SITE CONDITIONS, NOISE RESTRICTIONS, BY-LAWS, WORK AREA RESTRICTIONS, PROTECTION REQUIREMENTS, ETC. NO EXTRAS FOR INCONVENIENCES WILL BE ENTERTAINED AFTER THE AWARD OF THE CONTRACT.</p>	<p><b>5.0 PHASING NOTES :</b></p> <p>1. THE CONTRACTOR WILL BE PERMITTED TO UNDERTAKE ALL THE WORK IN ONE PHASE. WORK IS TO BE CLOSELY COORDINATED WITH CONSULTANT AND PROPERTY MANAGEMENT SUCH THAT TENANTS CAN BE DULY ADVISED.</p> <p>2. THE CONTRACTOR IS TO PROVIDE A DETAILED CONSTRUCTION SCHEDULE, WHICH IDENTIFIES THE LOCATION OF EACH SWING STAGE/SCAFFOLDING TOWER ON THE BUILDING BY ITS ELEVATION AND BALCONY DROP, COMPLETE WITH START AND COMPLETION DATES OF EACH PHASE OF THE WORK AND IN A FORM ACCEPTABLE TO BOTH THE OWNER AND THE CONSULTANT. THE CONSTRUCTION SCHEDULE MUST INCLUDE A SCHEMATIC DRAWING. THE CONTRACTOR MUST UPDATE THE CONSTRUCTION SCHEDULE AS THE WORK PROGRESS TO ENSURE THE CURRENT SCHEDULE ACCURATELY FORECASTS THE ACTUAL PROGRESS OF WORK. COPIES OF NEW CONSTRUCTION SCHEDULES MUST BE SUBMITTED TO THE OWNER AND RJC FOR REVIEW A MINIMUM 24 HOURS IN ADVANCE OF SCHEDULED CONSTRUCTION PROGRESS MEETING.</p>	
<p><b>1.0 GENERAL NOTES :</b></p> <p>1. THESE DRAWINGS PROVIDE A SCHEMATIC REPRESENTATION OF THE APPROX. LAYOUT OF THE LOCATIONS OF THE BUILDINGS IN THE AREA OF THE WORK.</p> <p>2. THE CONTRACTOR MUST CONFIRM THE EXTENT OF EXISTING SITE BUILDING FEATURES PRIOR TO BIDDING.</p> <p>3. DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY.</p> <p>4. PARTIAL COPIES OF THE ORIGINAL STRUCTURAL AND ARCHITECTURAL DRAWINGS ARE AVAILABLE FOR FURTHER INFORMATION ONLY. DO NOT SCALE FROM THIS DRAWING OR RELY ON ANY DRAWINGS AS ACCURATELY REFLECTING THE AS-BUILT CONDITION.</p> <p>5. THE EXTENT OF WORK IS AS SHOWN ON THE DRAWINGS.</p> <p>6. SITE PROTECTION AND SIGNAGE TO BE INSTALLED AROUND SITE.</p> <p>7. THE CONTRACTOR WILL BE REQUIRED TO UNDERTAKE THE WORK SO AS TO MAINTAIN CONTINUOUS OPERATION OF ALL ENTRANCES/EXITS TO THE BUILDING.</p> <p>8. THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. IT DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES REQUIRED TO COMPLETE THE WORK.</p> <p>9. THE USE OF THESE DRAWINGS IS LIMITED TO THAT EXTENT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY READ JONES CHRISTOFFERSEN LTD.</p> <p>10. ALL DIMENSIONS TAKEN FROM THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS AND REPORT TO THE ENGINEER IN WRITING ALL DISCREPANCIES BETWEEN MEASUREMENTS AT BUILDING AND THOSE SHOWN ON DRAWINGS PRIOR TO COMMENCING WORK.</p> <p>11. THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITION TO THE ENGINEER IMMEDIATELY.</p> <p>12. DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.</p> <p>13. SECTION MARK SHOWN THUS <math>\frac{1}{R2}</math> DENOTE SECTION 1 ON DRAWING R2.</p> <p>14. THE ENGINEER'S FIELD SERVICES: THE ENGINEER WILL PROVIDE FIELD SERVICE DURING THE CONSTRUCTION PHASE OF THE WORK TO SATISFY THEMSELVES, BY MEANS OF A RATIONAL SAMPLING PROCEDURE WHICH THEY IN THEIR SOLE DISCRETION CONSIDER NECESSARY, TO DETERMINE THAT THE CONTRACTOR IS CARRYING OUT THAT WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE FIELD SERVICES PROVIDED APPLY ONLY TO THAT WORK SHOWN ON RJC'S DRAWINGS. THE PERFORMANCE OF THE CONTRACT IS NOT THE ENGINEER'S RESPONSIBILITY NOR ARE THE FIELD SERVICES RENDERED FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.</p> <p>15. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR/RESTORE ALL EXISTING FINISHES DAMAGED AS A RESULT OF CONSTRUCTION OR REMOVED IN ORDER TO ALLOW CONSTRUCTION TO BE UNDERTAKEN.</p> <p>16. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.</p>	<p><b>3.0 EXISTING CONDITIONS :</b></p> <p>1. THIS SET OF DRAWINGS IS BASED ON THE EXISTING DRAWINGS AVAILABLE AT THE TIME OF DESIGN AND LIMITED REVIEW UNDERTAKEN BY RJC.</p>	<p><b>6.0 HOARDING NOTES :</b></p> <p>1. HOARDING, AND DUST PROTECTION IS REQUIRED AS PER SPECIFICATION SECTION 01 56 00 – PROTECTION OF WORK AND PROPERTY TO PROTECT PUBLIC FROM FALLING DEBRIS. PROTECTION/COVERED WAYS ARE TO BE PROVIDED AS REQUIRED IN ACCORDANCE WITH REQUIREMENT OF ALL BY-LAWS, STANDARDS, OCCUPATIONAL HEALTH AND SAFETY ACT, AND AS REQUIRED BY AUTHORITIES AND THESE SPECIFICATIONS. THIS INCLUDES COVERED WALKWAYS AT ALL ENTRANCES AND EXITS TO THE BUILDING. MAINTAIN A MINIMUM HALLWAY WIDTH OF 36" AT ALL TIMES DURING THE WORK.</p> <p>2. CONTRACTOR IS TO INSTALL SIGNAGE ADVISING PUBLIC OF WORK BEING UNDERTAKEN.</p>	
<p><b>4.0 RENOVATION NOTES :</b></p> <p>1. THE CONTRACT DOCUMENTS ARE BASED ON ASSUMED AS-BUILT DIMENSIONS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICE. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON-SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM THE ASSUMED CONDITIONS.</p> <p>2. ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.</p> <p>3. PRIOR TO FABRICATION OF ANY MEMBERS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "TIE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO RJC PRIOR TO STARTING WORK.</p> <p>4. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.</p> <p>5. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, SHORING, BRACING, ETC., REQUIRED TO COMPLETE THE WORK (SUBMIT SHORING DRAWINGS SEALED BY A SPECIALTY STRUCTURAL ENGINEER).</p>			<p><b>7.0 FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC) :</b></p> <p>1. READ JONES CHRISTOFFERSEN PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS A PERIODIC REVIEW AT THE SOLE DISCRETION OF READ JONES CHRISTOFFERSEN IN ORDER TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY READ JONES CHRISTOFFERSEN. FIELD REVIEW BY READ JONES CHRISTOFFERSEN IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE READ JONES CHRISTOFFERSEN GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE DOCUMENTS. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CRONTACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON RJC'S DRAWINGS. THE EXTENT OF THIS REVIEW IS AT THE SOLE DISCRETION OF RJC AND IS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONFORMANCE WITH THE BUILDING ENVELOPE DESIGN CONCEPT. THE REVIEW IS NOT AN APPROVAL OF THE DESIGN, DETAILS, AND DIMENSIONS INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.</p> <p>2. PROVIDE 24 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC.</p> <p>3. THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.</p>

ISSUED FOR TENDER - April 27, 2020  
ISSUED FOR 90% CLIENT REVIEW - March 20, 2020  
ISSUED FOR 60% CLIENT REVIEW - March 02, 2020



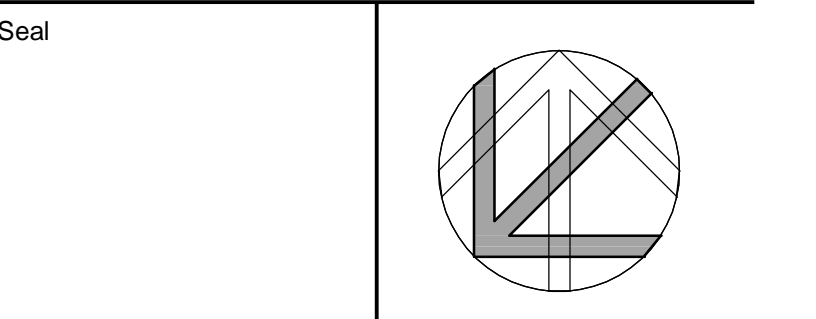
RJC PROJECT No. TOR.126402.0001



**KEY PLAN**

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Apr. 27/20	M.P.
2.	ISSUED FOR 90% CLIENT REVIEW	Mar. 20/20	M.P.
1.	ISSUED FOR 60% CLIENT REVIEW	Mar. 02/20	M.P.

- Drawing Notes**
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  - Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.



Project Name  
**205 BAGOT STREET**  
Kingston, Ontario

**2020 KITCHEN REPLACEMENT**

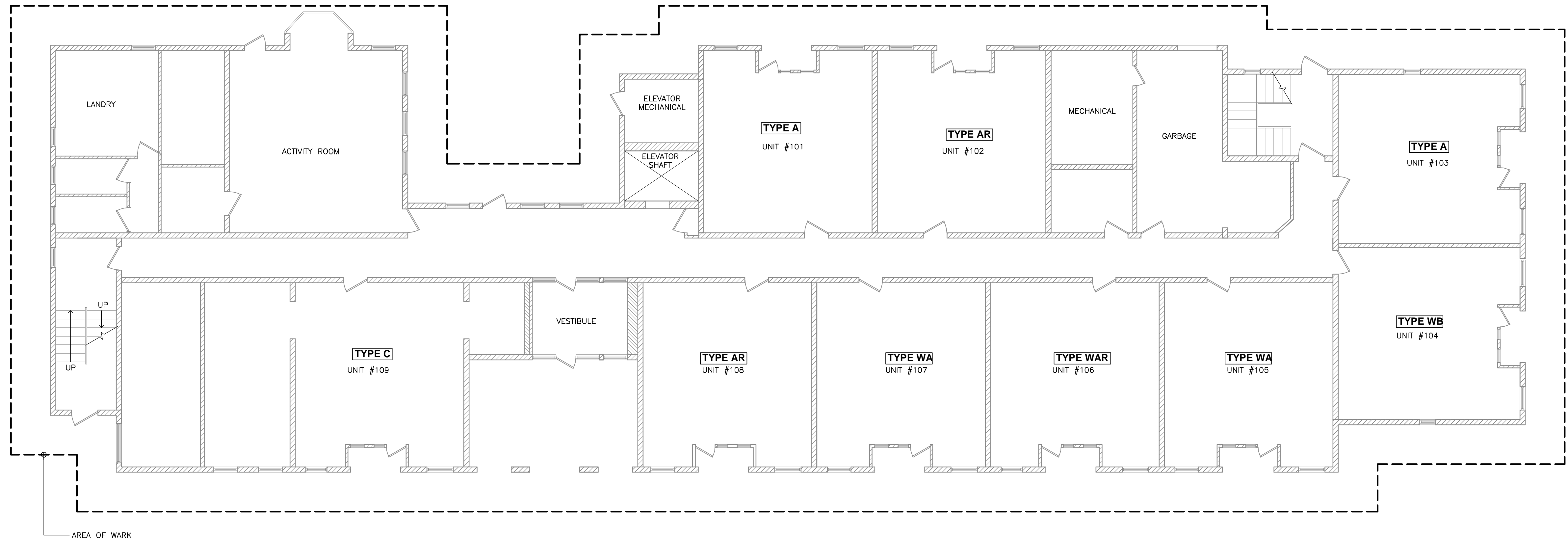
Sheet Title

**GROUND FLOOR AND TYPICAL FLOOR PLANS**

Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number **TOR.126402.0001**

Sheet Number Revision

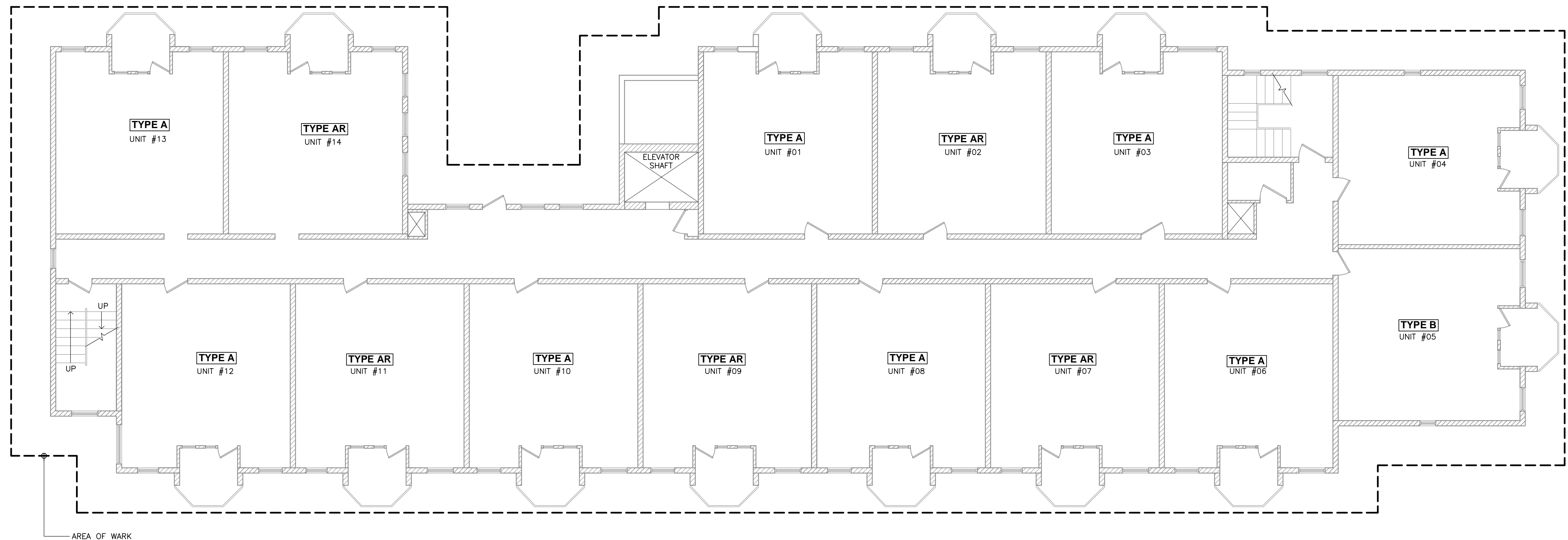
**R1.1**



**KITCHEN TYPE SCHEDULE:**

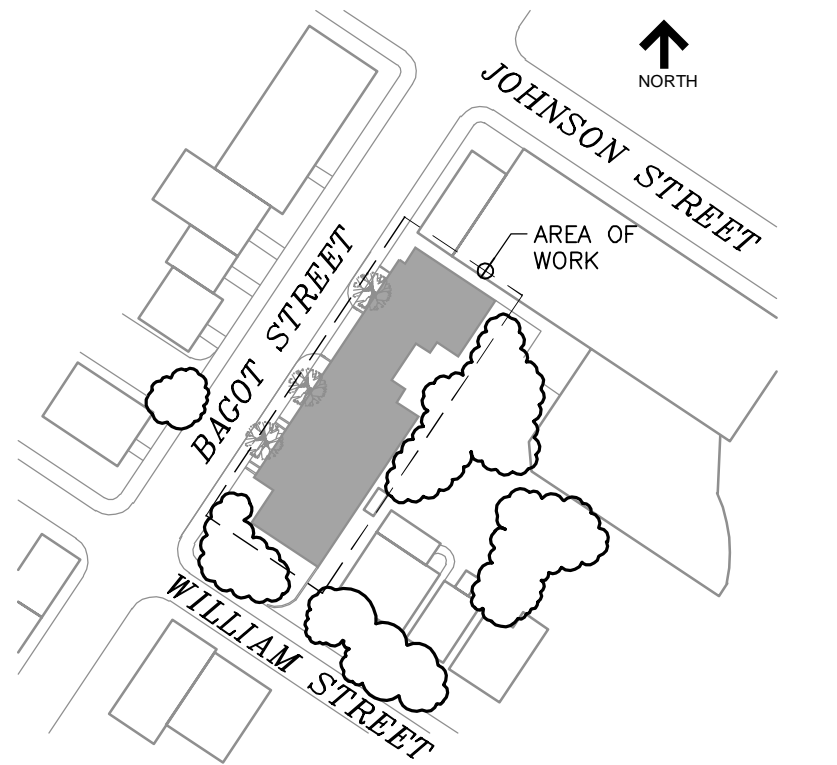
TYPE A	- 43 UNITS
TYPE B	- 3 UNITS
TYPE C	- 1 UNITS
TYPE WA	- 3 UNITS
TYPE WB	- 1 UNIT

**1 GROUND FLOOR PLAN**  
1/8"=1'-0"



**2 TYPICAL FLOOR PLAN**  
1/8"=1'-0"



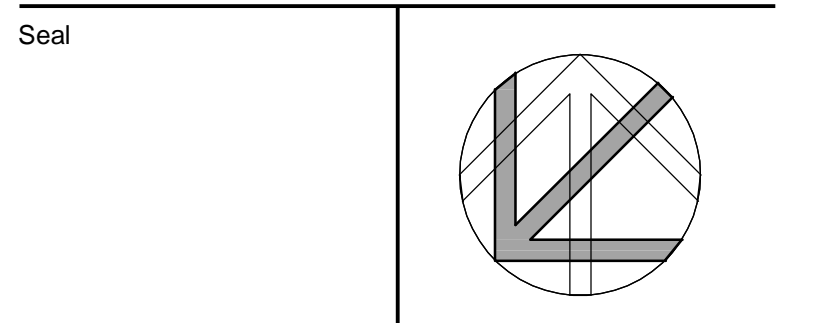


**KEY PLAN**

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Apr. 27/20	M.P.
2.	ISSUED FOR 90% CLIENT REVIEW	Mar. 20/20	M.P.
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Project Name  
**205 BAGOT STREET**  
**Kingston, Ontario**

**2020 KITCHEN REPLACEMENT**

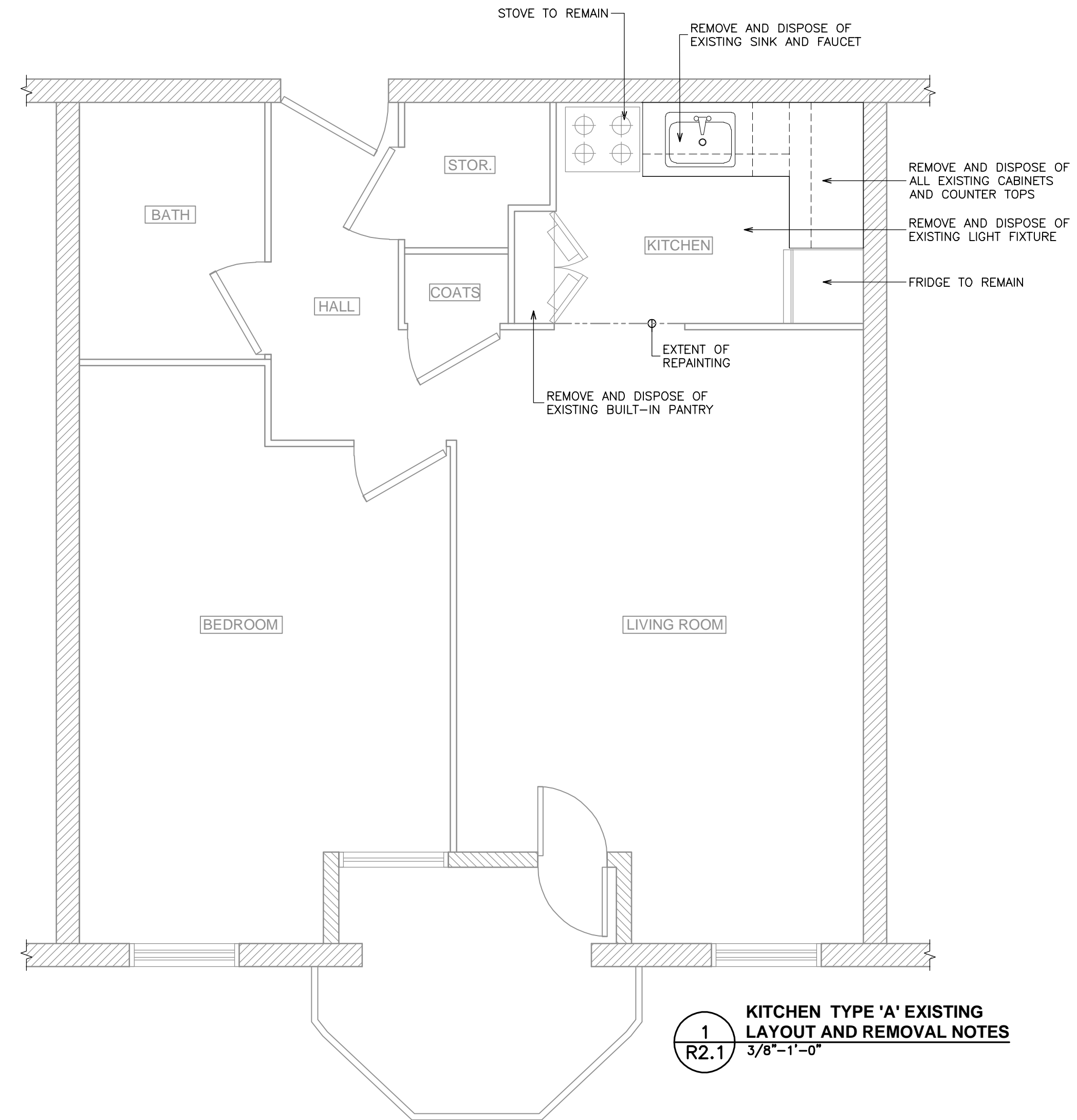
Sheet Title

**KITCHEN TYPE 'A' LAYOUT AND DETAILS**

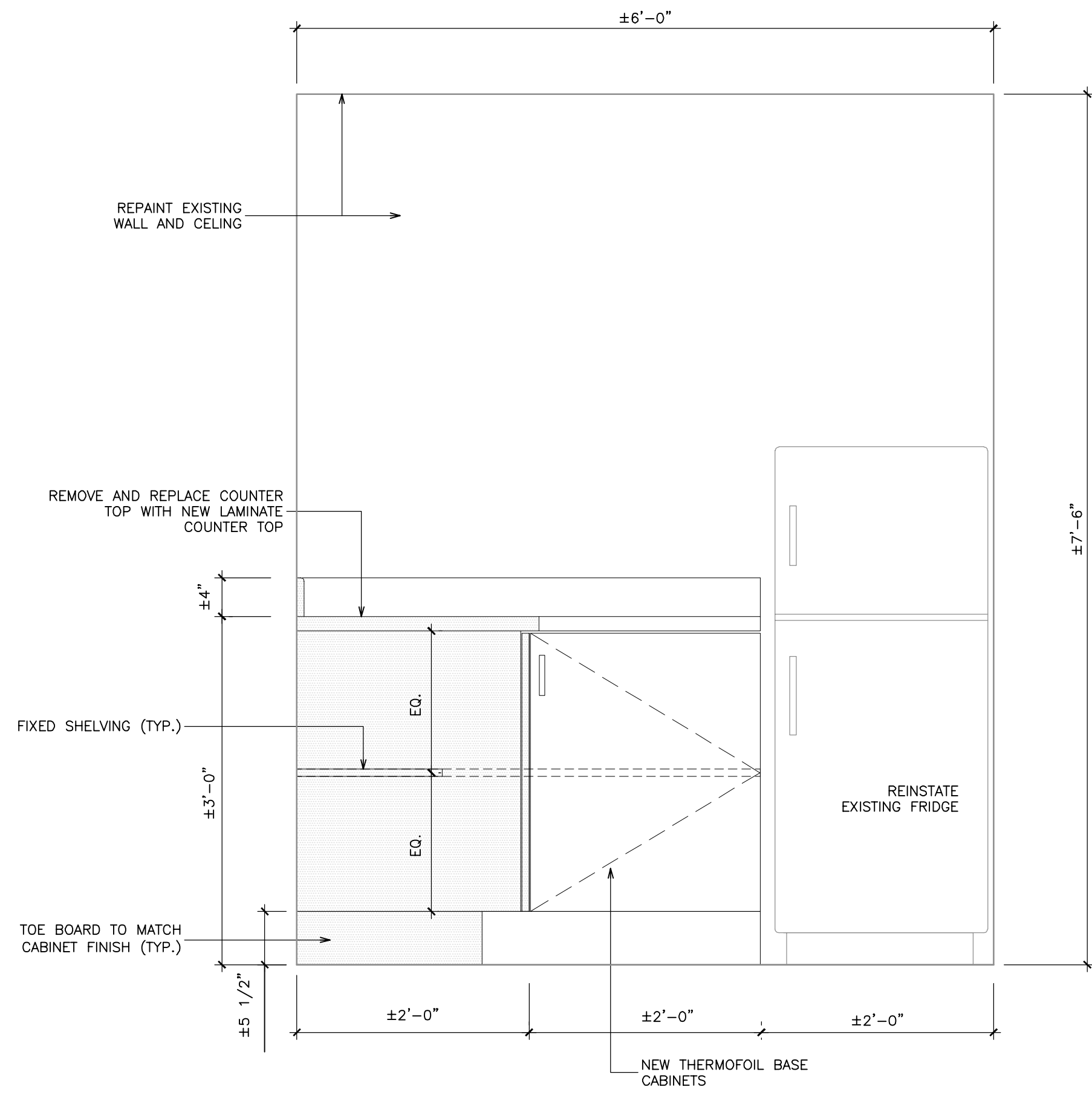
Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number **TOR.126402.0001**

Sheet Number Revision

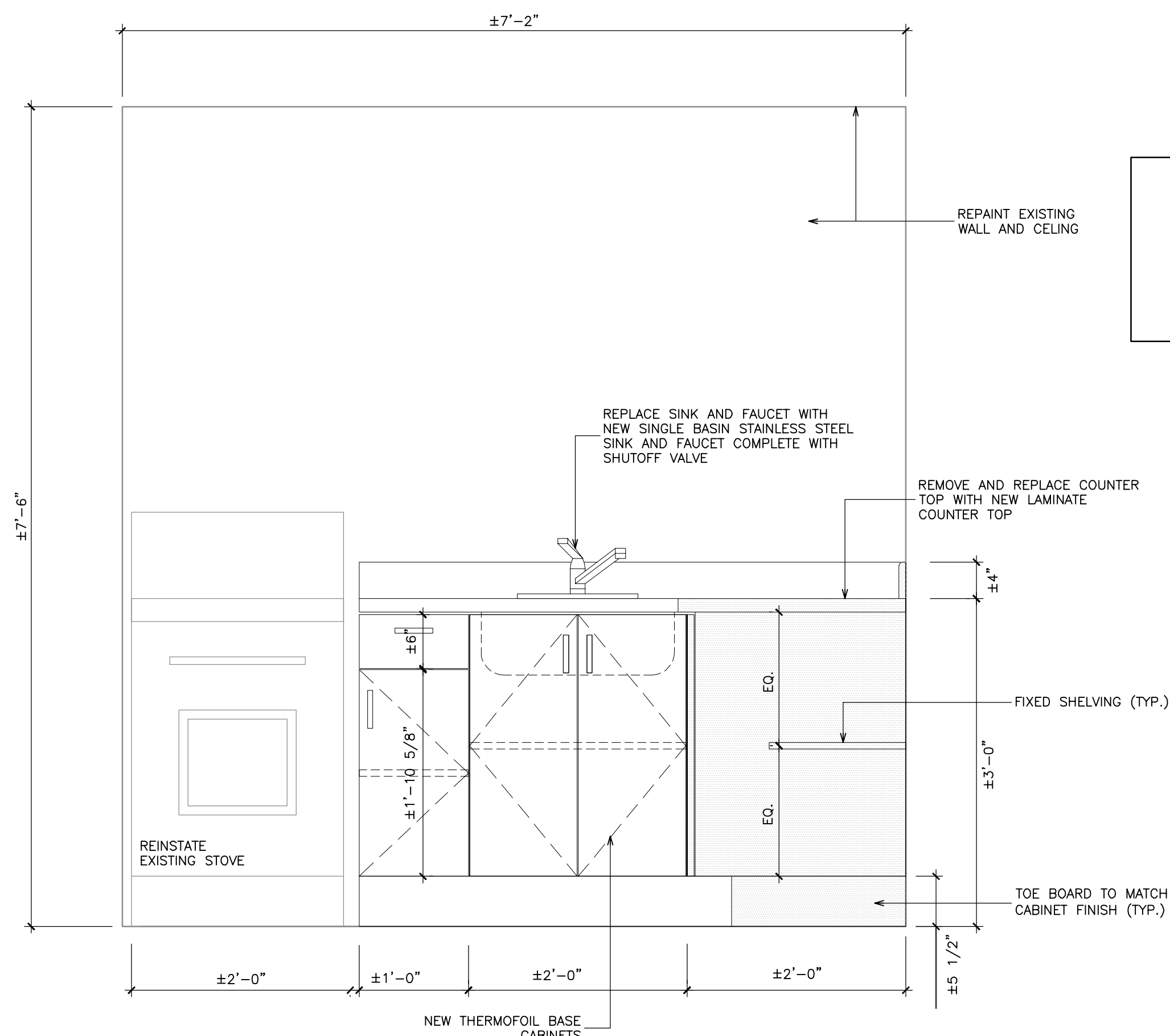
**R2.1**



**1**  
**R2.1**  
**KITCHEN TYPE 'A' EXISTING LAYOUT AND REMOVAL NOTES**  
3/8"-1'-0"



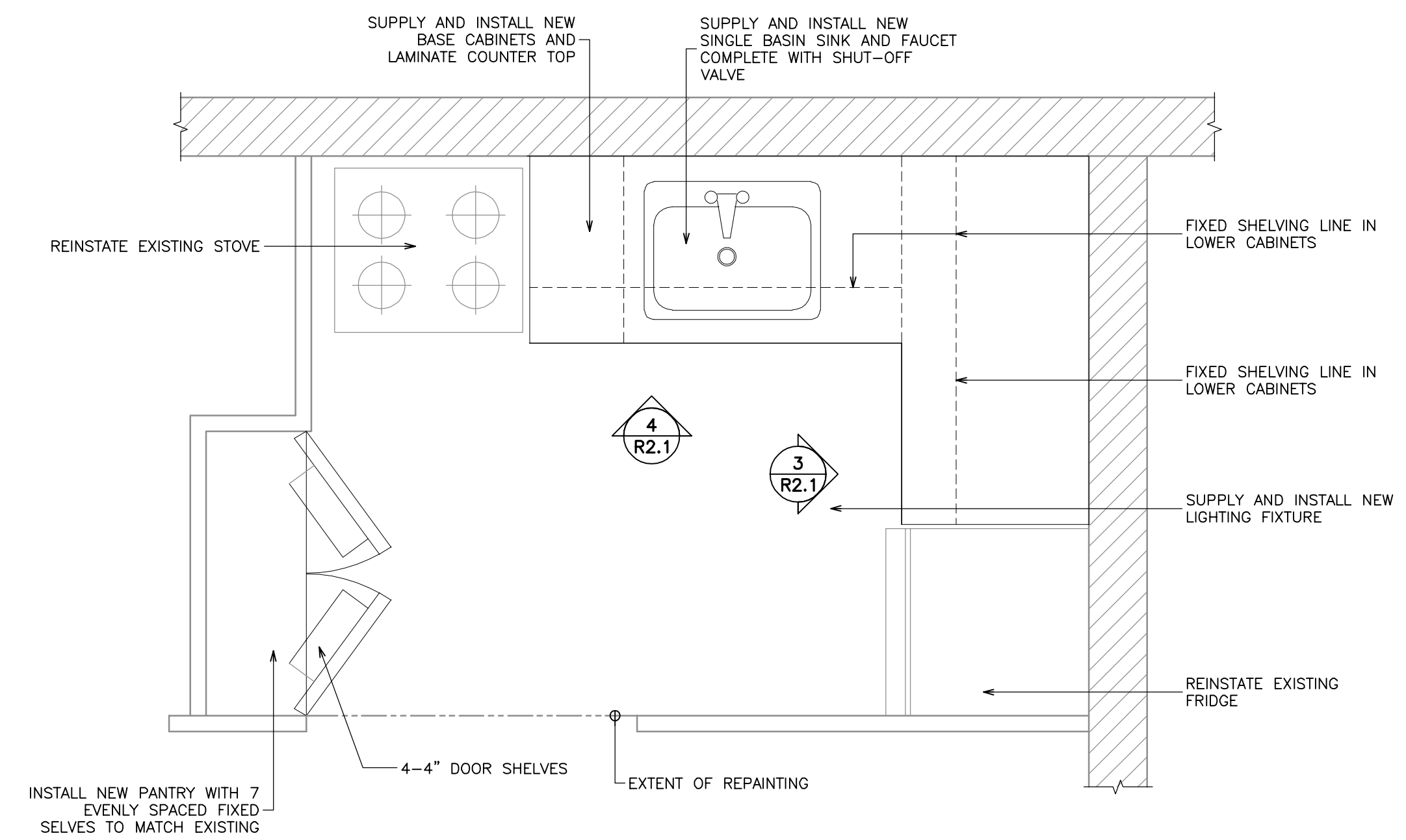
**3**  
**R2.1**  
**NEW FRIDGE AND SINK CABINET ELEVATION**  
1'-1'-0"



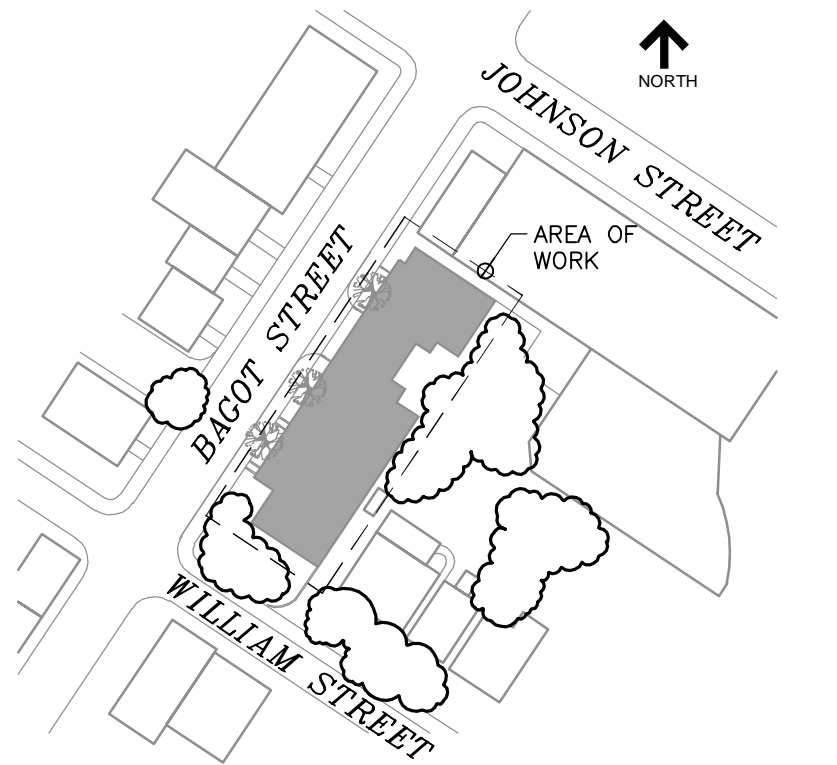
**4**  
**R2.1**  
**NEW STOVE CABINET ELEVATION**  
1'-1'-0"

**NOTES:**

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**2**  
**R2.1**  
**KITCHEN TYPE 'A' NEW LAYOUT AND INSTALLATION NOTES**  
3/4"-1'-0"

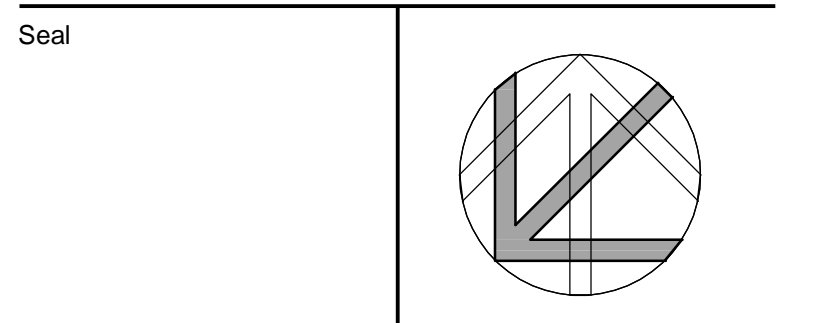


**KEY PLAN**

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Apr. 27/20	M.P.
2.	ISSUED FOR 90% CLIENT REVIEW	Mar. 20/20	M.P.
1.	ISSUED FOR 60% CLIENT REVIEW	Mar. 02/20	M.P.

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Project Name  
**205 BAGOT STREET**  
Kingston, Ontario

**2020 KITCHEN REPLACEMENT**

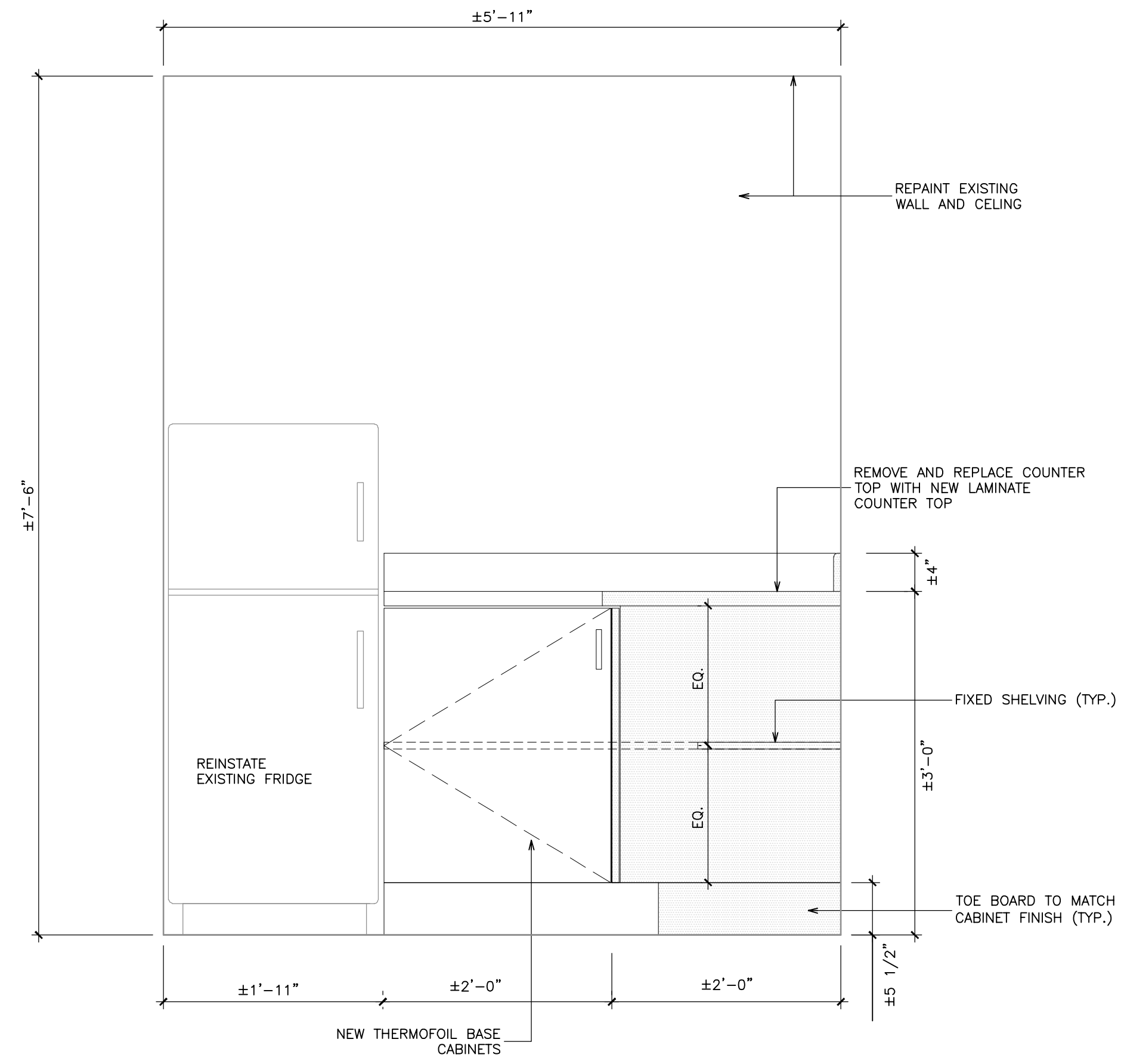
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**KITCHEN TYPE 'B' LAYOUT AND DETAILS**

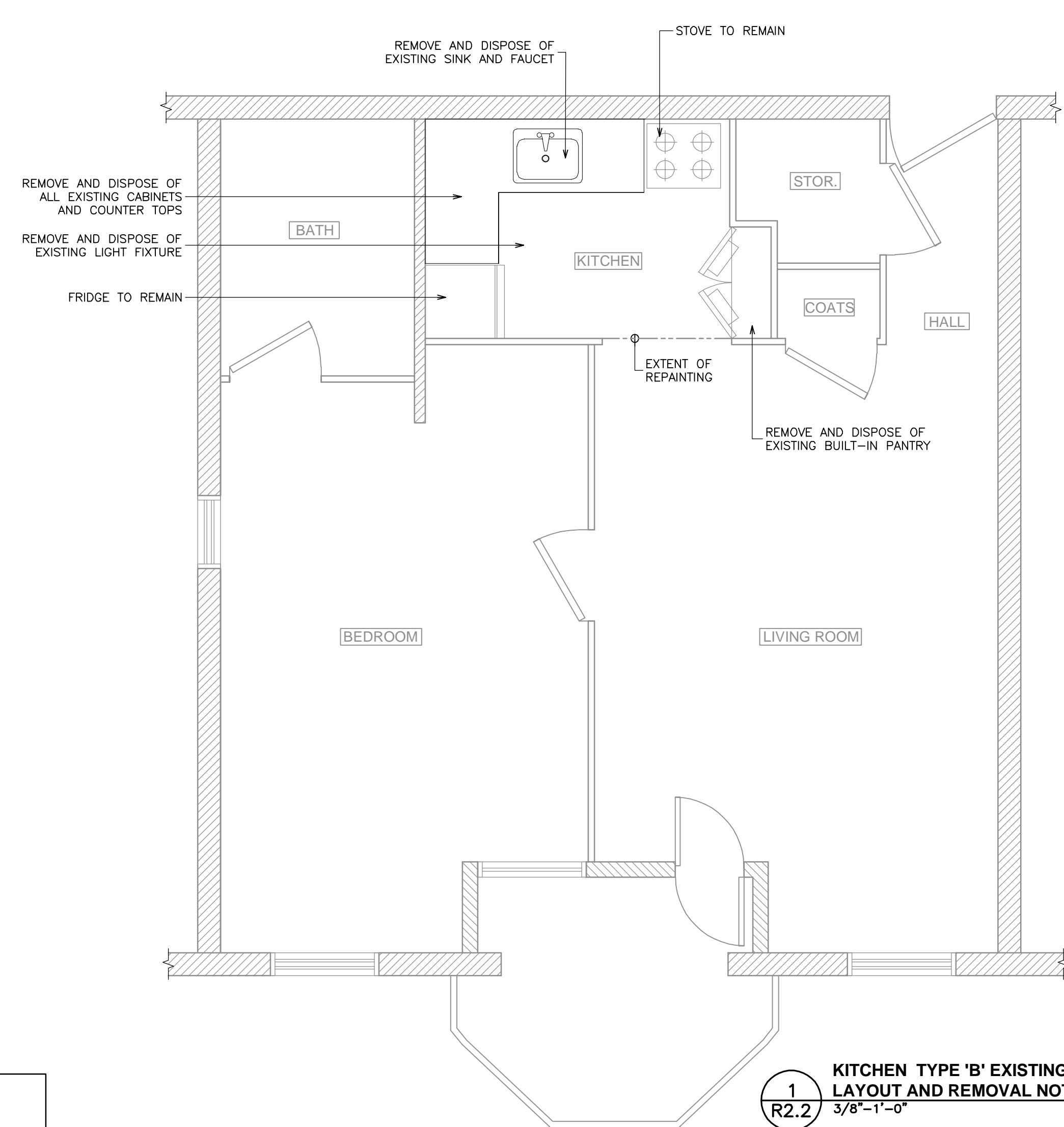
Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number **TOR.126402.0001**

Sheet Number Revision

**R2.2**



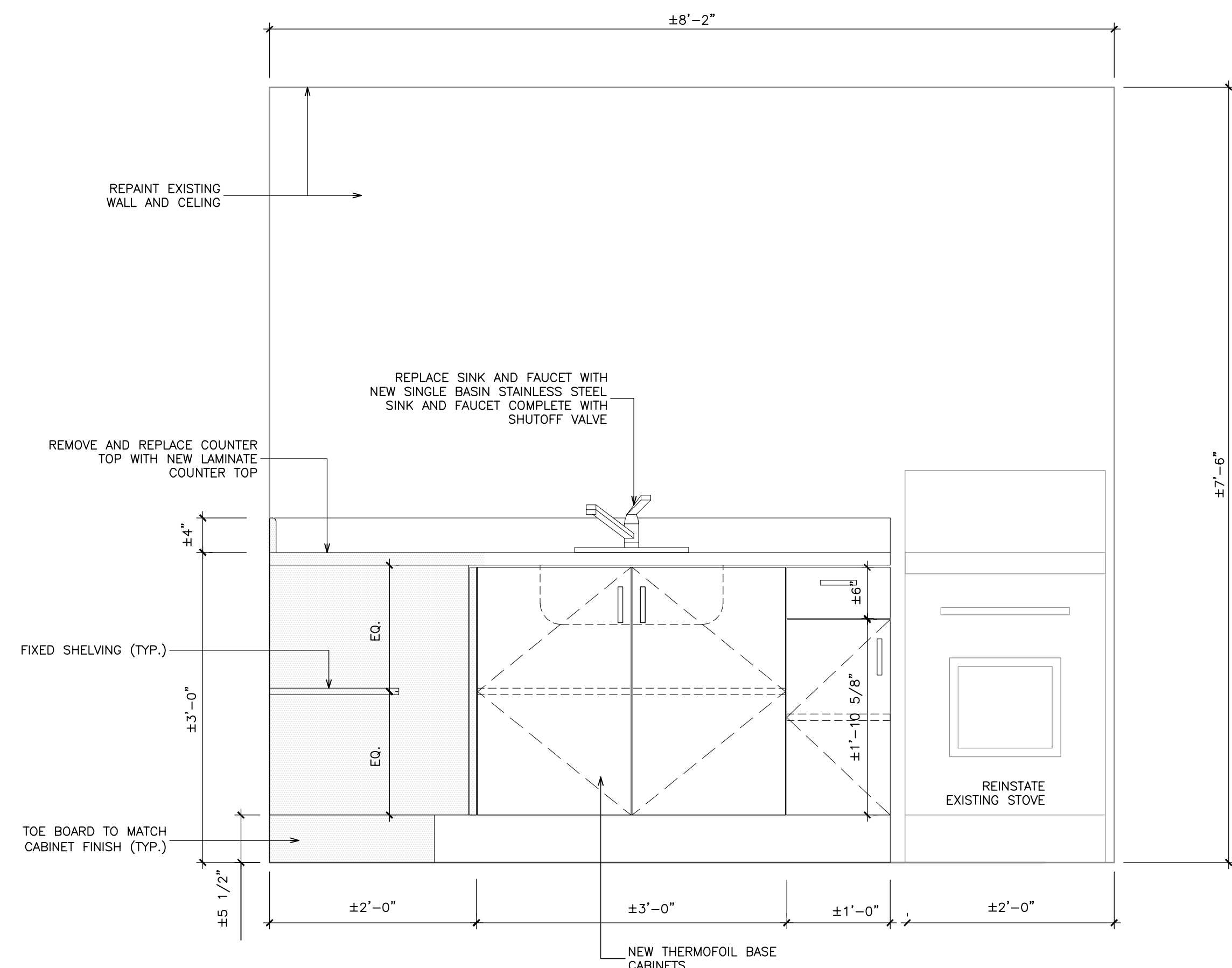
**3**  
**R2.2** NEW FRIDGE AND SINK CABINET ELEVATION  
1'-1'-0"



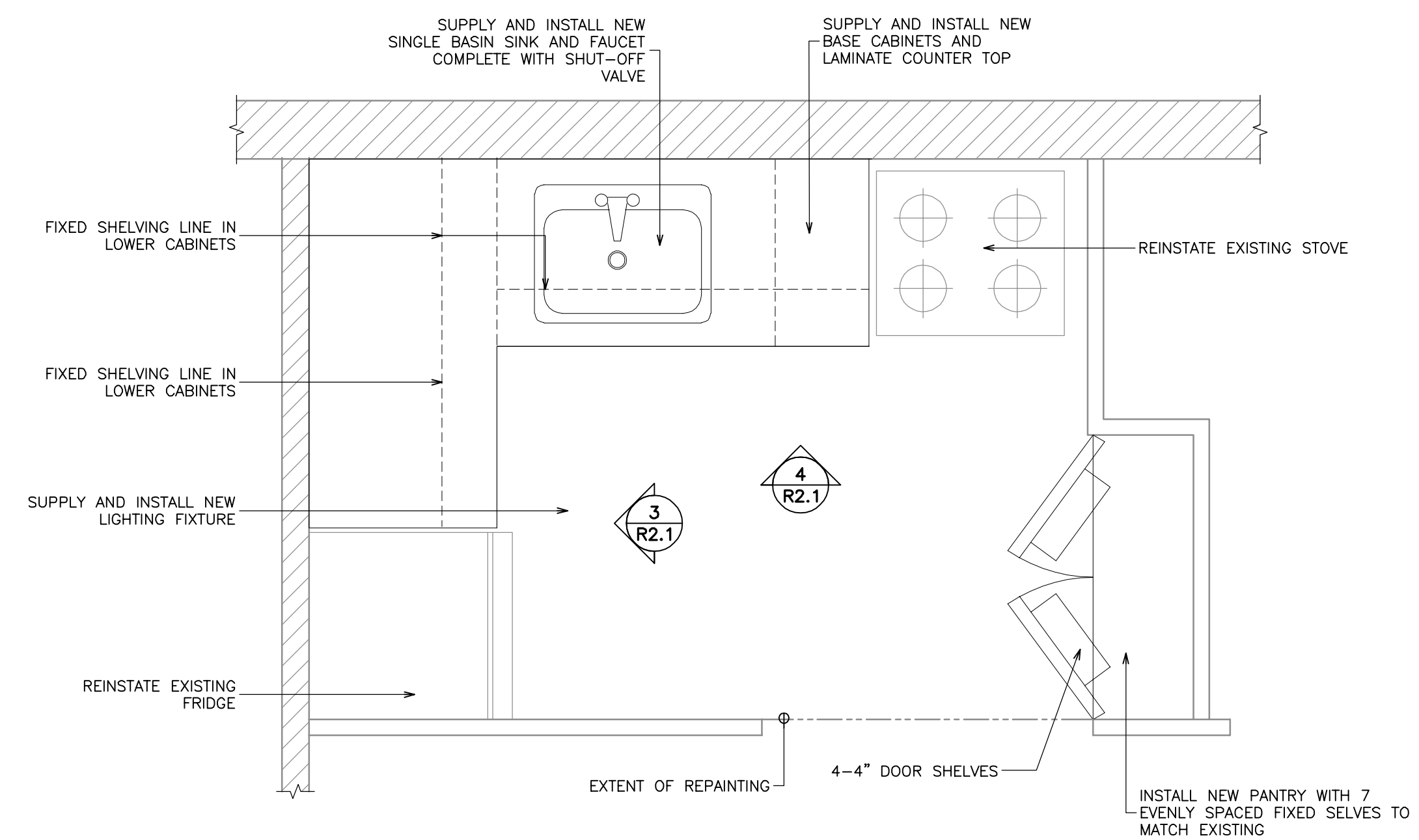
**1**  
**R2.2** KITCHEN TYPE 'B' EXISTING LAYOUT AND REMOVAL NOTES  
3/8'-1'-0"

**NOTES:**

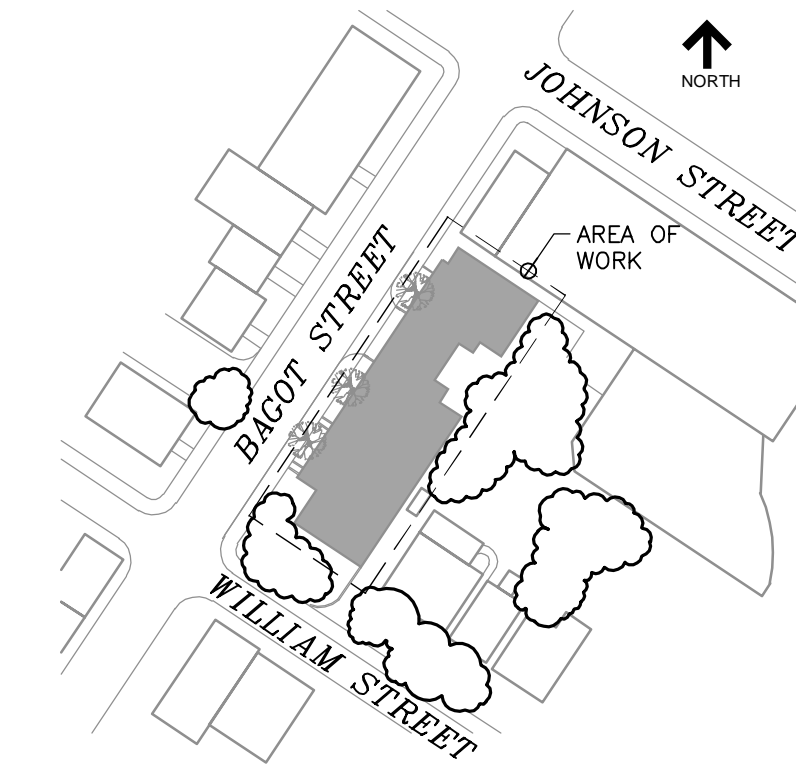
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**4**  
**R2.2** NEW COOKTOP AND RANGE CABINET ELEVATION  
1'-1'-0"



**2**  
**R2.2** KITCHEN TYPE 'B' NEW LAYOUT AND INSTALLATION NOTES  
3/4'-1'-0"



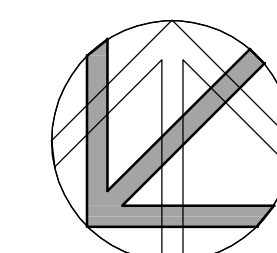
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**Seal**



**Project Name**

**205 BAGOT STREET  
Kingston, Ontario**

**2020 KITCHEN REPLACEMENT**

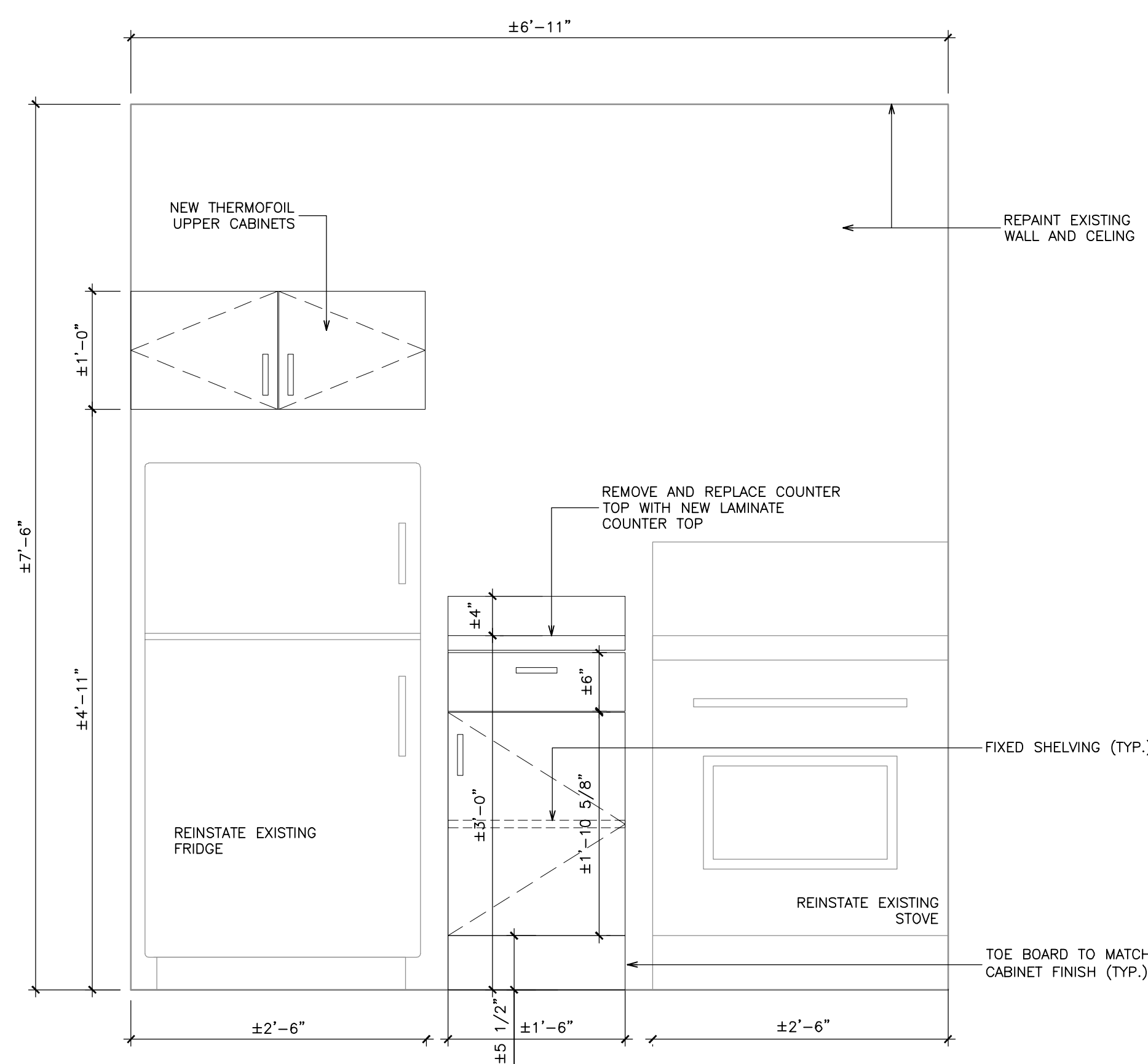
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**KITCHEN TYPE 'C' LAYOUT AND DETAILS**

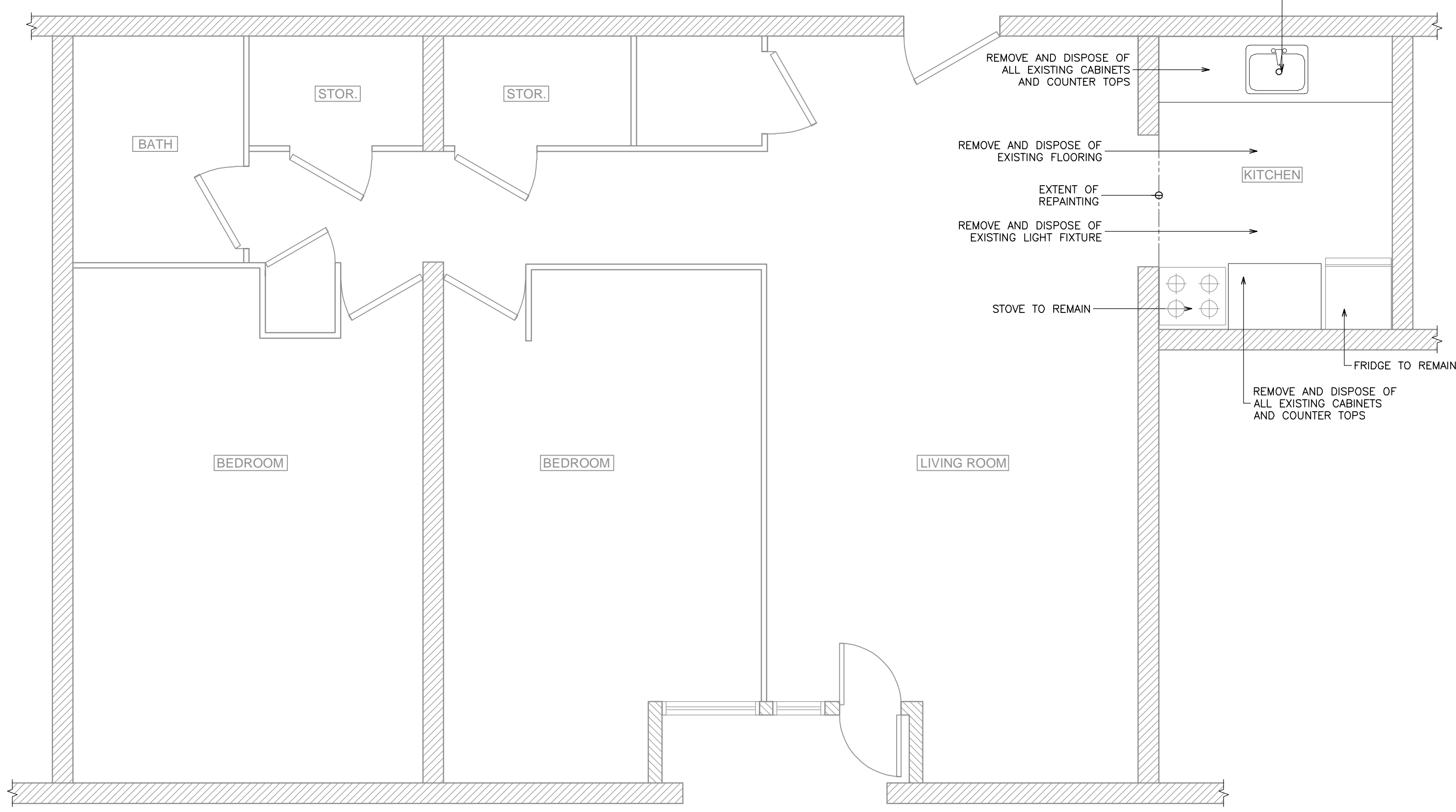
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Designed By M.P. Date March, 2020  
RJC Project Number TOR.126402.0001

Sheet Number Revision

**R2.3**



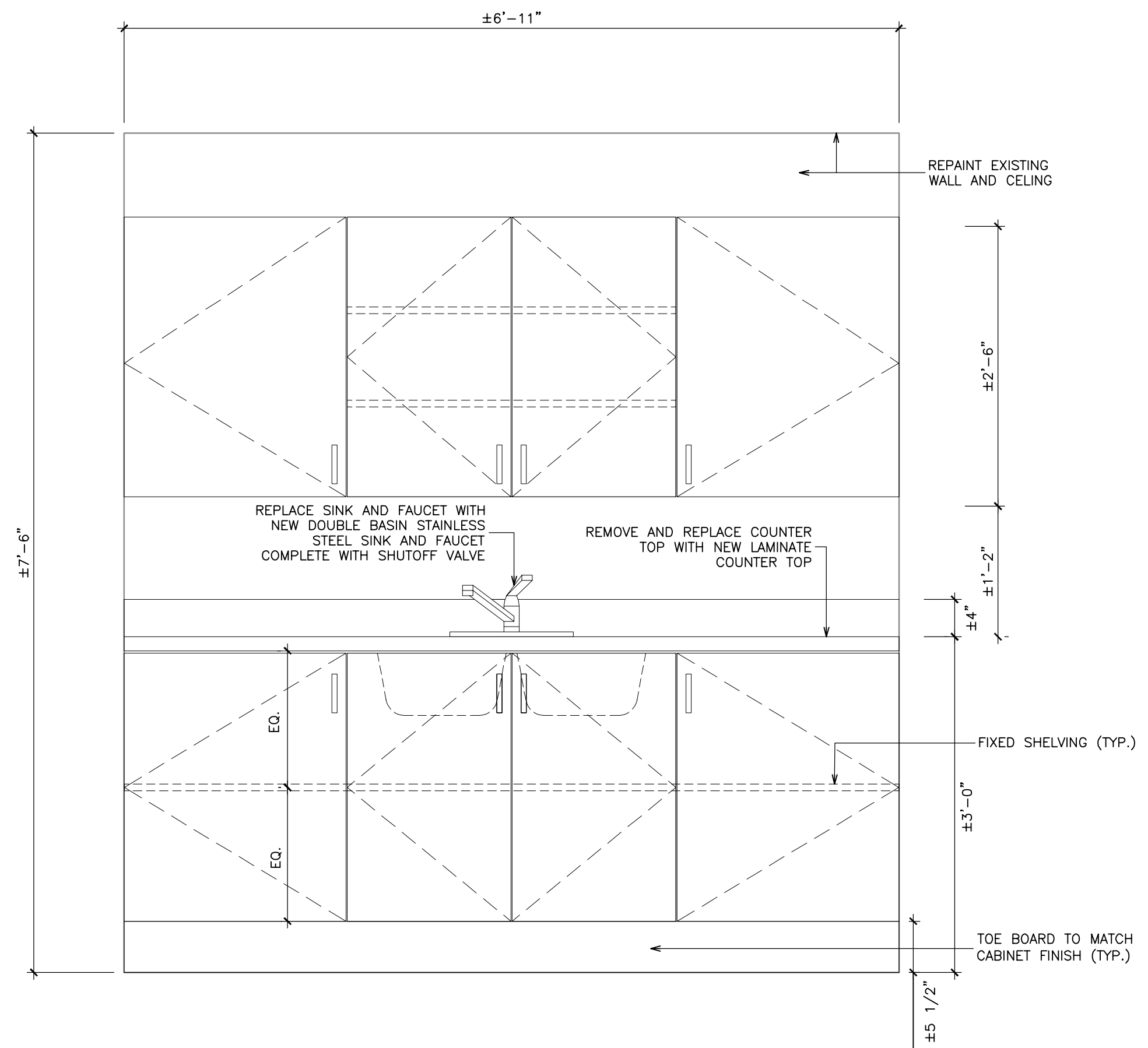
**3 NEW FRIDGE AND SINK CABINET ELEVATION**  
R2.3 1'-1'-0"



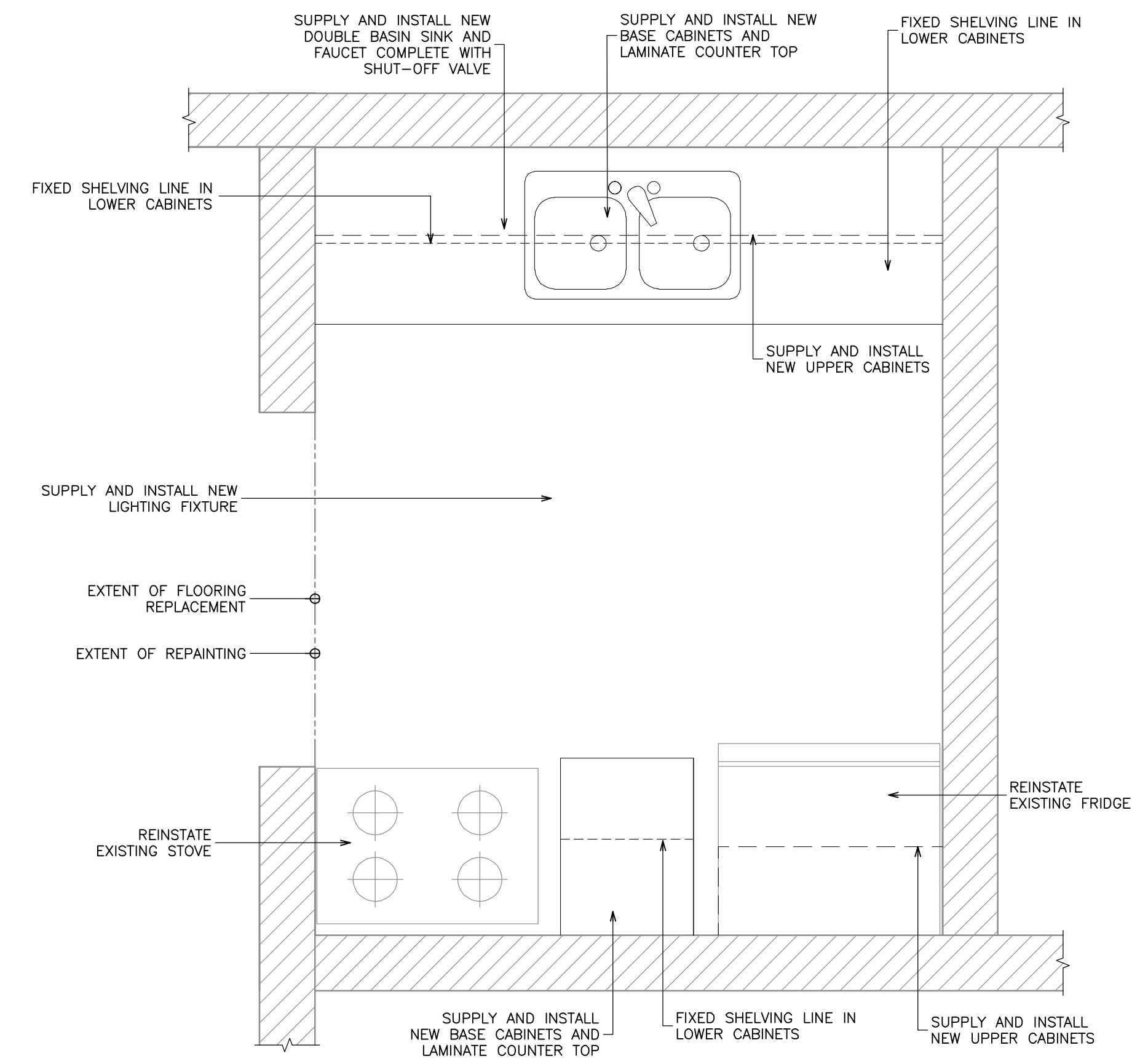
**1 KITCHEN TYPE 'C' EXISTING LAYOUT AND REMOVAL NOTES**  
R2.3 3/8'-1'-0"

**NOTES:**

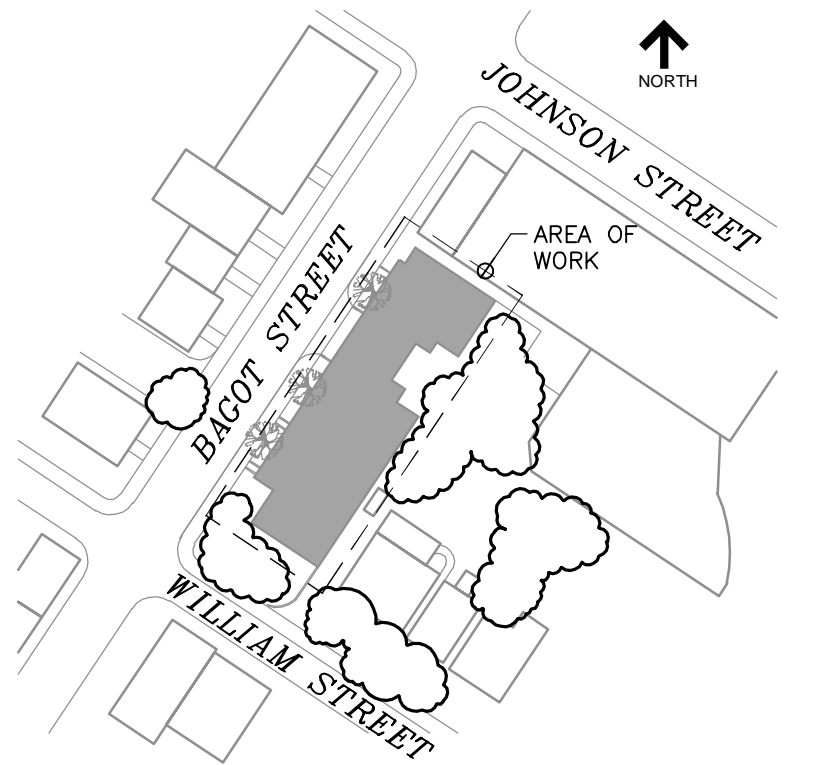
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**4 NEW COOKTOP AND RANGE CABINET ELEVATION**  
R2.3 1'-1'-0"



**2 KITCHEN TYPE 'C' NEW LAYOUT AND INSTALLATION NOTES**  
R2.3 3/4'-1'-0"

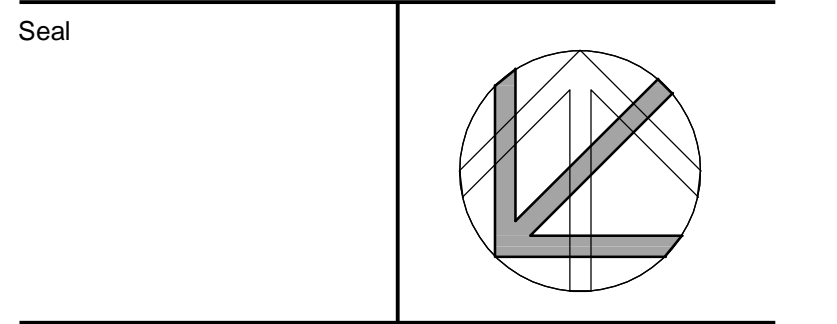


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No.	Revision	Date	By
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**2020 KITCHEN REPLACEMENT**

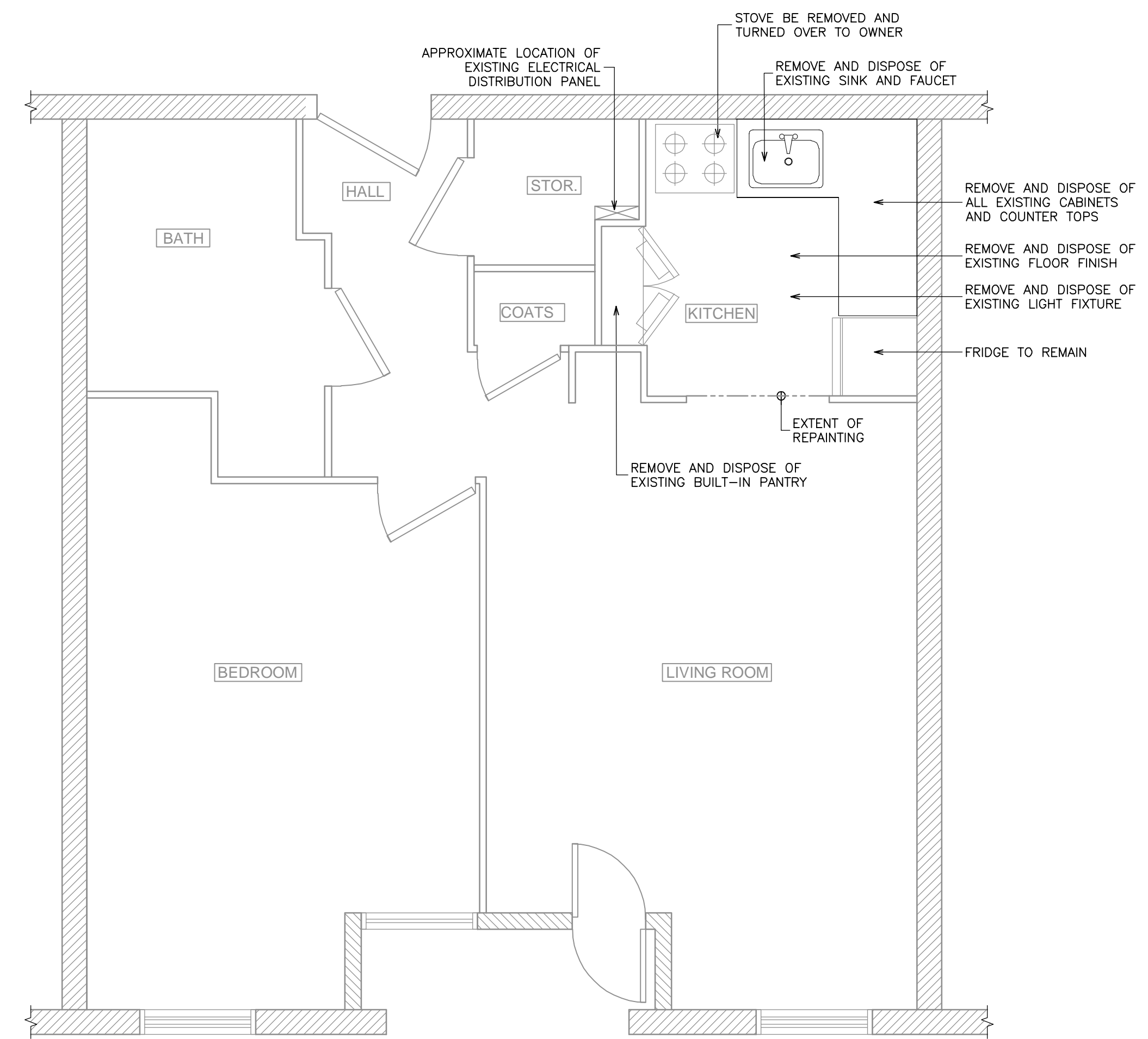
Sheet Title

**KITCHEN TYPE 'WA' LAYOUT AND DETAILS**

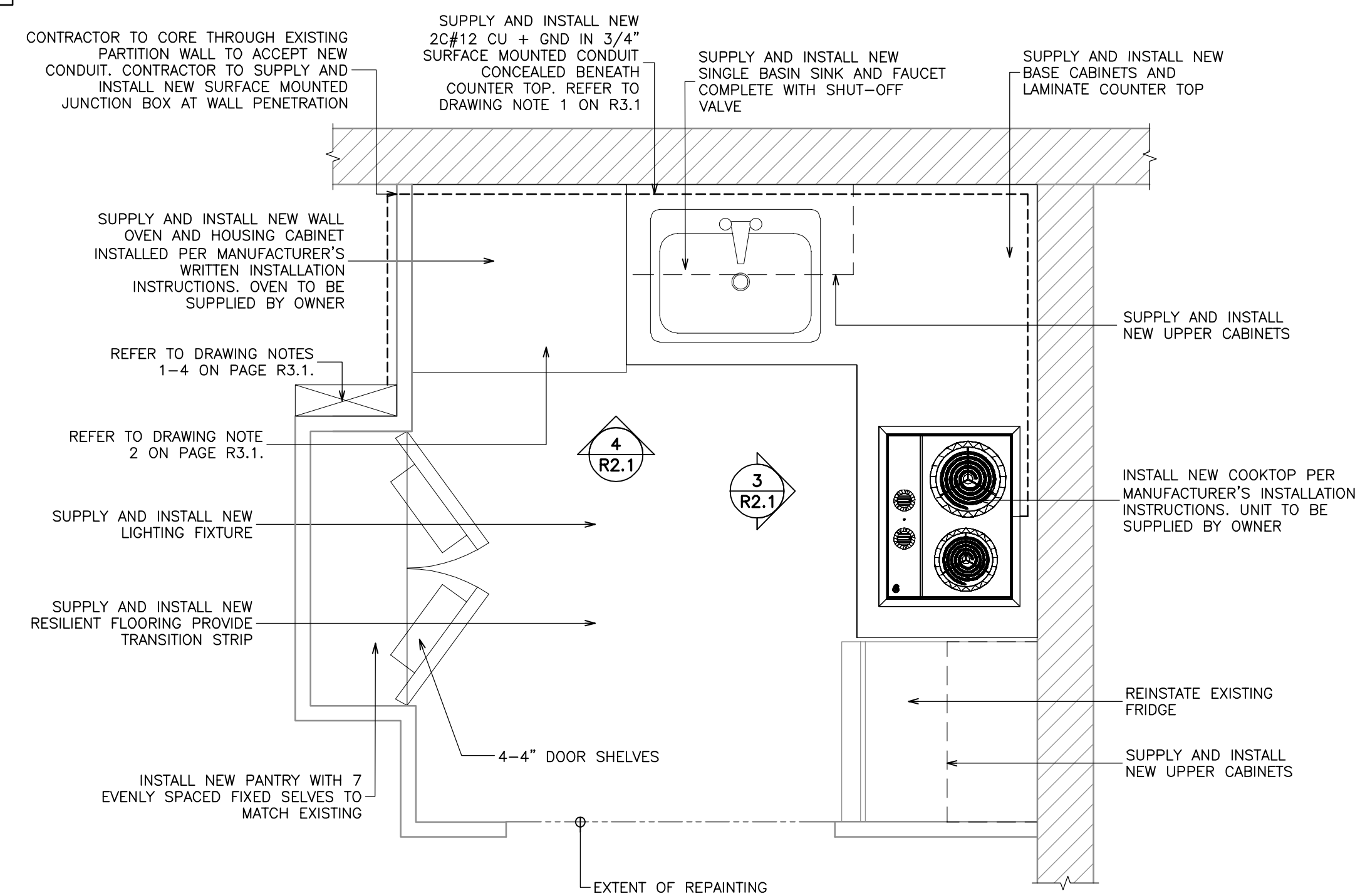
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Designed By M.P. Date March, 2020  
RJC Project Number TOR.126402.0001

Sheet Number Revision

**R2.4**

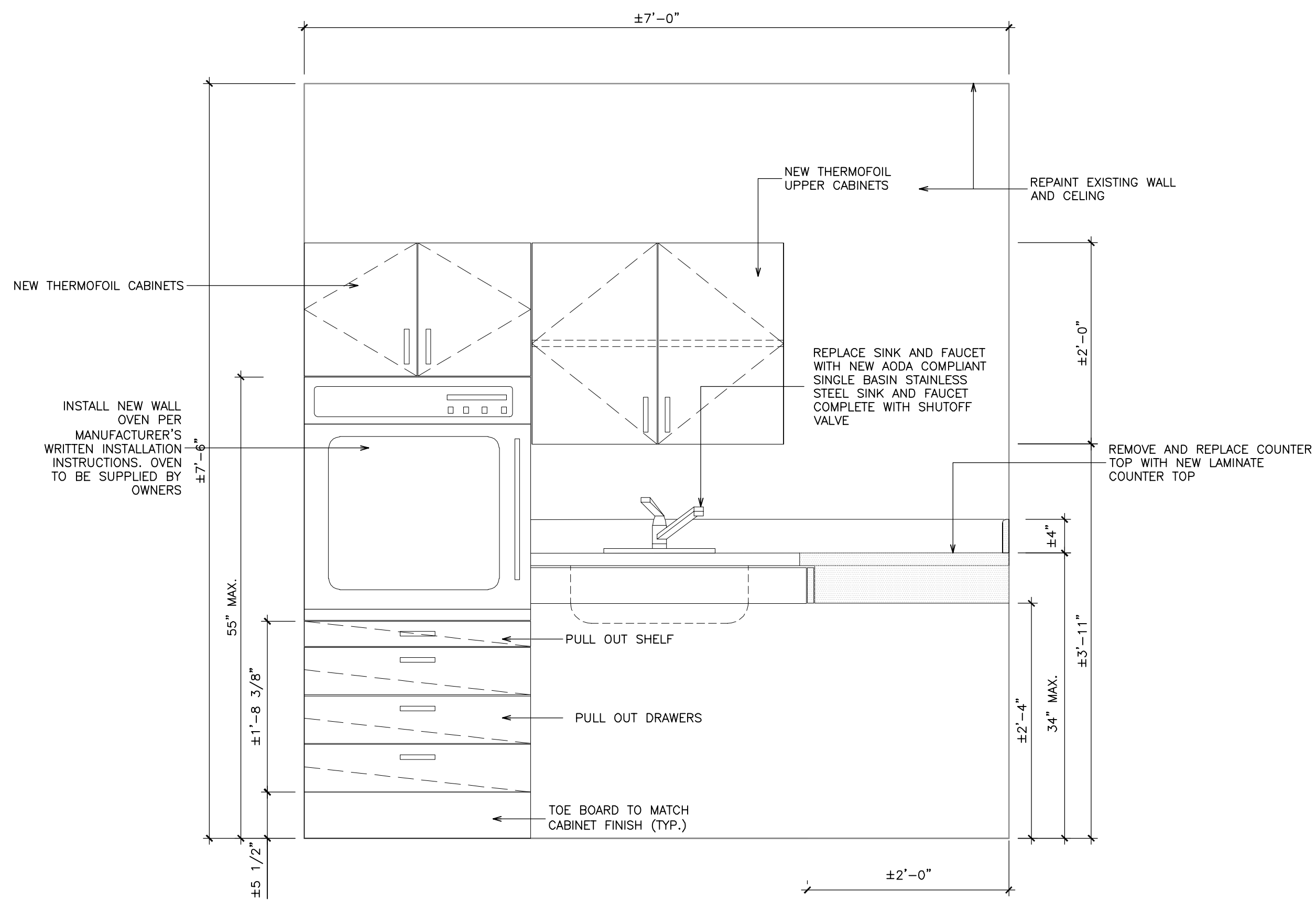


**1**  
**R2.4**  
KITCHEN TYPE 'WA' EXISTING LAYOUT AND REMOVAL NOTES  
3/8"-1'-0"

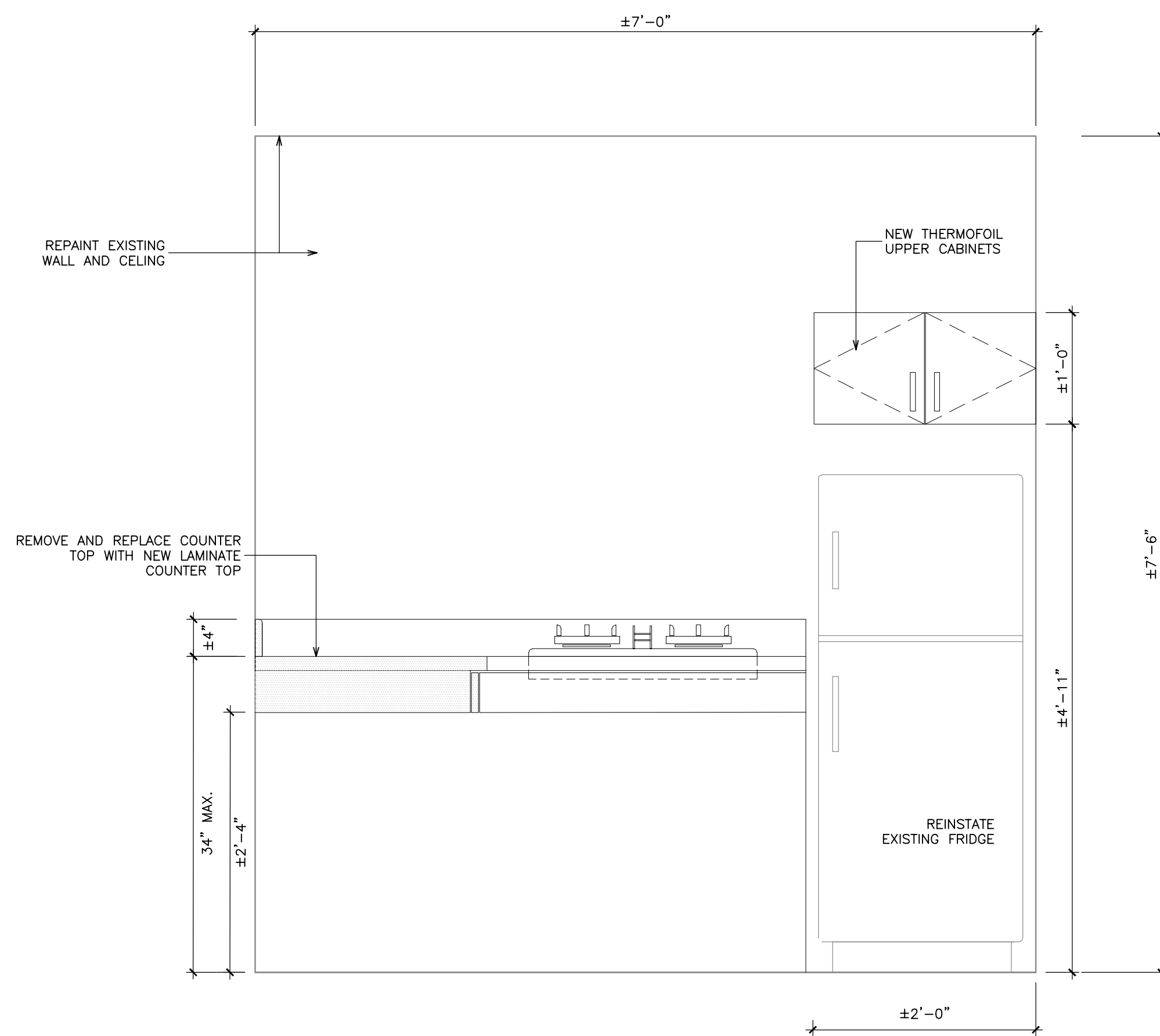


**2**  
**R2.4**  
KITCHEN TYPE 'WA' NEW LAYOUT AND INSTALLATION NOTES  
3/4"-1'-0"

**NOTE:**  
1. CONTRACTOR TO MODIFY CABINET WALLS AS REQUIRED TO PERMIT THE INSTALLATION OF NEW CONDUIT.



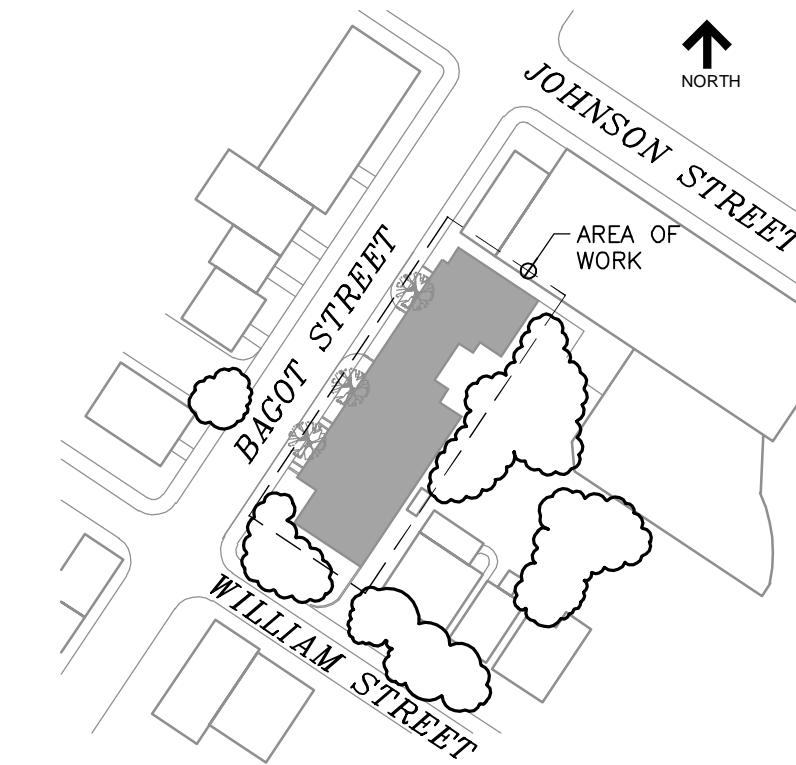
**3**  
**R2.4**  
NEW WALL RANGE AND SINK CABINET ELEVATION  
1'-1'-0"



**4**  
**R2.4**  
NEW COOKTOP AND FRIDGE CABINET ELEVATION  
1'-1'-0"

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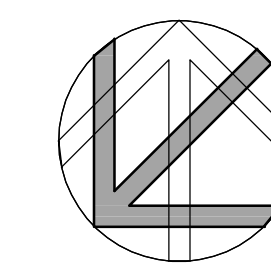
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Seal



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**205 BAGOT STREET**  
Kingston, Ontario

**2020 KITCHEN REPLACEMENT**

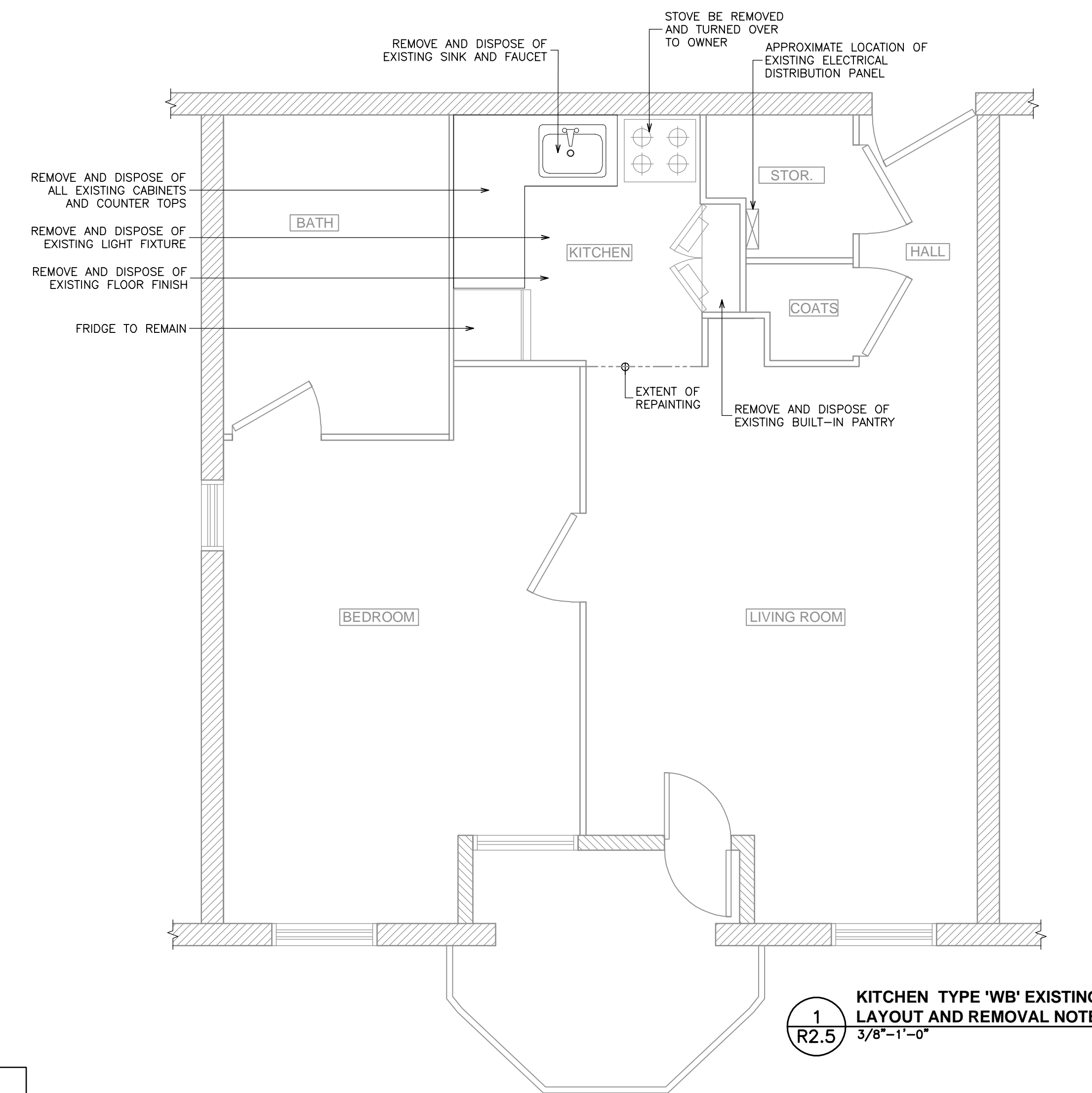
Sheet Title

**KITCHEN TYPE 'WB' LAYOUT AND DETAILS**

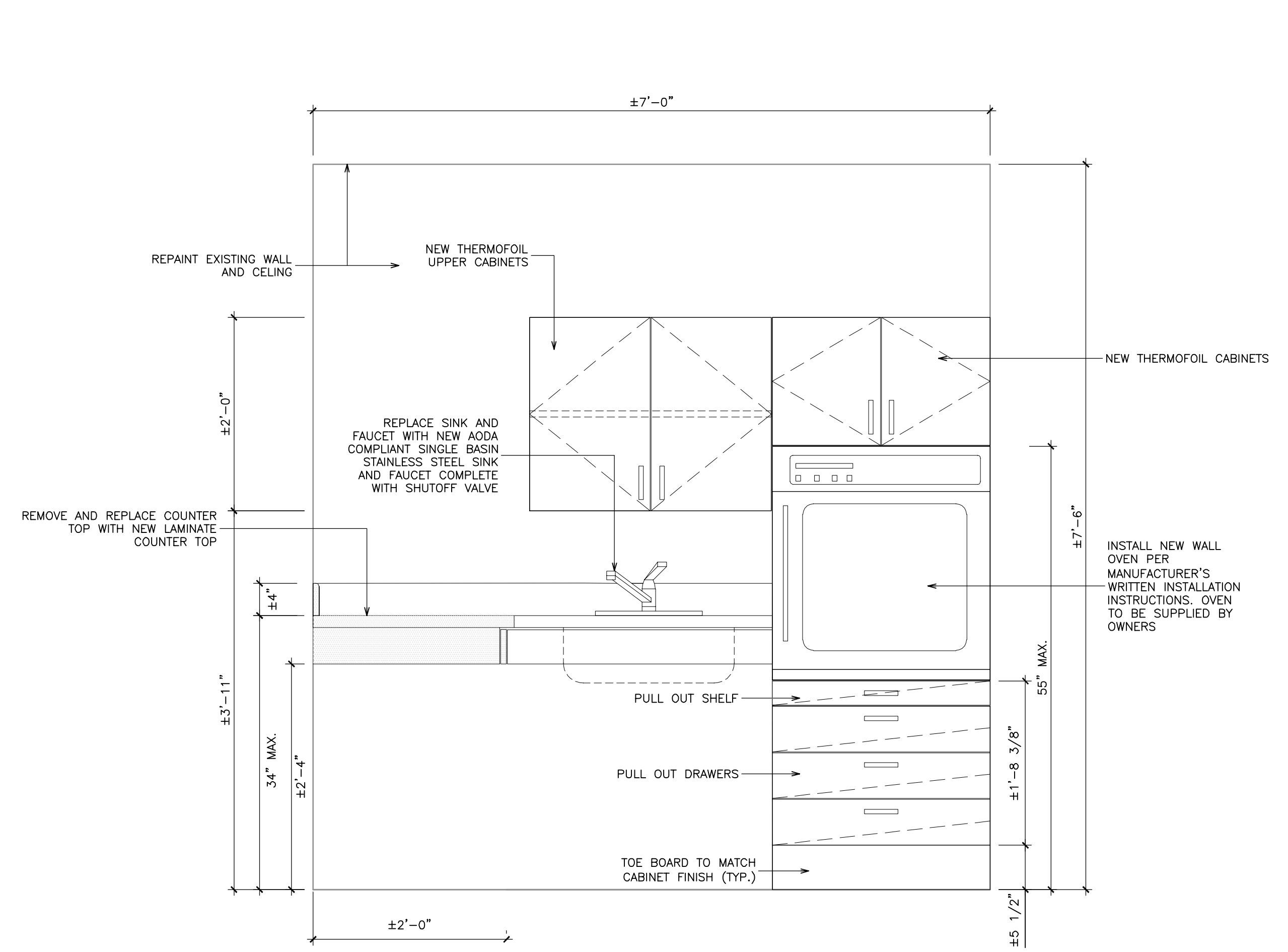
Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number TOR.126402.0001

Sheet Number Revision

**R2.5**



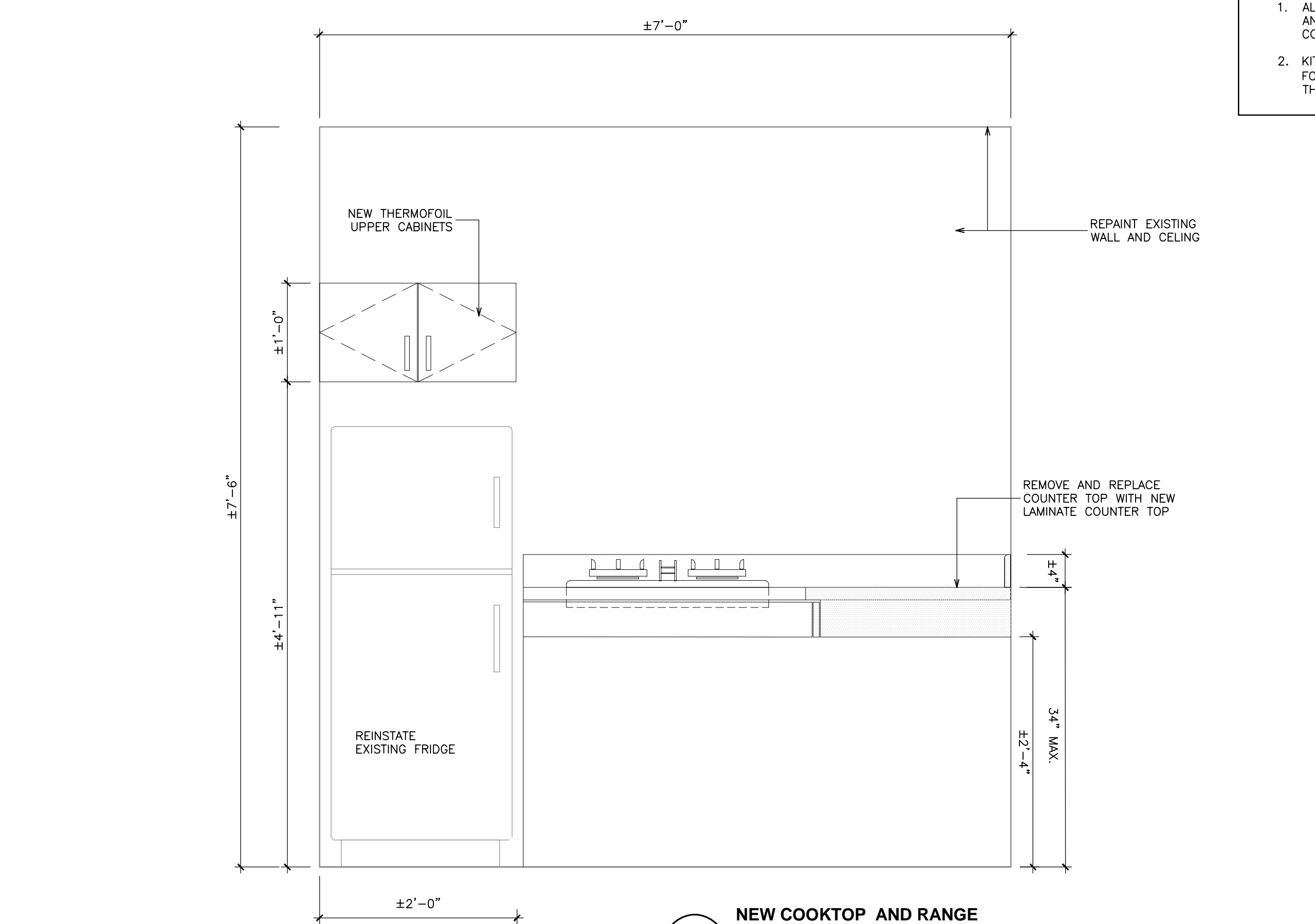
**1**  
**R2.5**  
KITCHEN TYPE 'WB' EXISTING LAYOUT AND REMOVAL NOTES  
3/8"-1'-0"



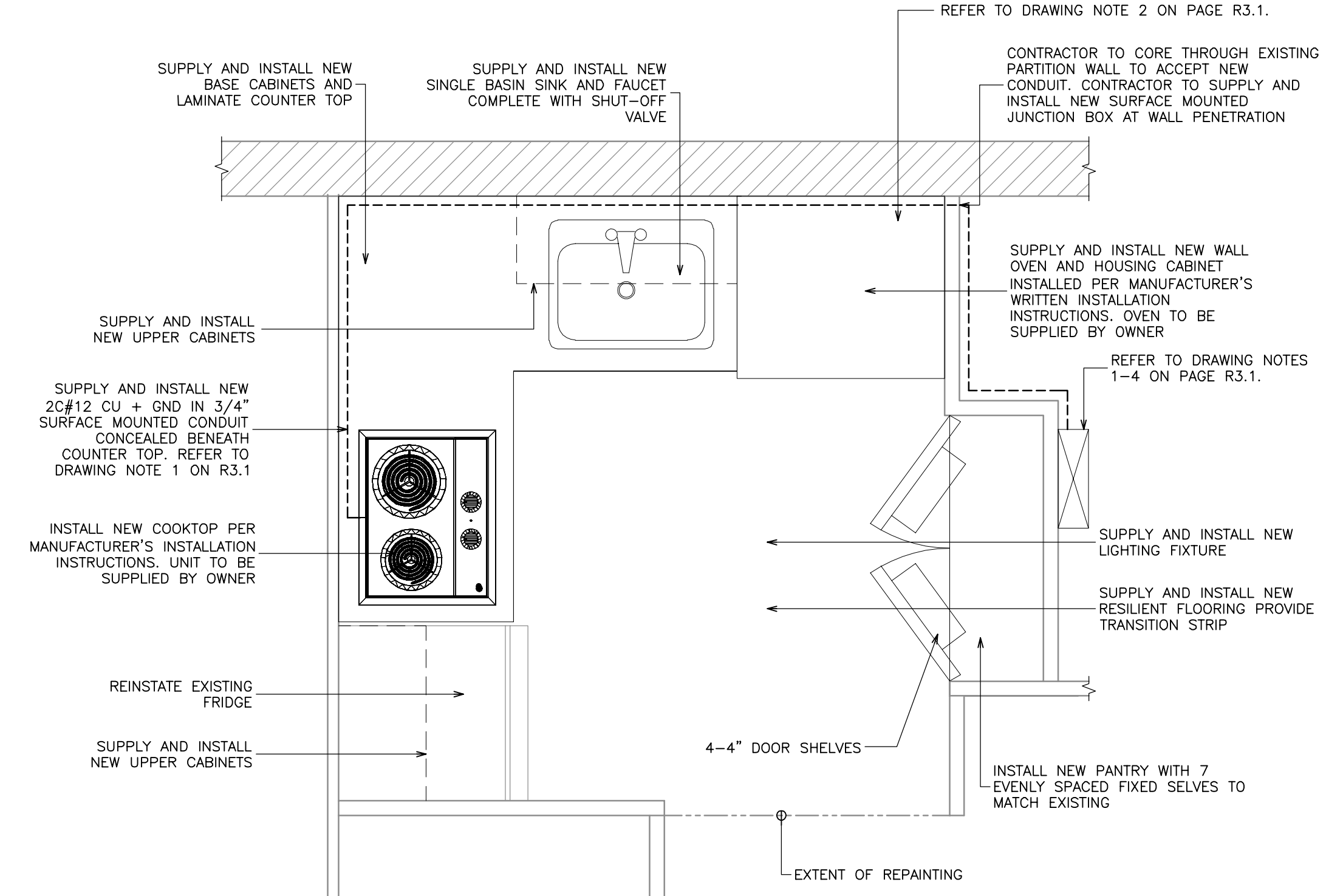
**3**  
**R2.5**  
NEW FRIDGE AND SINK CABINET ELEVATION  
1'-1'-0"

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**4**  
**R2.5**  
NEW COOKTOP AND RANGE CABINET ELEVATION  
1'-1'-0"



**2**  
**R2.5**  
KITCHEN TYPE 'WB' NEW LAYOUT AND INSTALLATION NOTES  
3/4"-1'-0"

**NOTE:**

- CONTRACTOR TO MODIFY CABINET WALLS AS REQUIRED TO PERMIT THE INSTALLATION OF NEW CONDUIT.

**1.0 ELECTRICAL GENERAL REQUIREMENTS :**

GENERAL CONDITIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO ELECTRICAL SAFETY CODE, THE LOCAL ELECTRICAL SAFETY AUTHORITY INSPECTION OFFICE, THE ONTARIO BUILDING CODE, THE ONTARIO FIRE CODE AND ANY OTHER LOCAL REGULATIONS HAVING JURISDICTION OVER THE WORK OF THIS TRADE.
2. BEFORE TENDERING, EXAMINE THE SITE AND ALL DRAWINGS AND SPECIFICATIONS OF ALL TRADES AND BE FAMILIAR WITH THE WORK OF THIS TRADE. NO EXTRAS WILL BE ALLOWED FOR THE FAILURE TO DO SO.
3. ALL ELECTRICAL WORK SHALL COMPLY WITH CSA ELECTRICAL BULLETIN APPLICABLE AT TENDER CLOSE, WHERE SPECIFIC BULLETINS ARE NOT NAMED THEY ARE STILL CONSIDERED AN INTEGRAL PART OF THIS SPECIFICATION.
4. PROVIDE ALL GROUNDING AND BONDING TO GROUND REQUIRED, REGARDLESS IF NOT SHOWN ON THE DRAWINGS. GROUNDING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO ELECTRICAL SAFETY CODE.
5. PROVIDE ALL NEW MATERIALS HAVING CSA, CUL, HARNOCK HERSEY OR OTHER APPROVAL AGENCY LABEL AND LISTING. ALL WORKMANSHIP BY THIS TRADE SHALL BE FIRST CLASS, CONFORMING TO INDUSTRY STANDARD PRACTICES FOR SAFETY, ACCESSIBILITY, DURABILITY AND NEATNESS FOR ACCEPTANCE BY THE OWNERS' REPRESENTATIVES.
6. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTION FEES REQUIRED FOR THE WORK OF THIS TRADE. SUBMIT TO THE LOCAL ELECTRICAL INSPECTION DEPARTMENT AND/OR ELECTRICAL SUPPLY AUTHORITY ANY AND ALL DRAWINGS REQUIRED FOR PERMITS, FEES, APPROVALS, EXAMINATIONS AND SERVICES.
7. PROVIDE ALL CUTTING AND PATCHING REQUIRED FOR THE WORK OF THIS TRADE. ALL CUTTING AND PATCHING SHALL BE PERFORMED BY QUALIFIED TRADES PERSONS. INCLUDE ALL COSTS FOR CUTTING AND PATCHING RELATED TO THE WORK OF THIS TRADE IN THE TENDER PRICE.
8. TOUCH-UP ALL SHOP PAINTED EQUIPMENT DAMAGED IN TRANSIT OR DURING INSTALLATION TO MATCH ORIGINAL SHOP FINISH.
9. AVOID ACCUMULATION OF DEBRIS AS THE WORK PROGRESSES. ON COMPLETION OF THE CONSTRUCTION AND PRIOR TO THE FINAL INSPECTION AND ACCEPTANCE BY THE OWNER, CLEAN UP AND REMOVE FROM THE SITE ALL SCRAP MATERIALS RESULTING FROM THE WORK OF THIS TRADE.
10. CO-ORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES ON THE JOB SO THAT THE WORK MAY PROGRESS WITHOUT ANY DELAY.
11. PRIOR TO THE FINAL INSPECTION, CLEAN ALL ELECTRICAL EQUIPMENT. CLEAN ALL CONSTRUCTION DUST AND DIRT FROM INSTALLED EQUIPMENT AT THE END OF THE JOB.
12. UPON COMPLETION OF THE WORK, PROVIDE THE FINAL UNCONDITIONAL CERTIFICATE OF ACCEPTANCE FROM THE LOCAL ELECTRICAL SAFETY AUTHORITY INSPECTION OFFICE.
13. PROVIDE A ONE YEAR GUARANTEE ON ALL MATERIALS, AND LABOUR FROM THE DATE OF ACCEPTANCE BY THE OWNER. COMPLETE ALL WARRANTY REGISTRATION DOCUMENTATION ON BEHALF OF THE BUILDING OWNER. SUBMIT COPIES OF COMPLETED DOCUMENTATION IN OPERATIONS AND MAINTENANCE MANUALS.
14. ON MULTI-PHASE FEEDERS AND PANELS, ADJUST THE PHASE LOADING SO AS NOT TO EXCEED A PHASE IMBALANCE OF 10%, LINE TO LINE, UNDER NORMAL OPERATING CONDITIONS OF THE FEEDER OR PANEL.
15. SUBMIT SHOP DRAWINGS IN ELECTRONIC PDF FORMAT FOR THE FOLLOWING EQUIPMENT: BREAKERS, FIRE ALARM DEVICES, EXIT AND EMERGENCY LIGHTING UNITS, ETC. THE SHOP DRAWINGS SHALL BEAR THE NAME OF THE MANUFACTURER, THE MANUFACTURER'S CATALOGUE NUMBER, AND THE CONSULTANT'S DESIGNATION, ALONG WITH ALL PERTINENT INFORMATION PERTAINING TO THAT SPECIFIC PIECE OF EQUIPMENT.
16. ALL ELECTRICAL EQUIPMENT SHALL BE MOUNTED PLUMBED TRUE.
17. OBTAIN ONE SET OF PRINTS FOR AS-BUILT PURPOSES AND RECORD ON THESE PRINTS ALL CHANGES TO THE DESIGN DRAWINGS TO REFLECT THE ACTUAL CONSTRUCTION CONDITIONS, EQUIPMENT LOCATIONS AND EQUIPMENT SPECIFICATIONS. AT THE END OF CONSTRUCTION, AND PRIOR TO THE FINAL INSPECTION BY THE CONSULTANT, TRANSFER AS-BUILT MARK-UPS TO AUTOCAD/REVIT AND SUBMIT AUTOCAD AND PDF FILES TO THE CONSULTANT SUBMIT FOR REVIEW. SUBMIT FINAL CAD FILES OF THE AS-BUILT DRAWINGS ON CD/USB KEY. NO FINAL INSPECTION WILL BE PERFORMED UNTIL THESE DRAWINGS ARE SUBMITTED.
18. PREPARE [THREE SETS] OF OPERATIONS AND MAINTENANCE MANUALS FOR PRESENTATION TO THE OWNER. PROVIDE COPIES OF ALL REVIEWED SHOP DRAWINGS FOR THE PROJECT, MANUFACTURER'S INSTALLATION INSTRUCTIONS, MANUFACTURER'S MAINTENANCE INSTRUCTIONS, AND COPIES OF ALL TEST DATA, VERIFICATION CERTIFICATES, MANUFACTURER'S WARRANTIES AND GUARANTEES, THE GUARANTEE OF THIS TRADE INDICATING START DATE AND END DATE AS WELL AS CONTRACT NUMBERS.
19. WHERE THE WORD PROVIDE IS USED IN THESE SPECIFICATIONS OR ON THE DRAWINGS, IT HAS THE MEANING "PROVIDE AND INSTALL COMPLETE WITH ALL ASSOCIATED MOUNTING HARDWARE AND CONNECTIONS".
20. CHANGES IN THE WORK
  - .1 CHANGES TO THE CONTRACT REQUIRING ADDITIONS TO OR DELETIONS FROM THE WORK OF THIS DIVISION SHALL BE CARRIED OUT UPON WRITTEN REQUEST OF THE CONSULTANT. EXTRAS TO THE CONTRACT OR CREDITS SHALL BE SUBMITTED WITH A COMPLETE COST BREAKDOWN AS FOLLOWS: MATERIALS, QUANTITIES AND UNIT PRICES FOR ALL EQUIPMENT REQUIRED OR DELETED, UNIT MAN HOURS TOTAL MATERIAL COST, TOTAL MAN HOURS, HOURLY RATE. (REFER TO SUPPLEMENTARY CONDITIONS AND GENERAL CONTRACT). TOTAL OVERHEAD AND PROFIT. (REFER TO SUPPLEMENTARY CONDITIONS AND GENERAL CONTRACT).

CONDUCTORS & RACEWAYS

1. USE TW75 OR RW90 COPPER CONDUCTORS CSA APPROVED FOR THE APPLICATION. SIZE THE CONDUCTORS SO THAT THE MAXIMUM BRANCH CIRCUIT VOLTAGE DROP DOES NOT EXCEED 3%. MINIMUM CONDUCTOR SIZE IS #12 AWG UNLESS OTHERWISE INDICATED.
2. ALL CONDUCTORS ARE TO BE INSTALLED IN RACEWAYS AS DESCRIBED BELOW:
  - .1 IN CONCRETE SLAB, UNDERGROUND BURIED, BELOW SLAB ON GRADE OR EXTERIOR EXPOSED SURFACE RACEWAYS: PVC CONDUIT
  - .2 INTERIOR SURFACE RACEWAYS, BRANCH CIRCUIT WIRING FROM PANELS, CONCEALED IN ACCESSIBLE CEILINGS AND INTERIOR WALLS OR IN INTERIOR CONCRETE BLOCK CONSTRUCTION: EMT RACEWAYS
  - .3 IN METAL STUD PARTITION WALLS, BRANCH CIRCUIT WIRING FROM PANELS IN SUITE OR TENANT OCCUPANCIES, IN INTERIOR CONCRETE BLOCK WALLS, FOR FINAL DROPS TO FIXTURES IN CEILING SPACES. (LENGTH NOT TO EXCEED 3M IN THIS APPLICATION): ARMoured CABLE (BX).
  - .4 IN WOOD STUD CONSTRUCTION: NMD-7 COPPER CONDUCTORS ARE PERMITTED FOR BRANCH CIRCUIT WIRING AS DIRECTED BY THE ENGINEER.
  - .5 FOR EXISTING CONSTRUCTION WHERE EXISTING WALLS AND FINISHES ARE TO REMAIN: SURFACE METAL RACEWAYS (SMR)
  - .6 OBTAIN PERMISSION FROM THE CONSULTANT PRIOR TO INSTALLATION. COLOUR AND SIZE OF RACEWAYS TO BE CONFIRMED WITH CONSULTANT FOR THE SPECIFIC APPLICATION.
3. ALL CONDUIT AND WIRING IS TO BE CONCEALED IN ALL FINISHED AREAS. DEVICES
  - .1 SWITCHES:
    - 1.1. -
  - .2 RECEPTACLES:
    - 2.1. RESIDENTIAL GRADE, DUPLEX, RATED 20AMP, 125 VAC, EEMAC 5-20R CONFIGURATION, T-SLOT, U-GROUND.
  - .3 COVERPLATES:
    - 3.1 SMOOTHLINE BAKELITE, COLOUR AND STYLE TO MATCH DEVICES.
4. DEVICES IN SUITES: TO BE SIMILAR TO LEVITON - DECORA SERIES; SMITH & STONE - NEW ERA SERIES; OR PASS & SEYMOUR - SIERRAPLEX SERIES.
5. DEVICES IN PUBLIC AREAS: TO BE STANDARD TYPE AS MANUFACTURED BY LEVITON, SMITH & STONE, PASS & SEYMOUR, HUBBELL, BRYANT, LUTRON.
6. COLOUR OF DEVICES: MATCH EXISTING
7. DEVICES OF SIMILAR TYPE SHALL BE OF THE SAME MANUFACTURER THROUGHOUT.
8. COVERPLATES SHALL BE OF THE SAME MANUFACTURER AS THE DEVICES.
9. ALL DEVICES OF THE SAME TYPE, SIZE AND RATING ARE TO BE OF THE SAME MANUFACTURER THROUGHOUT THE PROJECT.

SERVICE AND DISTRIBUTION

1. PROVIDE AND INSTALL COMPLETE SECONDARY DISTRIBUTION SYSTEM AS DETAILED ON THE DRAWINGS.
2. ACCEPTABLE MANUFACTURERS FOR DISTRIBUTION EQUIPMENT INCLUDE: EATON-CUTLER HAMMER, SCHNEIDER CANADA, GENERAL ELECTRIC AND SIEMENS PROVIDE NEW CIRCUIT BREAKERS TO MATCH EXISTING PANEL TYPE AND KAIC RATING.
3. LABEL ALL PANELS TO CLEARLY INDICATE EQUIPMENT CONTROLLED OR AREA SERVED
4. PROVIDE CIRCUIT BREAKERS OF THE TYPE, WITH AMPERE CAPACITY, NUMBER OF POLES, BRANCH BREAKER CAPACITY, ETC., AS SPECIFIED ON DRAWINGS.
5. PROVIDE A UPDATED DIRECTORY CARD TO MATCH NEW CIRCUITING AS SPECIFIED ON DRAWINGS.
6. ALL BRANCH BREAKERS SHALL BE THERMAL-MAGNETIC TRIP INDICATED, AMBIENT TEMPERATURE COMPENSATED AND BOLTED TO THE BUS BAR.

RENOVATIONS ON EXISTING BUILDING

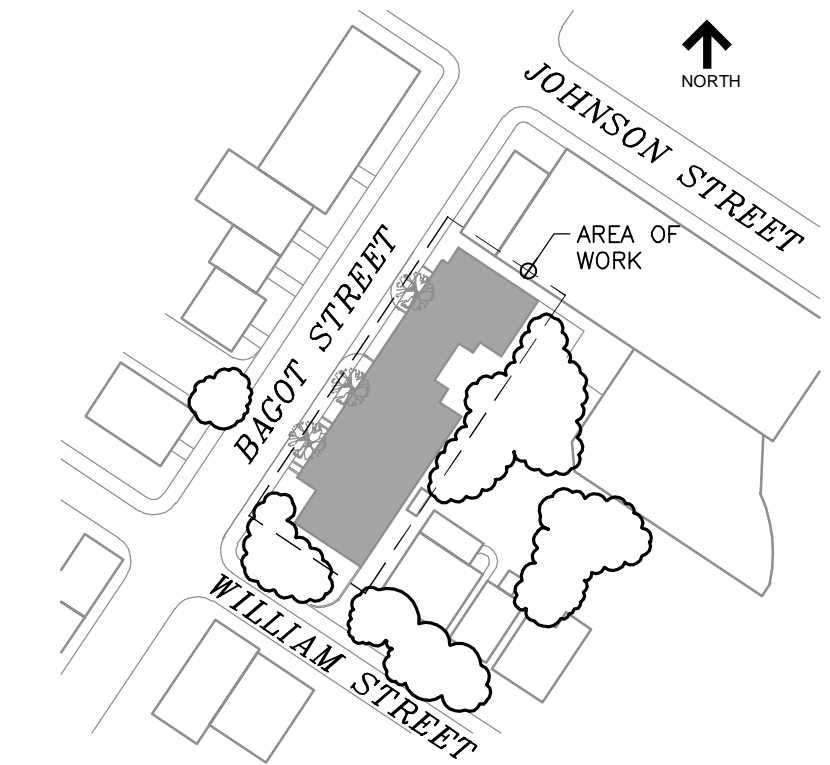
1. RENOVATIONS SHALL BE MADE ON THE EXISTING BUILDING AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN. REMOVE ALL EXISTING LUMINARIES, OUTLET BOXES, SWITCHES, RECEPTACLES, ETC. AS INDICATED ON DRAWINGS. ALL EQUIPMENT REMOVED AND NOT REUSED SHALL REMAIN THE PROPERTY OF THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EQUIPMENT INSTALLED IN RENOVATED AREAS SHALL BE NEW. ELECTRICAL TRADE WILL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR ELECTRICAL INSTALLATION. ALL CONDUIT SHALL BE INSTALLED CONCEALED IN FINISHED AREAS UNLESS SPECIFICALLY NOTED OTHERWISE.
2. NEW CONDUCTORS SHALL BE INSTALLED TO THE NEAREST OUTLET AS REQUIRED FOR EQUIPMENT THAT IS RELOCATED. INSTALLATION OF JUNCTION BOXES FOR SPLICING PURPOSES SHALL NOT BE PERMITTED UNLESS SPECIFICALLY CALLED FOR.
3. PROVIDE ALL CONDUCTORS REQUIRED TO RECONNECT EXISTING CIRCUITS WHERE REQUIRED THAT MAY BE DISRUPTED DUE TO RENOVATIONS ON THE EXISTING FLOOR.
4. PROVIDE NEW BREAKERS WHERE REQUIRED IN EXISTING PANELS TO PICK-UP ADDITIONAL CIRCUITS INDICATED ON THE DRAWINGS.

DRAWING NOTES:

1. DISCONNECT AND REMOVE EXISTING BREAKER SERVING THE EXISTING RANGE. REMOVE ALL ASSOCIATED CONDUIT, BOXES AND CABLING AS REQUIRED BACK TO SOURCE SUITE PANEL.
2. PROVIDE DIRECT CONNECTION TO NEW WALL OVEN . PROVIDE A NEW 2P, 20A BREAKER IN EXISTING SUITE PANEL. NEW BREAKER TO MATCH EXISTING TYPE AND KAIC RATING, AND COMPATIBLE WITH EXISTING SUITE PANEL. UPDATE PANEL DIRECTORY AS REQUIRED. PROVIDE 2C #12 CU +GND IN 3/4" FROM NEW WALL OVEN BREAKER TO NEW WALL OVEN. COORDINATE EXACT ROUTING ON SITE
3. PROVIDE DIRECT CONNECTION TO NEW 2 BURNER COOKTOP . PROVIDE A NEW 2P, 20A BREAKER IN EXISTING SUITE PANEL. NEW BREAKER TO MATCH EXISTING TYPE AND KAIC RATING, AND COMPATIBLE WITH EXISTING SUITE PANEL. UPDATE PANEL DIRECTORY AS REQUIRED. PROVIDE 2C #12 CU +GND IN 3/4" FROM NEW 2 BURNER COOKTOP BREAKER TO NEW BURNER COOKTOP. COORDINATE EXACT LOCATION AND ROUTING ON SITE
4. ADJUST BREAKERS IN EXISTING 70A PANEL AS NEEDED TO ACCOMMODATE THE ADDITION OF TWO NEW 2P BREAKERS. UPDATE PANEL DIRECTORY AS REQUIRED.



**Read Jones Christoffersen Ltd.**  
Engineers  
rjc.ca  
780 Midpark Drive, Suite 203  
Kingston, ON K7M 7P6 Canada  
tel 613-767-6936



**KEY PLAN**

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Apr. 27/20	M.P.
2.	ISSUED FOR 90% CLIENT REVIEW	Mar. 20/20	M.P.
1.	ISSUED FOR 60% CLIENT REVIEW	Mar. 02/20	M.P.

**Drawing Notes**

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Seal	
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Project Name  
**205 BAGOT STREET**  
**Kingston, Ontario**

**2020 KITCHEN REPLACEMENT**

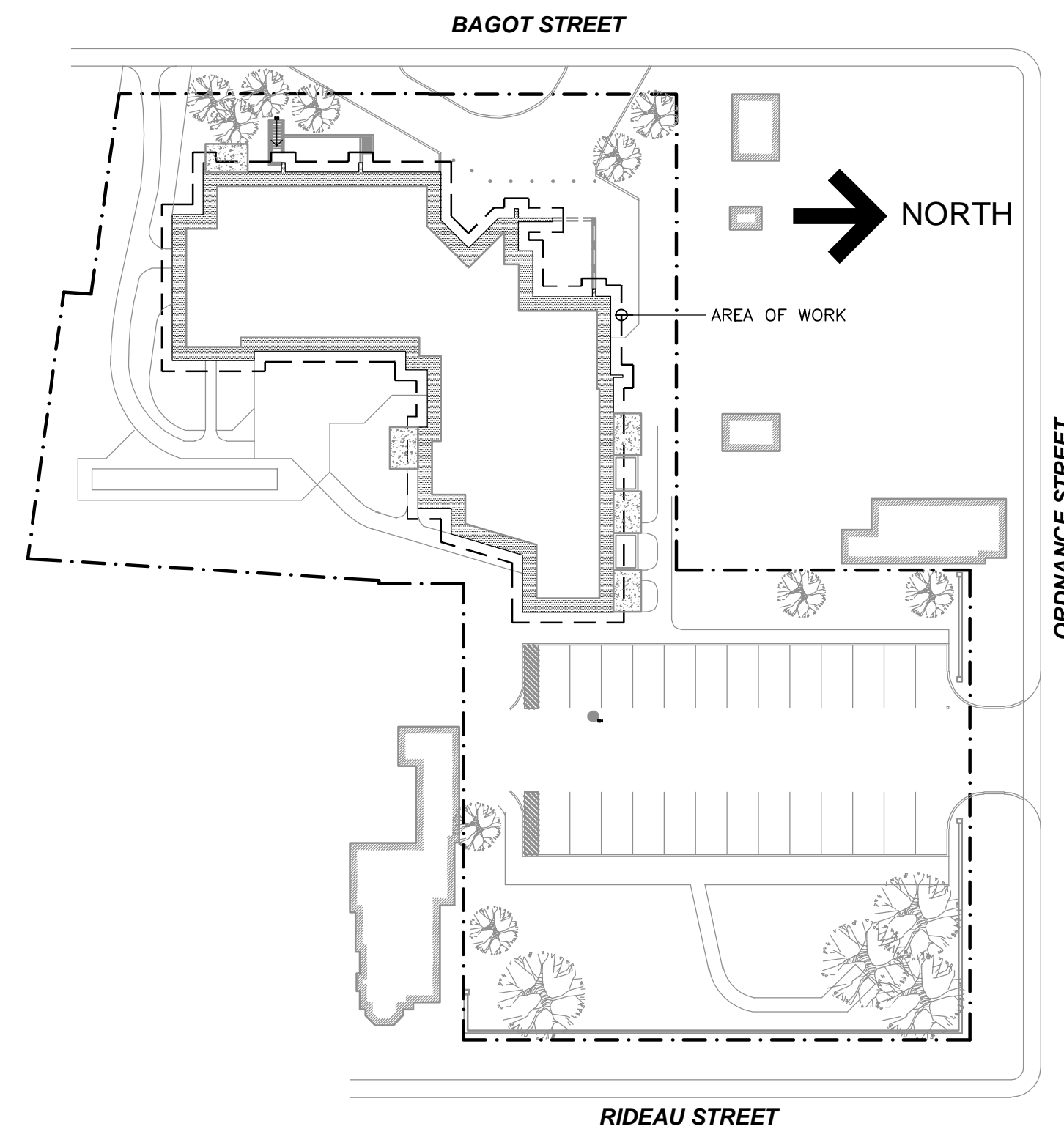
Sheet Title

**ELECTRICAL NOTES**

Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number TOR.126402.0001

Sheet Number Revision

**R3.1**



# 381 Bagot Street

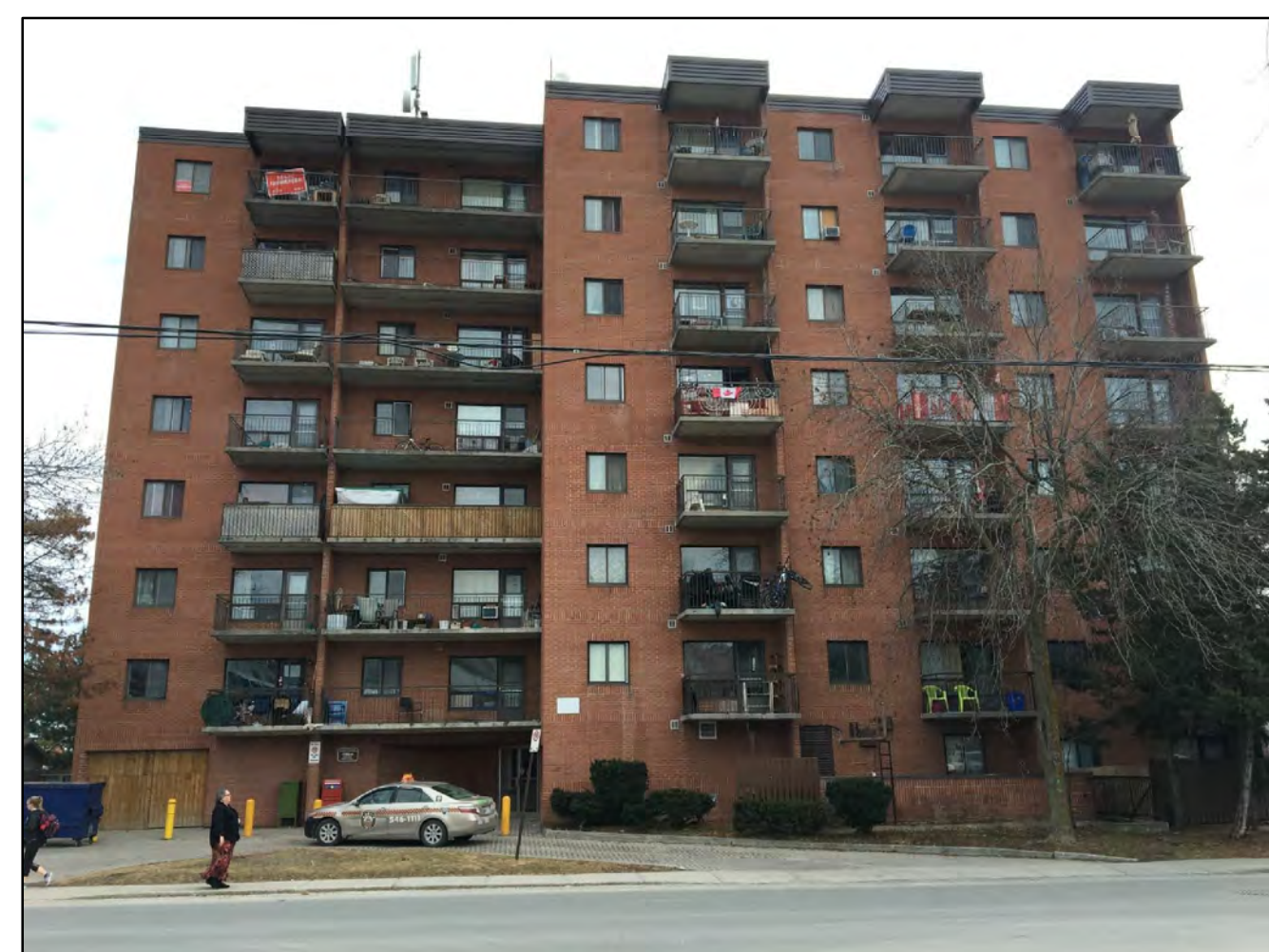
## Kingston, Ontario

### 2020 KITCHEN REPLACEMENT



Read Jones Christoffersen Ltd.  
Engineers  
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tel 613-767-6936

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VANCOUVER • VICTORIA • NANAIMO • KELOWNA  
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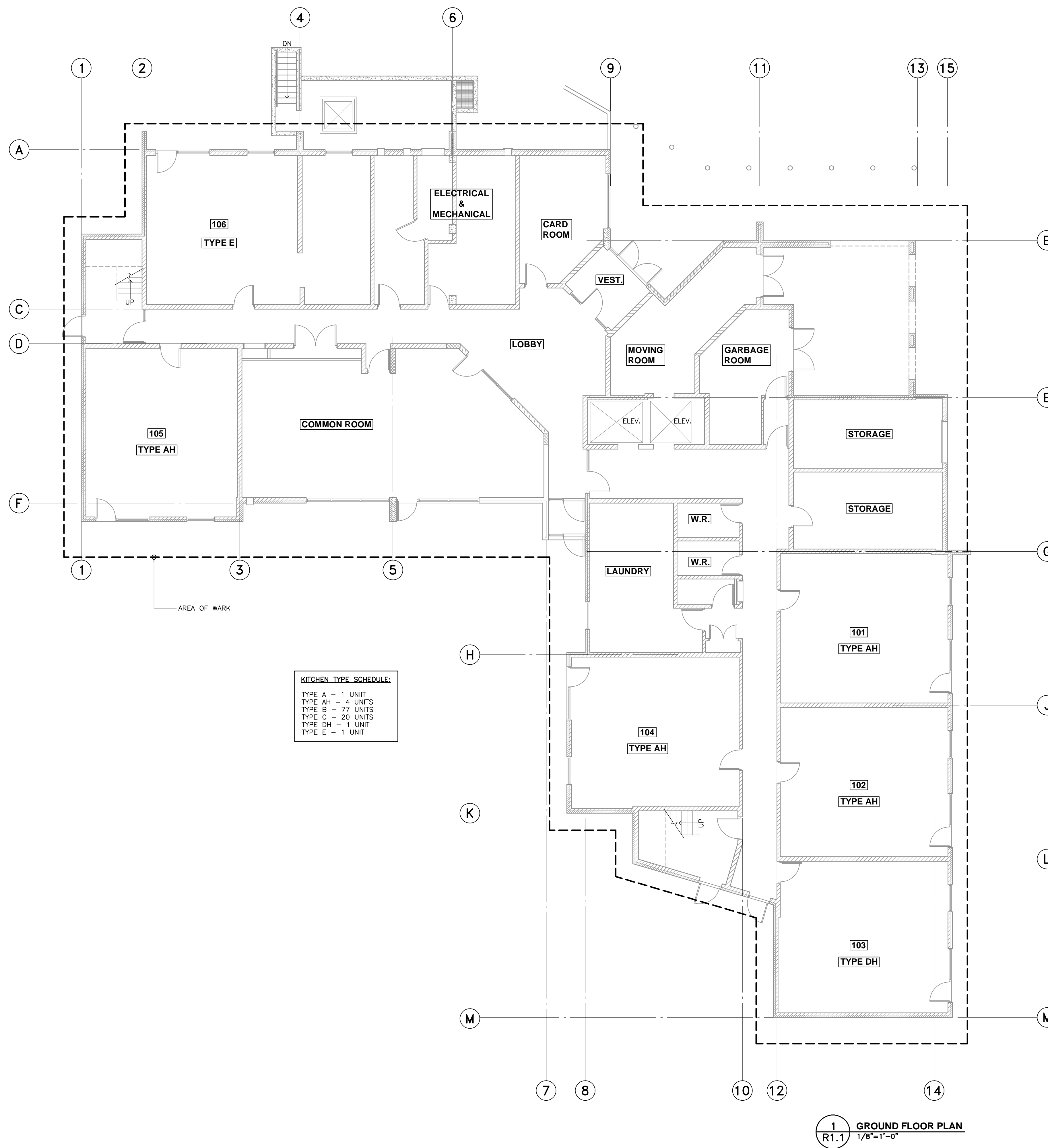
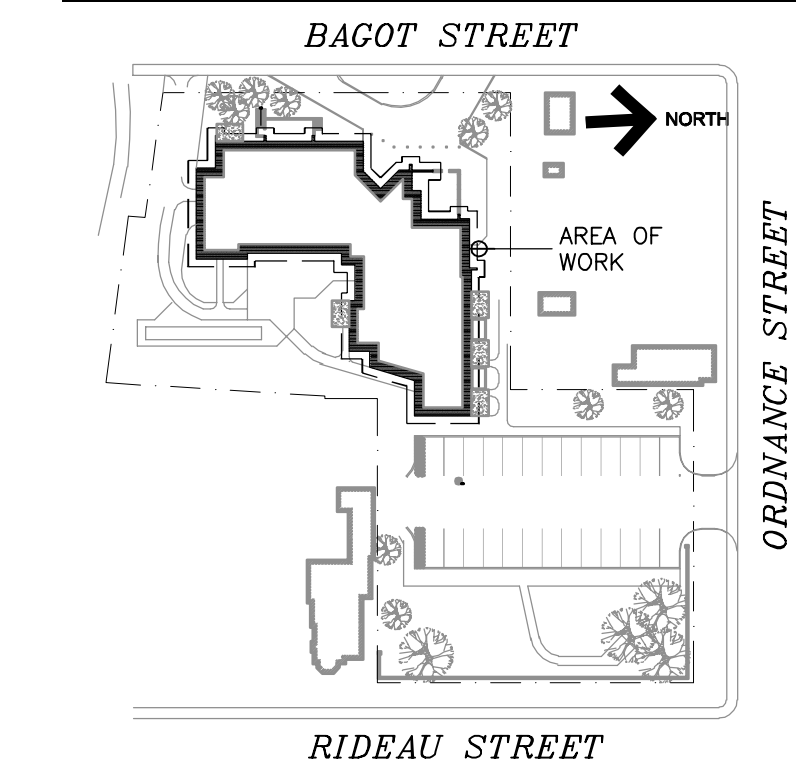


<p><b>LIST OF DRAWINGS :</b></p> <p>COVER PAGE – GENERAL NOTES AND LIST OF DRAWINGS</p> <p>R1.1 GROUND FLOOR PLAN R1.2 TYPICAL FLOOR PLAN</p> <p>R2.1 KITCHEN TYPE 'A' LAYOUT AND DETAILS R2.2 KITCHEN TYPE 'AH' LAYOUT AND DETAILS R2.3 KITCHEN TYPE 'B' LAYOUT AND DETAILS R2.4 KITCHEN TYPE 'C' LAYOUT AND DETAILS R2.5 KITCHEN TYPE 'DH' LAYOUT AND DETAILS R2.6 KITCHEN TYPE 'E' LAYOUT AND DETAILS</p> <p>R3.1 ELECTRICAL NOTES</p>	<p><b>2.0 GENERAL SCOPE OF WORK :</b></p> <p>1. IN GENERAL THE PROGRAM INCLUDES THE REHABILITATION OF THE EXISTING 104 KITCHENS IN THE BUILDING LOCATED AT 381 BAGOT STREET IN KINGSTON, ONTARIO.</p> <p>2. IN PARTICULAR THE SCOPE OF THE REPAIR WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:</p> <p>.1 REMOVAL AND DISPOSAL OF ALL EXISTING CABINETS, COUNTER TOPS, SINK AND FAUCET, LIGHTING FIXTURE AND PANTRIES FROM THE 104 EXISTING KITCHENS.</p> <p>.2 CONTRACTOR TO MOVE MAJOR APPLIANCES AS REQUIRED TO FACILITATE THE WORK (STOVE AND FRIDGE). TENANTS ARE REQUIRED TO REMOVE ALL OTHER ITEMS FROM KITCHEN PRIOR TO DEMOLITION.</p> <p>.3 INSTALLATION OF NEW LOWER CABINETS COMPLETE WITH NEW COUNTER TOPS AND NEW SINKS AND FAUCETS. ALL UNITS WITH THE EXCEPTION OF THE 'CARETAKER'S' UNIT IS TO RECEIVE A SINGLE BASIN SINK. 'CARETAKER'S' UNIT IS TO RECEIVE A DOUBLE BASIN SINK.</p> <p>.4 REMOVAL AND REPLACEMENT OF LAMINATE FLOORING IN FOUR (4) ACCESSIBLE UNITS.</p> <p>.5 INSTALLATION OF NEW WALL OVEN AND ELECTRIC COOK TOP IN FOUR (4) ACCESSIBLE UNITS.</p> <p>.6 INSTALLATION OF NEW PANTRIES IN ALL UNITS.</p> <p>.7 WHOLESALE PAINTING OF ALL KITCHEN WALLS AND CEILINGS.</p> <p>.8 INSTALLATION OF NEW LED LIGHTING FIXTURE.</p> <p>.9 REINSTATEMENT OF EXISTING APPLIANCES IN ALL UNITS WITH THE EXCEPTION OF RANGES IN ACCESSIBLE UNITS WHICH ARE TO BE TURNED OVER TO THE OWNER.</p> <p>3. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE ALL LABOUR, MATERIAL, EQUIPMENT AND SUPERVISION TO COMPLETE THE REPAIRS OUTLINED IN THESE DOCUMENTS TAKING INTO ACCOUNT ALL SITE CONDITIONS, NOISE RESTRICTIONS, BY-LAWS, WORK AREA RESTRICTIONS, PROTECTION REQUIREMENTS, ETC. NO EXTRAS FOR INCONVENIENCES WILL BE ENTERTAINED AFTER THE AWARD OF THE CONTRACT.</p>	<p><b>5.0 PHASING NOTES :</b></p> <p>1. THE CONTRACTOR WILL BE PERMITTED TO UNDERTAKE ALL THE WORK IN ONE PHASE. WORK IS TO BE CLOSELY COORDINATED WITH CONSULTANT AND PROPERTY MANAGEMENT SUCH THAT TENANTS CAN BE DULY ADVISED.</p> <p>2. THE CONTRACTOR IS TO PROVIDE A DETAILED CONSTRUCTION SCHEDULE, WHICH IDENTIFIES THE LOCATION OF EACH SWING STAGE/SCAFFOLDING TOWER ON THE BUILDING BY ITS ELEVATION AND BALCONY DROP, COMPLETE WITH START AND COMPLETION DATES OF EACH PHASE OF THE WORK AND IN A FORM ACCEPTABLE TO BOTH THE OWNER AND THE CONSULTANT. THE CONSTRUCTION SCHEDULE MUST INCLUDE A SCHEMATIC DRAWING. THE CONTRACTOR MUST UPDATE THE CONSTRUCTION SCHEDULE AS THE WORK PROGRESS TO ENSURE THE CURRENT SCHEDULE ACCURATELY FORECASTS THE ACTUAL PROGRESS OF WORK. COPIES OF NEW CONSTRUCTION SCHEDULES MUST BE SUBMITTED TO THE OWNER AND RJC FOR REVIEW A MINIMUM 24 HOURS IN ADVANCE OF SCHEDULED CONSTRUCTION PROGRESS MEETINGS.</p>
<p><b>1.0 GENERAL NOTES :</b></p> <p>1. THESE DRAWINGS PROVIDE A SCHEMATIC REPRESENTATION OF THE APPROX. LAYOUT OF THE LOCATIONS OF THE BUILDINGS IN THE AREA OF THE WORK.</p> <p>2. THE CONTRACTOR MUST CONFIRM THE EXTENT OF EXISTING SITE BUILDING FEATURES PRIOR TO BIDDING.</p> <p>3. DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY.</p> <p>4. PARTIAL COPIES OF THE ORIGINAL STRUCTURAL AND ARCHITECTURAL DRAWINGS ARE AVAILABLE FOR FURTHER INFORMATION ONLY. DO NOT SCALE FROM THIS DRAWING OR RELY ON ANY DRAWINGS AS ACCURATELY REFLECTING THE AS-BUILT CONDITION.</p> <p>5. THE EXTENT OF WORK IS AS SHOWN ON THE DRAWINGS.</p> <p>6. SITE PROTECTION AND SIGNAGE TO BE INSTALLED AROUND SITE.</p> <p>7. THE CONTRACTOR WILL BE REQUIRED TO UNDERTAKE THE WORK SO AS TO MAINTAIN CONTINUOUS OPERATION OF ALL ENTRANCES/EXITS TO THE BUILDING.</p> <p>8. THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. IT DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES REQUIRED TO COMPLETE THE WORK.</p> <p>9. THE USE OF THESE DRAWINGS IS LIMITED TO THAT EXTENT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY READ JONES CHRISTOFFERSEN LTD.</p> <p>10. ALL DIMENSIONS TAKEN FROM THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS AND REPORT TO THE ENGINEER IN WRITING ALL DISCREPANCIES BETWEEN MEASUREMENTS AT BUILDING AND THOSE SHOWN ON DRAWINGS PRIOR TO COMMENCING WORK.</p> <p>11. THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITION TO THE ENGINEER IMMEDIATELY.</p> <p>12. DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.</p> <p>13. SECTION MARK SHOWN THUS <math>\begin{matrix} 1 \\ R2 \end{matrix}</math> DENOTE SECTION 1 ON DRAWING R2.</p> <p>14. THE ENGINEER'S FIELD SERVICES: THE ENGINEER WILL PROVIDE FIELD SERVICE DURING THE CONSTRUCTION PHASE OF THE WORK TO SATISFY THEMSELVES, BY MEANS OF A RATIONAL SAMPLING PROCEDURE WHICH THEY IN THEIR SOLE DISCRETION CONSIDER NECESSARY, TO DETERMINE THAT THE CONTRACTOR IS CARRYING OUT THAT WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE FIELD SERVICES PROVIDED APPLY ONLY TO THAT WORK SHOWN ON RJC'S DRAWINGS. THE PERFORMANCE OF THE CONTRACT IS NOT THE ENGINEER'S RESPONSIBILITY NOR ARE THE FIELD SERVICES RENDERED FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.</p> <p>15. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR/RESTORE ALL EXISTING FINISHES DAMAGED AS A RESULT OF CONSTRUCTION OR REMOVED IN ORDER TO ALLOW CONSTRUCTION TO BE UNDERTAKEN.</p> <p>16. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.</p>	<p><b>3.0 EXISTING CONDITIONS :</b></p> <p>1. THIS SET OF DRAWINGS IS BASED ON THE EXISTING DRAWINGS AVAILABLE AT THE TIME OF DESIGN AND LIMITED REVIEW UNDERTAKEN BY RJC.</p>	<p><b>6.0 HOARDING NOTES :</b></p> <p>1. HOARDING, AND DUST PROTECTION IS REQUIRED AS PER SPECIFICATION SECTION 01 56 00 – PROTECTION OF WORK AND PROPERTY TO PROTECT PUBLIC FROM FALLING DEBRIS. PROTECTION/COVERED WAYS ARE TO BE PROVIDED AS REQUIRED IN ACCORDANCE WITH REQUIREMENT OF ALL BY-LAWS, STANDARDS, OCCUPATIONAL HEALTH AND SAFETY ACT, AND AS REQUIRED BY AUTHORITIES AND THESE SPECIFICATIONS. THIS INCLUDES COVERED WALKWAYS AT ALL ENTRANCES AND EXITS TO THE BUILDING. MAINTAIN A MINIMUM HALLWAY WIDTH OF 36" AT ALL TIMES DURING THE WORK.</p> <p>2. CONTRACTOR IS TO INSTALL SIGNAGE ADVISING PUBLIC OF WORK BEING UNDERTAKEN.</p>
	<p><b>4.0 RENOVATION NOTES :</b></p> <p>1. THE CONTRACT DOCUMENTS ARE BASED ON ASSUMED AS-BUILT DIMENSIONS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICE. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON-SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM THE ASSUMED CONDITIONS.</p> <p>2. ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.</p> <p>3. PRIOR TO FABRICATION OF ANY MEMBERS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "TIE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO RJC PRIOR TO STARTING WORK.</p> <p>4. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.</p> <p>5. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, SHORING, BRACING, ETC., REQUIRED TO COMPLETE THE WORK (SUBMIT SHORING DRAWINGS SEALED BY A SPECIALTY STRUCTURAL ENGINEER).</p>	<p><b>7.0 FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC) :</b></p> <p>1. READ JONES CHRISTOFFERSEN PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS A PERIODIC REVIEW AT THE SOLE DISCRETION OF READ JONES CHRISTOFFERSEN IN ORDER TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY READ JONES CHRISTOFFERSEN. FIELD REVIEW BY READ JONES CHRISTOFFERSEN IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE READ JONES CHRISTOFFERSEN GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE DOCUMENTS. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON RJC'S DRAWINGS. THE EXTENT OF THIS REVIEW IS AT THE SOLE DISCRETION OF RJC AND IS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONFORMANCE WITH THE BUILDING ENVELOPE DESIGN CONCEPT. THE REVIEW IS NOT AN APPROVAL OF THE DESIGN, DETAILS, AND DIMENSIONS INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.</p> <p>2. PROVIDE 24 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC.</p> <p>3. THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.</p>

ISSUED FOR TENDER - April 27, 2020  
ISSUED FOR 90% CLIENT REVIEW - March 20, 2020  
ISSUED FOR 60% CLIENT REVIEW - March 2, 2020



RJC PROJECT No. TOR.126402.0001



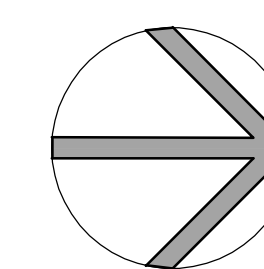
**KEY PLAN**

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Apr. 27/20	M.P.
2.	ISSUED FOR 90% CLIENT REVIEW	Mar. 20/20	M.P.
1.	ISSUED FOR 60% CLIENT REVIEW	Mar. 02/20	M.P.

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Seal



Project Name  
**381 BAGOT STREET**  
**Kingston, Ontario**

**2020 KITCHEN REPLACEMENT**

Sheet Title

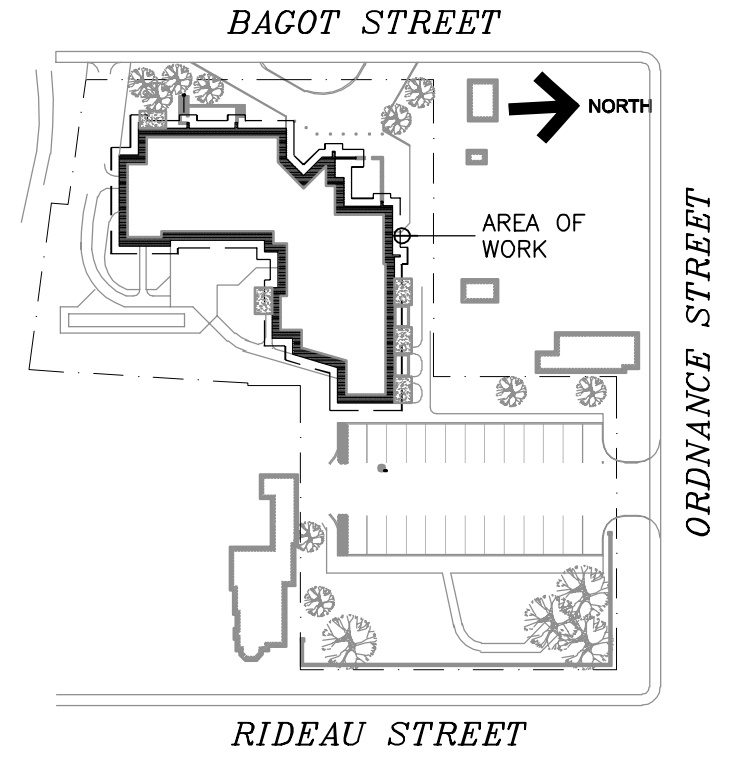
**GROUND FLOOR PLAN**

Drawn By Y.D. Scale AS NOTED  
 Designed By M.P. Date March, 2020  
 RJC Project Number **TOR.126402.0001**

Sheet Number Revision

**R1.1**

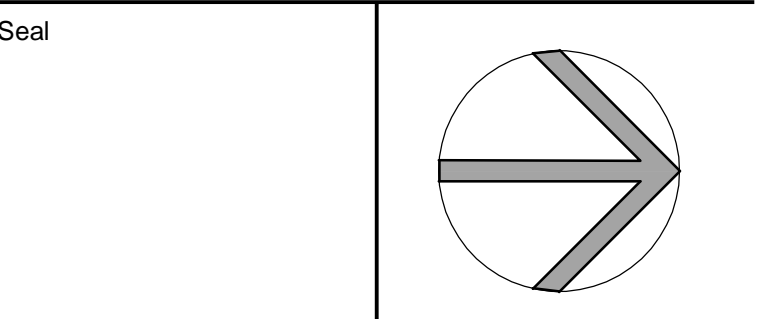




**KEY PLAN**

No.	Revision	Date	By
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Project Name  
**381 BAGOT STREET**  
Kingston, Ontario

**2020 KITCHEN REPLACEMENT**

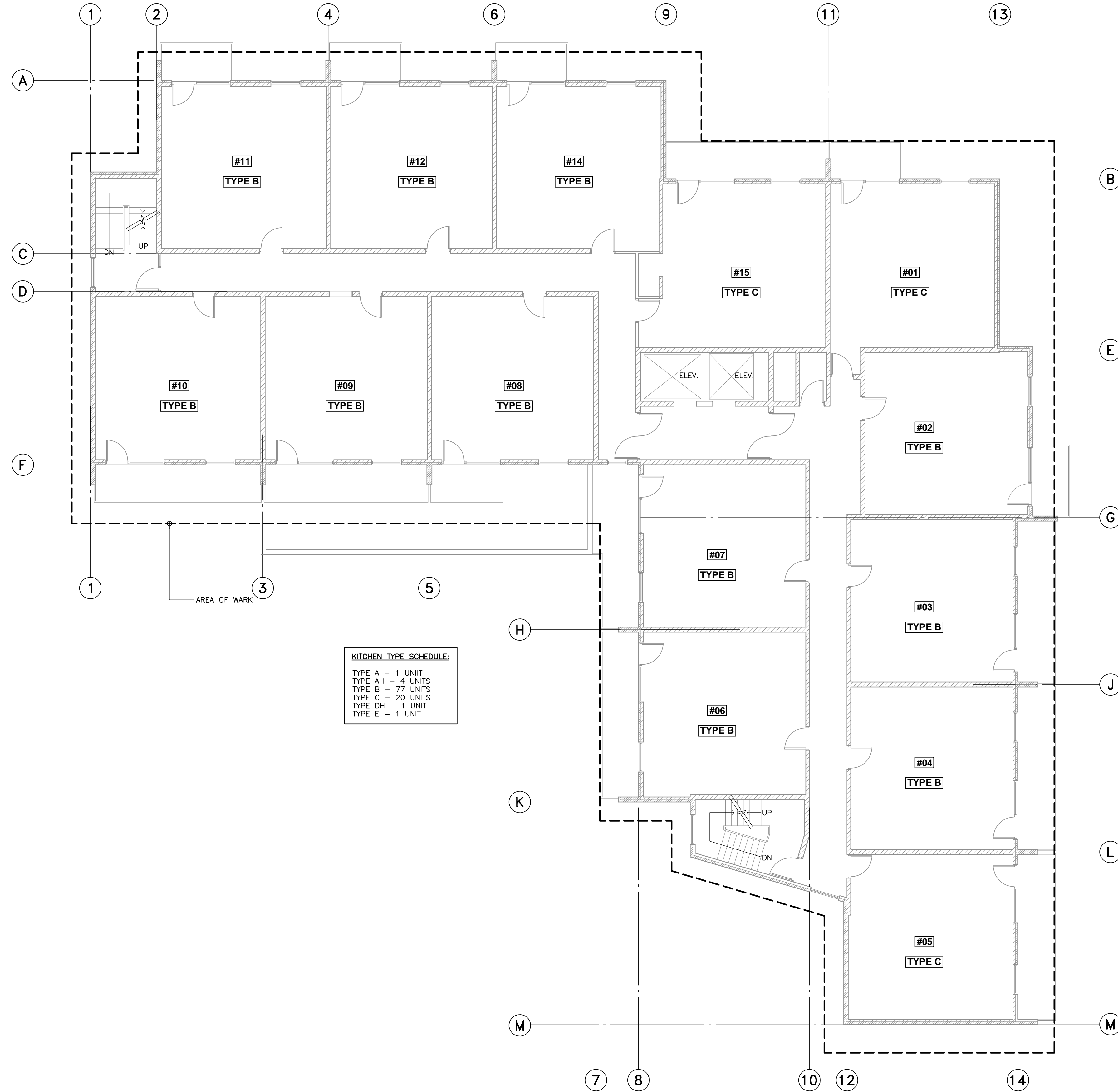
Sheet Title

**TYPICAL FLOOR PLAN**

Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number **TOR.126402.0001**

Sheet Number Revision

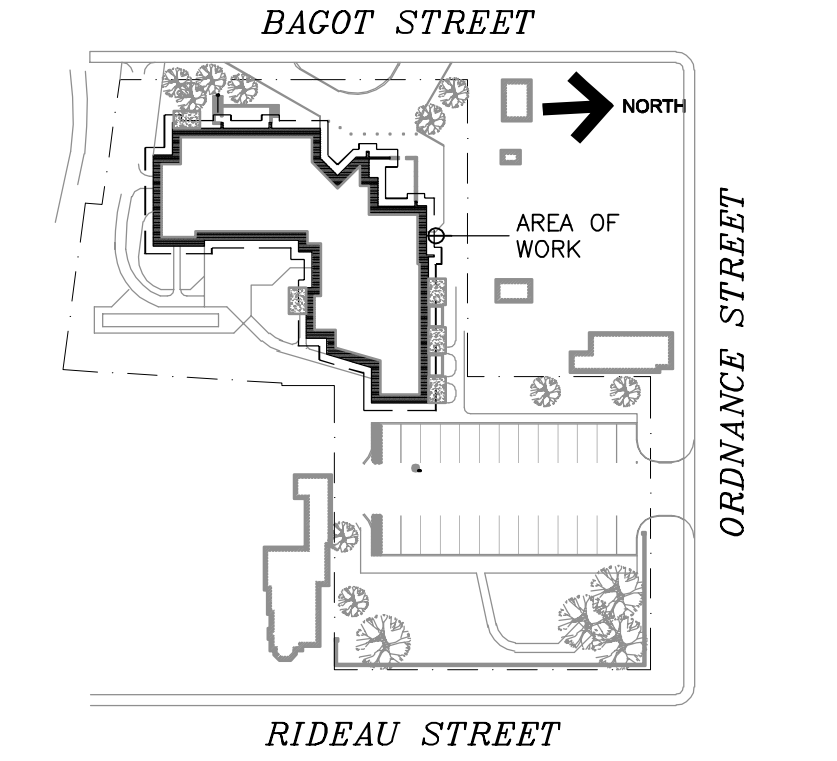
**R1.2**



**KITCHEN TYPE SCHEDULE:**

TYPE A	- 1 UNIT
TYPE AH	- 4 UNITS
TYPE B	- 77 UNITS
TYPE C	- 20 UNITS
TYPE DH	- 1 UNIT
TYPE E	- 1 UNIT

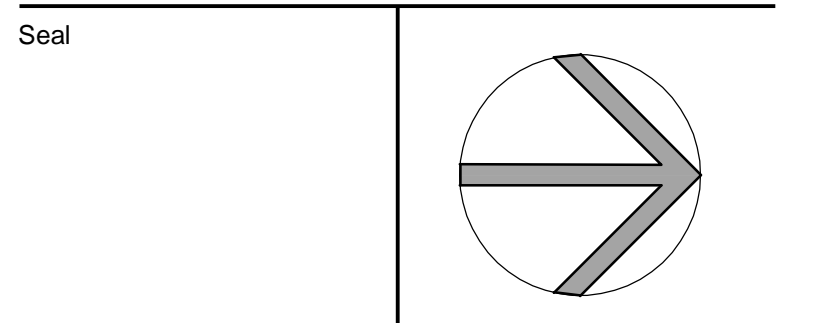
**1**  
R1.2 TYPICAL FLOOR PLAN  
1/8"=1'-0"



**KEY PLAN**

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Apr. 27/20	M.P.
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Project Name  
**381 BAGOT STREET**  
Kingston, Ontario

**2020 KITCHEN REPLACEMENT**

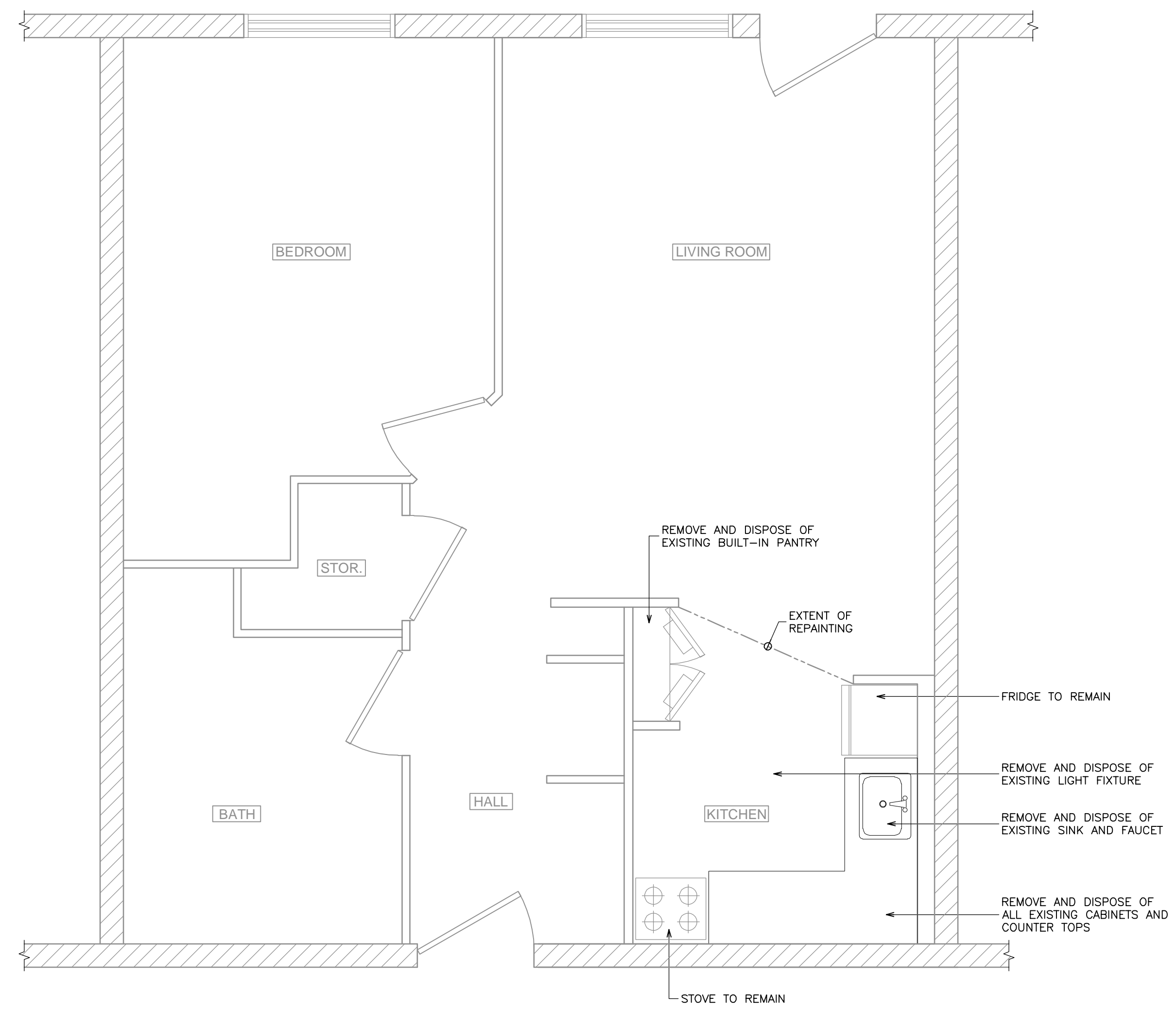
Sheet Title

**KITCHEN TYPE 'A' LAYOUT AND DETAILS**

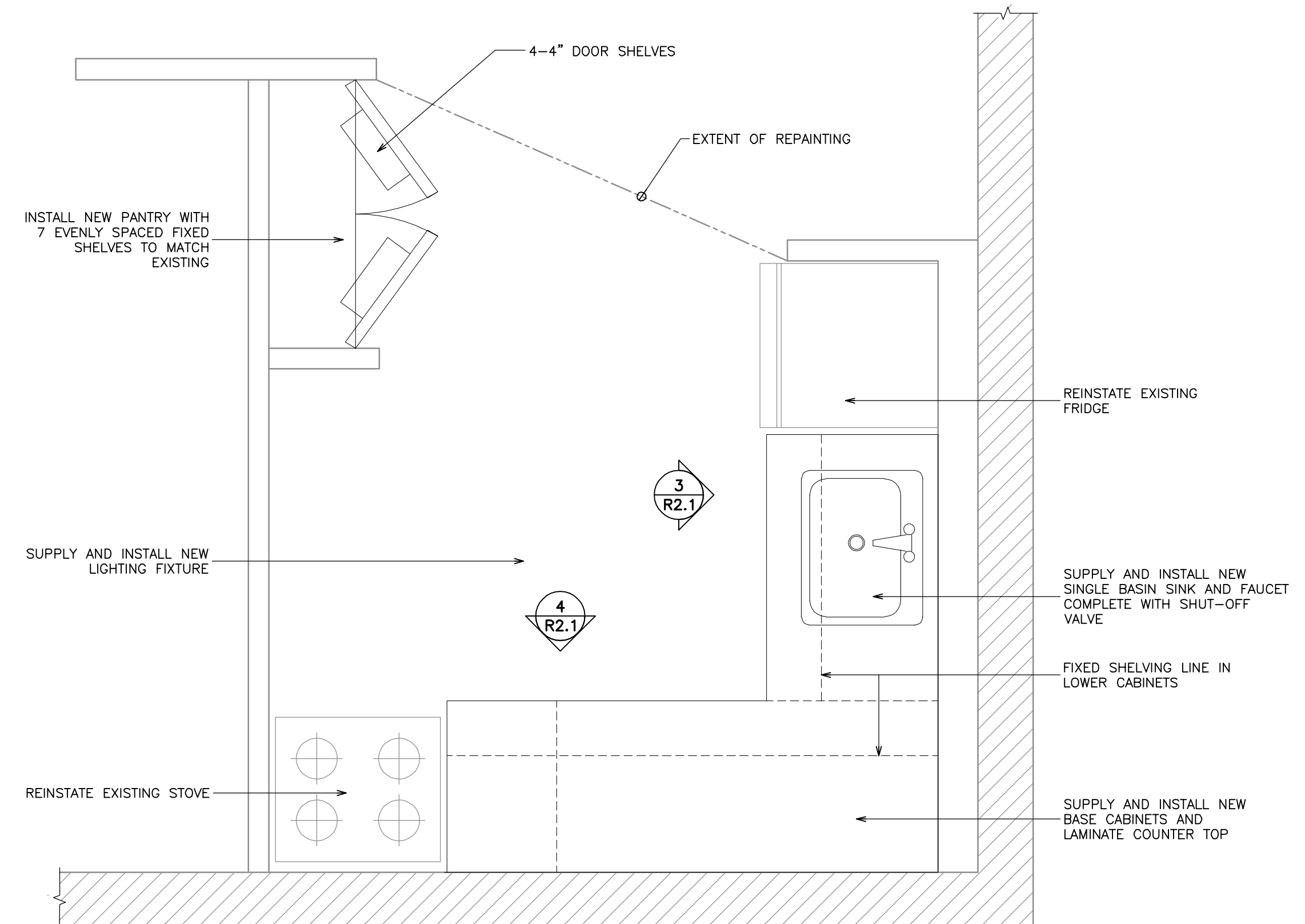
Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number **TOR.126402.0001**

Sheet Number \_\_\_\_\_ Revision \_\_\_\_\_

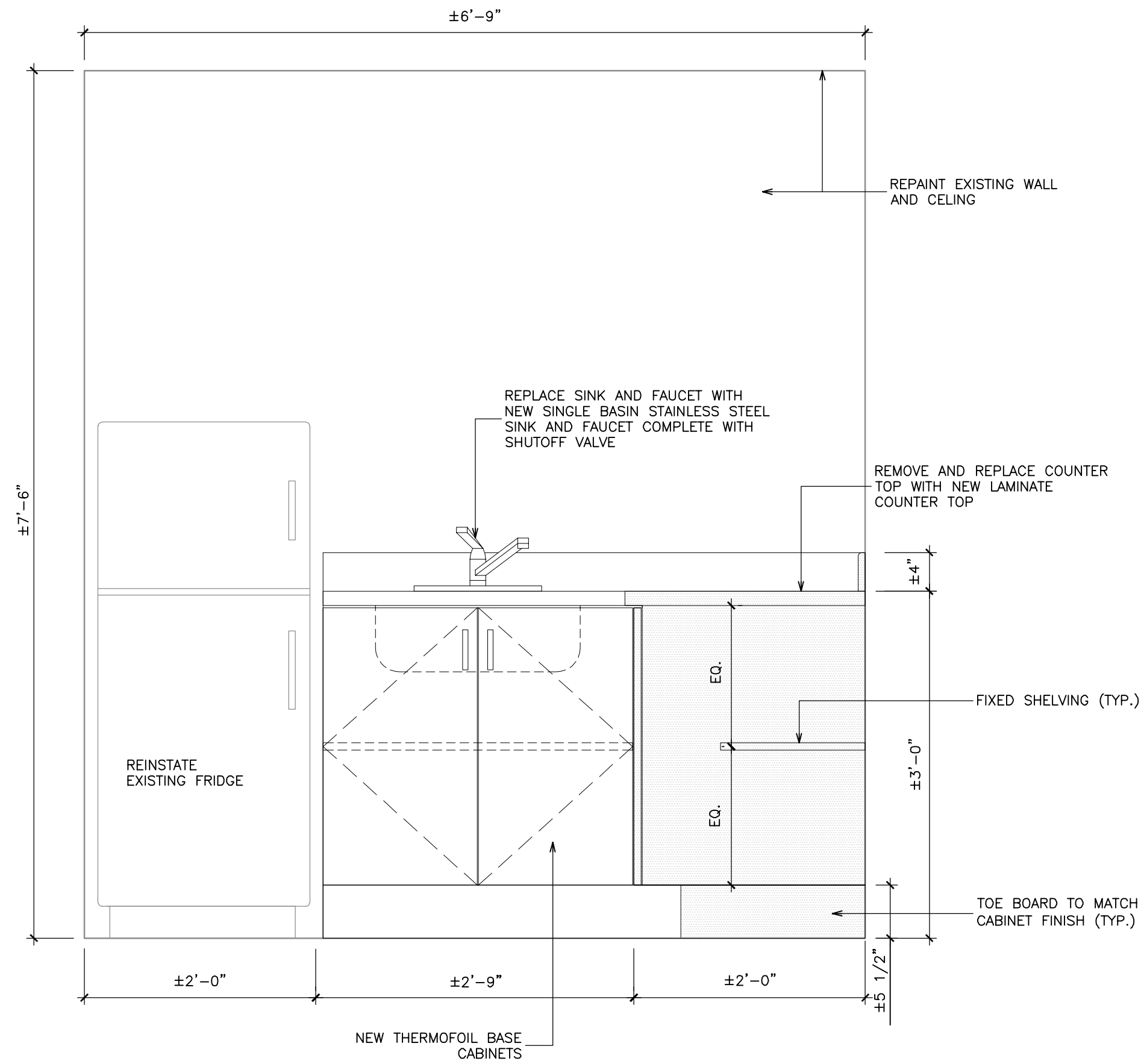
**R2.1**



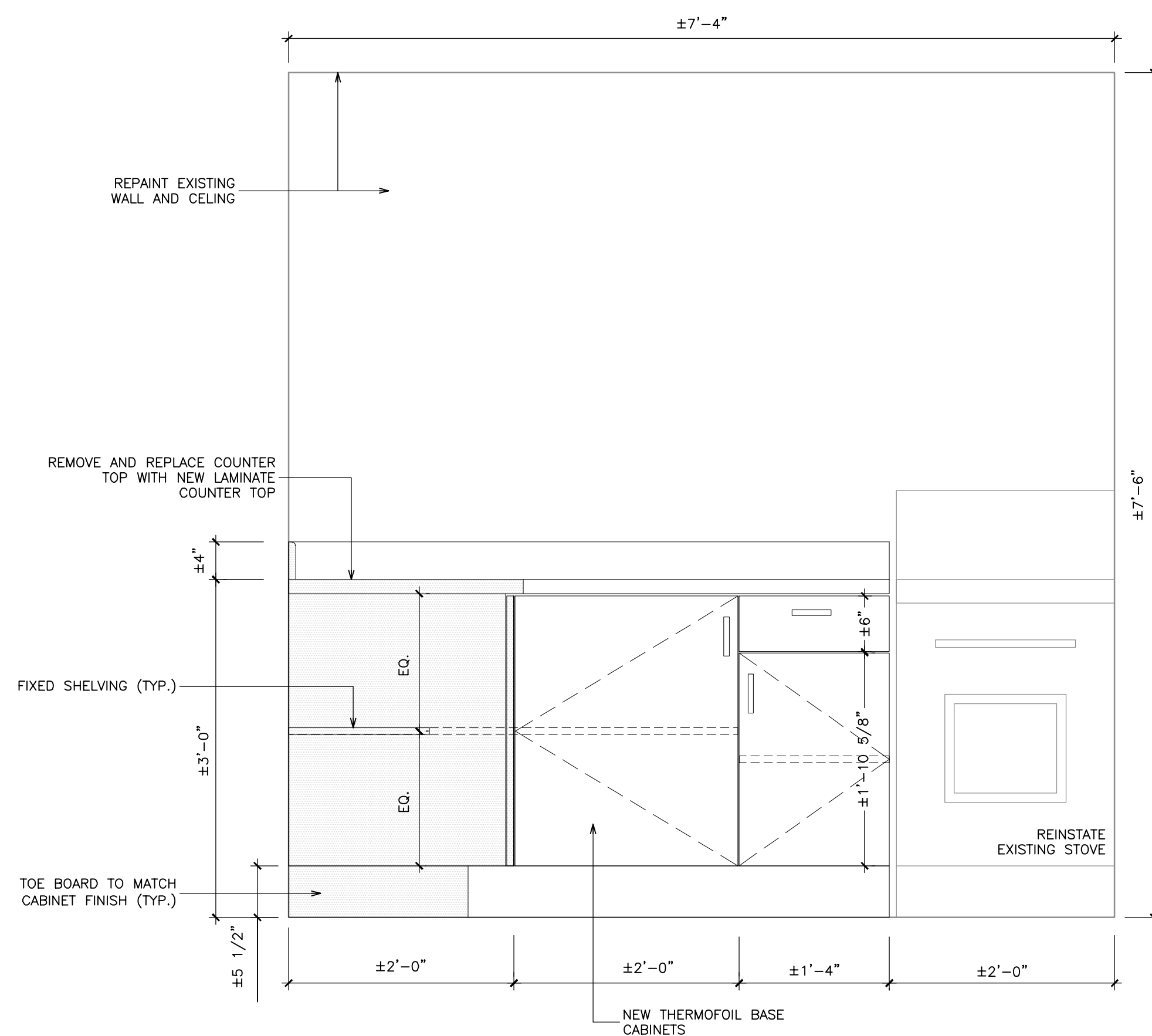
**1**  
**R2.1**  
KITCHEN TYPE 'A' EXISTING LAYOUT AND REMOVAL NOTES  
3/8"-1'-0"



**2**  
**R2.1**  
KITCHEN TYPE 'A' NEW LAYOUT AND INSTALLATION NOTES  
3/4"-1'-0"

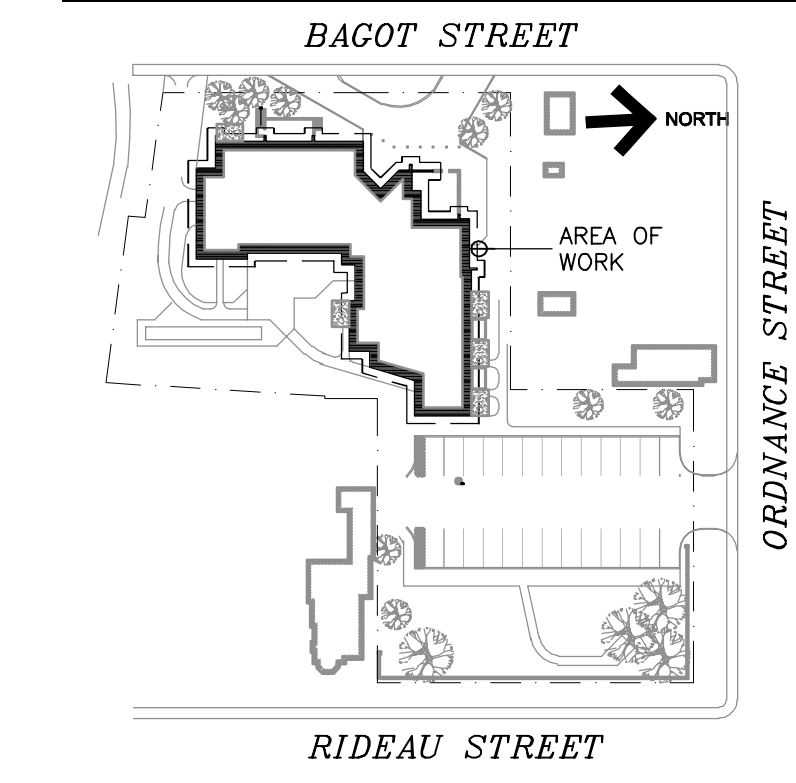


**3**  
**R2.1**  
NEW FRIDGE AND SINK CABINET ELEVATION  
1'-1'-0"



**4**  
**R2.1**  
NEW STOVE CABINET ELEVATION  
1'-1'-0"

- NOTES:**
- ALL DIMENSION INDICATED ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE BY THE CONTRACTOR FOR EACH KITCHEN.
  - KITCHEN STYLES SHOWN ON THE FLOOR PLANS FOLLOWED BY AN 'R' ARE MIRROR IMAGES AS THE ONES SHOWN ON THESE DRAWINGS.

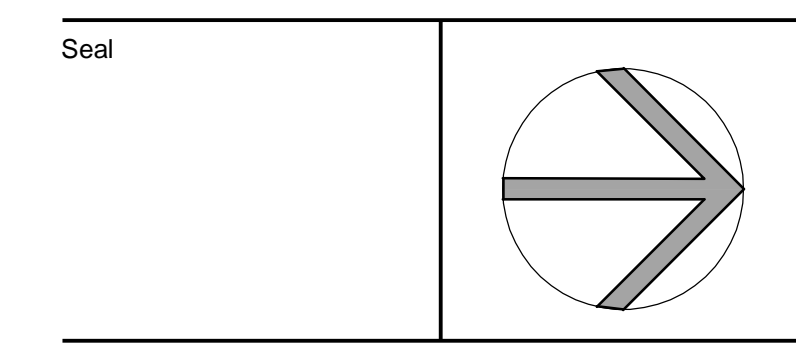


**KEY PLAN**

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Apr. 27/20	M.P.
2.	ISSUED FOR 90% CLIENT REVIEW	Mar. 20/20	M.P.
1.	ISSUED FOR 60% CLIENT REVIEW	Mar. 02/20	M.P.

**Drawing Notes**

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Project Name  
**381 BAGOT STREET**  
Kingston, Ontario

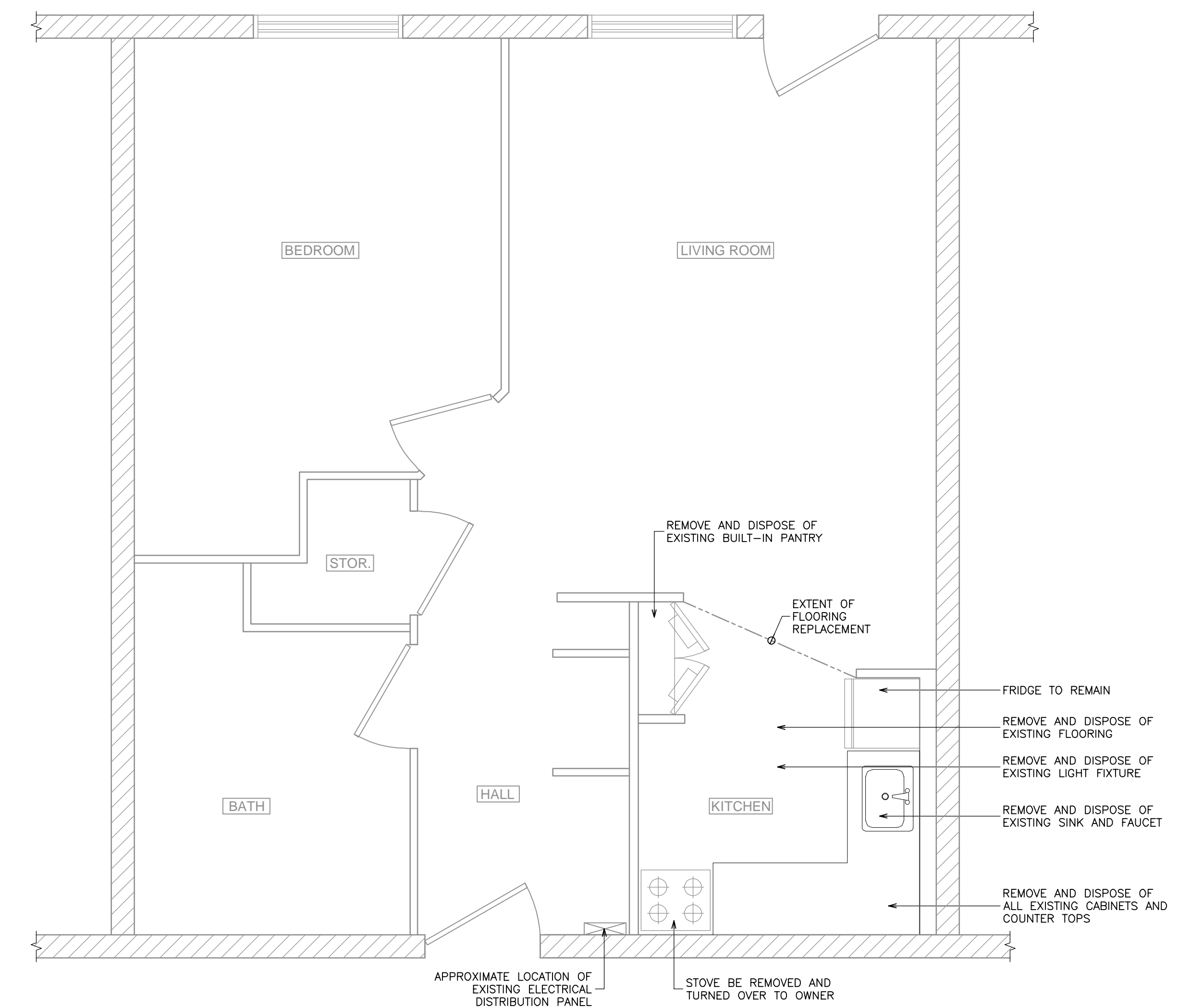
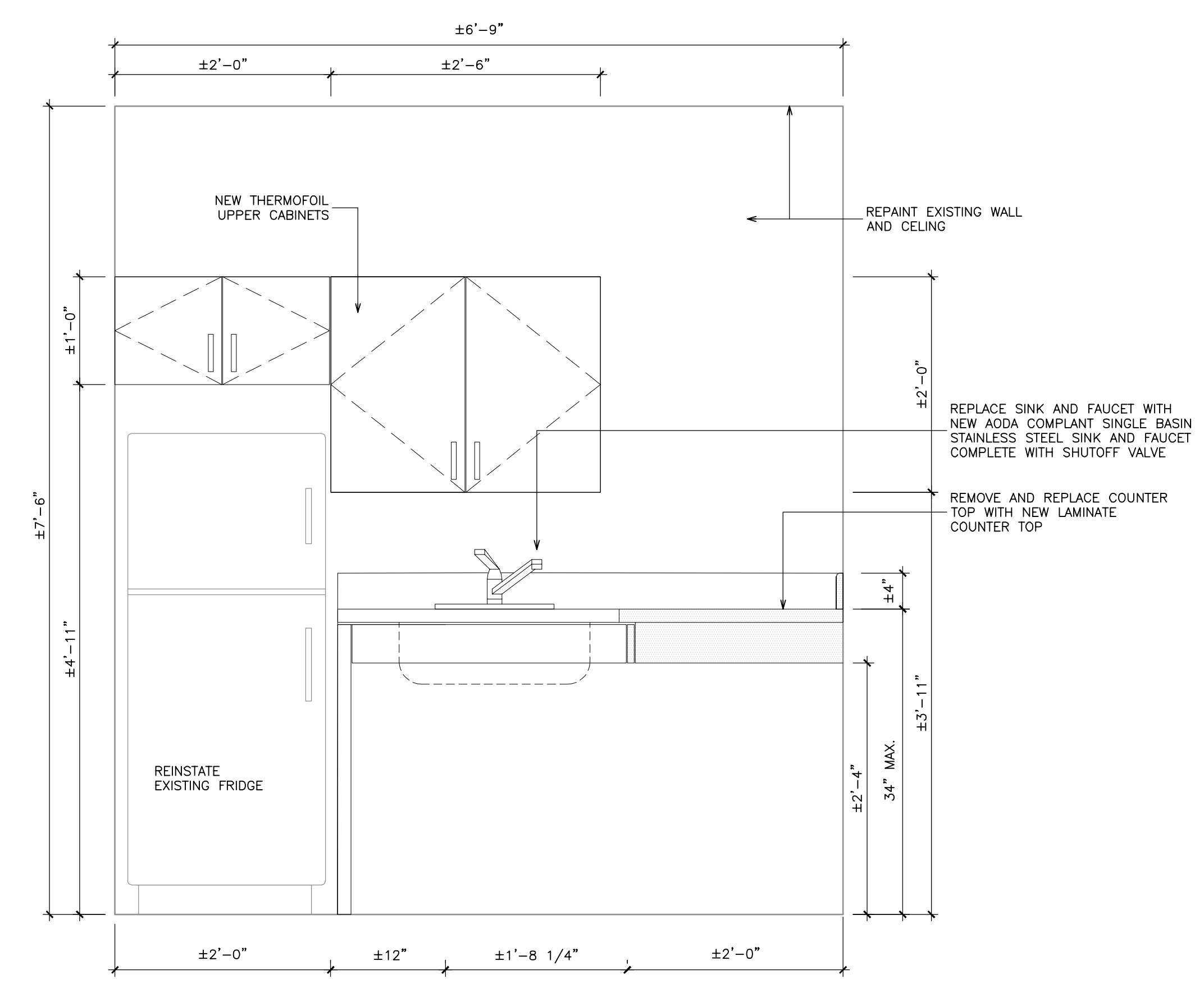
**2020 KITCHEN REPLACEMENT**

Sheet Title

**KITCHEN TYPE 'AH' LAYOUT AND DETAILS**

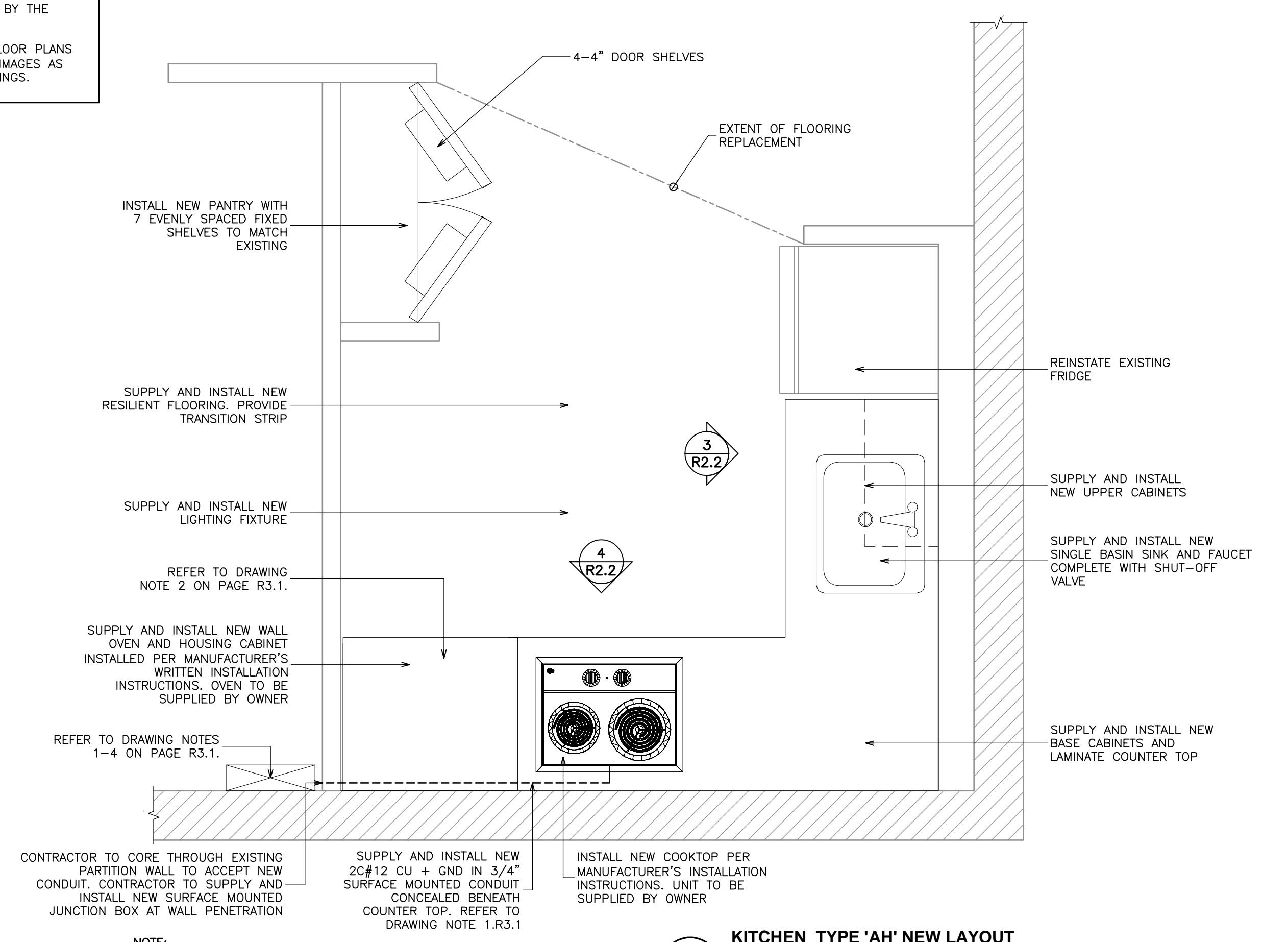
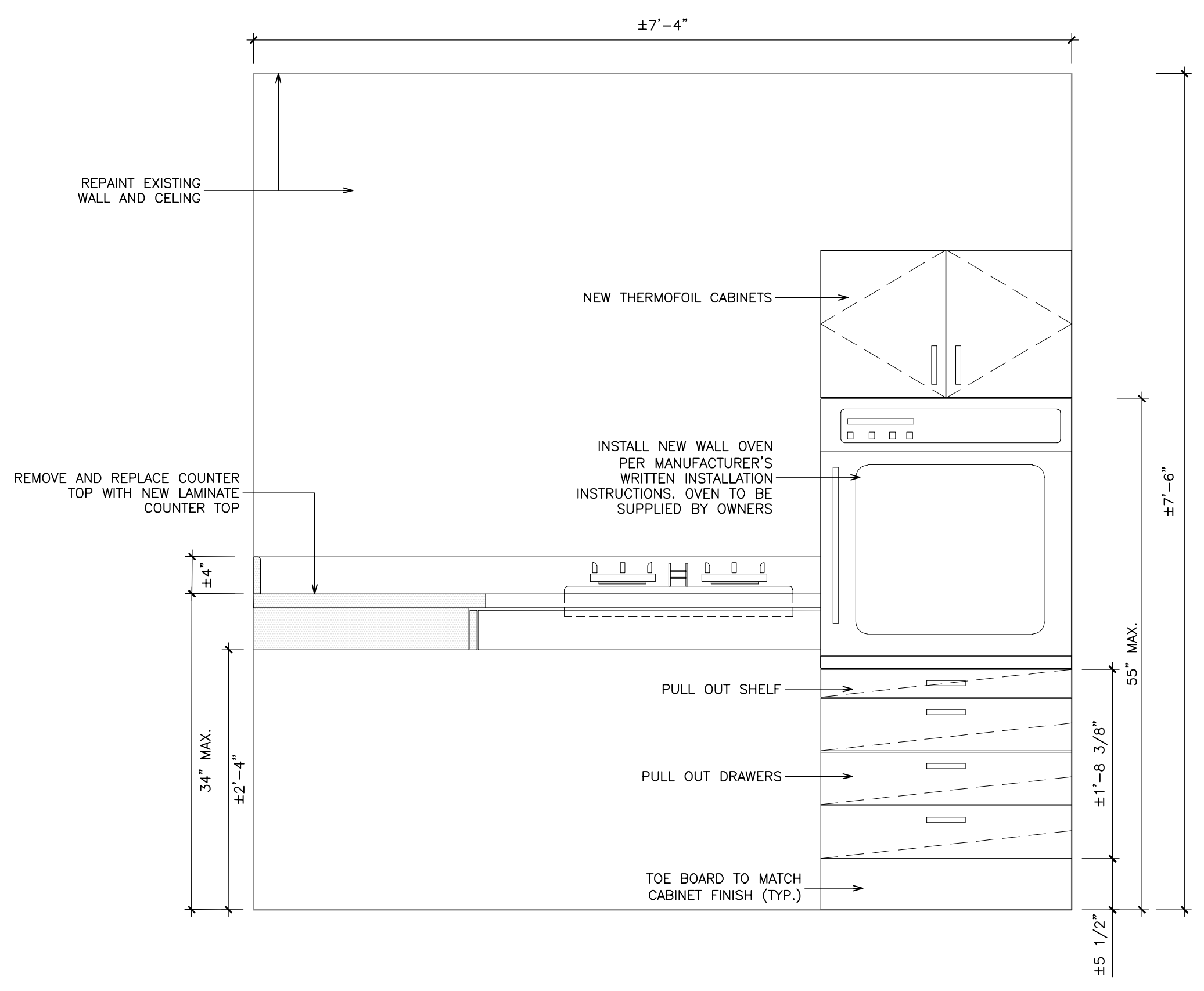
Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number TOR.126402.0001

Sheet Number R2.2  
Revision



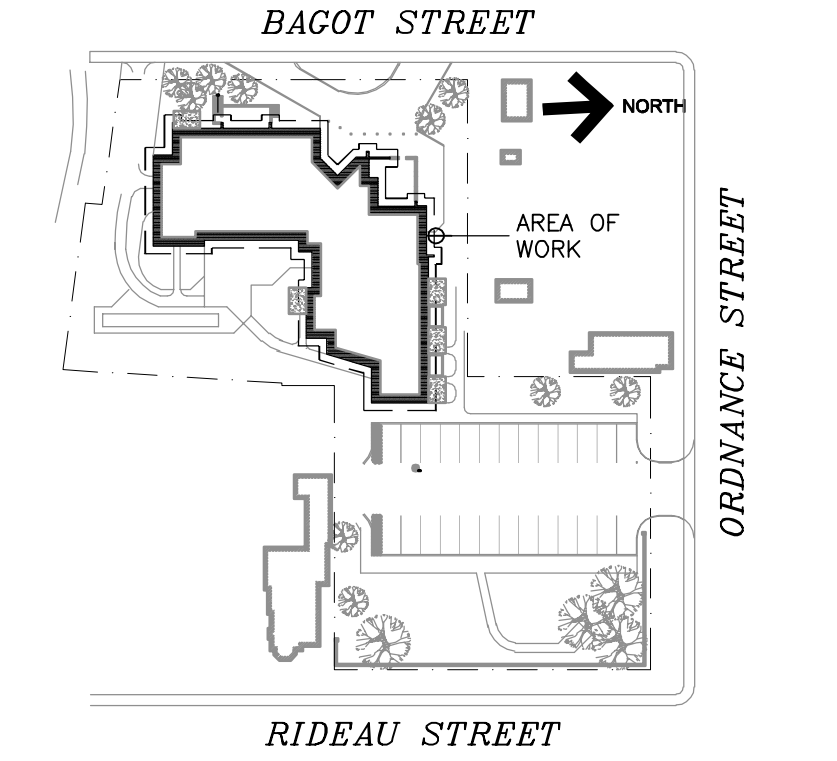
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**NOTE:**

- CONTRACTOR TO MODIFY CABINET WALLS AS REQUIRED TO PERMIT THE INSTALLATION OF NEW CONDUIT.



**KEY PLAN**

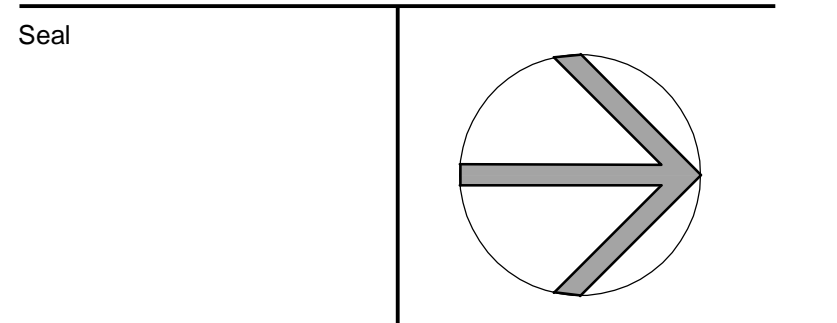
No.	Revision	Date	By
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1.	ISSUED FOR 60% CLIENT REVIEW	Mar. 02/20	M.P.

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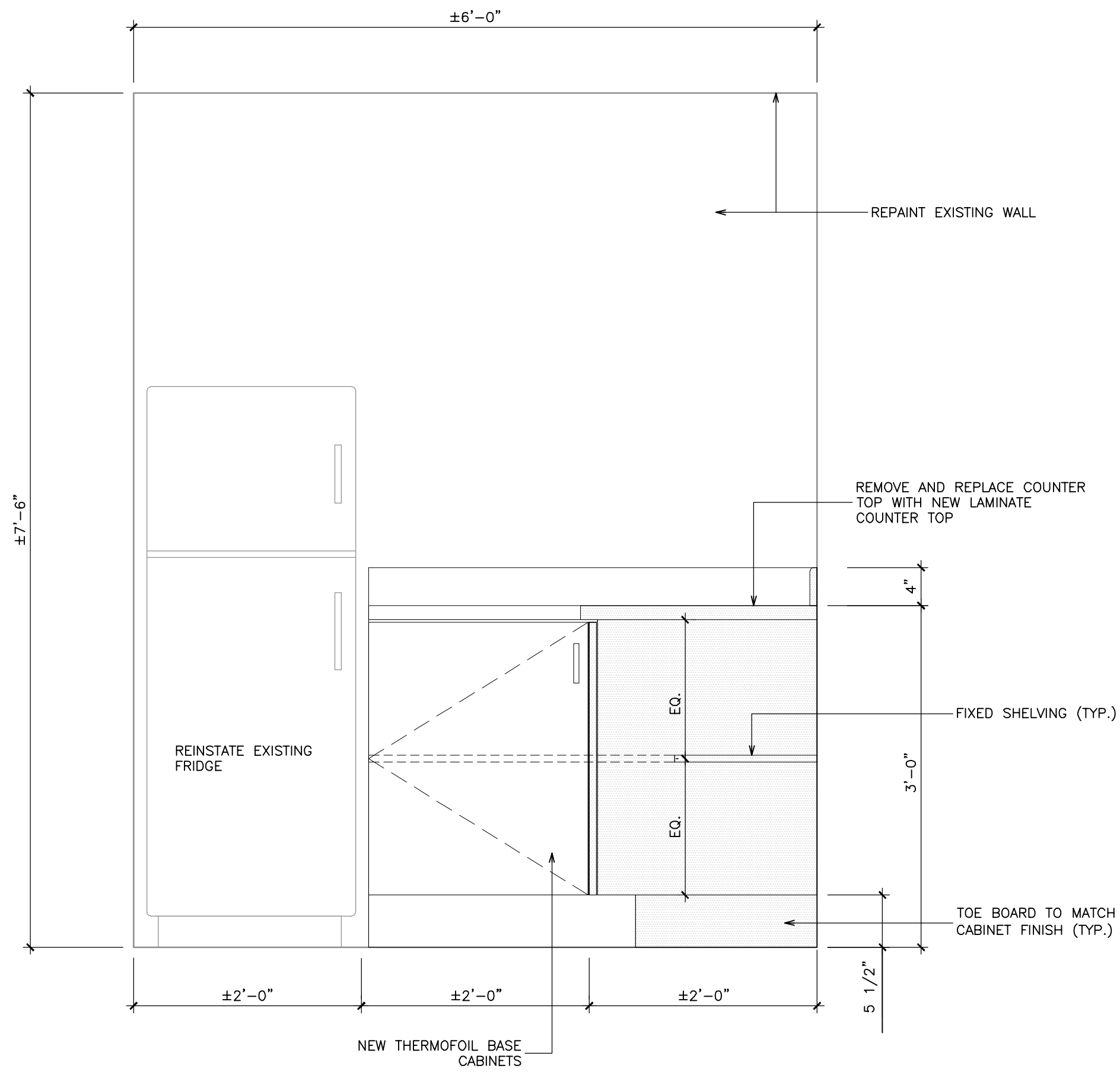
**2020 KITCHEN REPLACEMENT**

Sheet Title

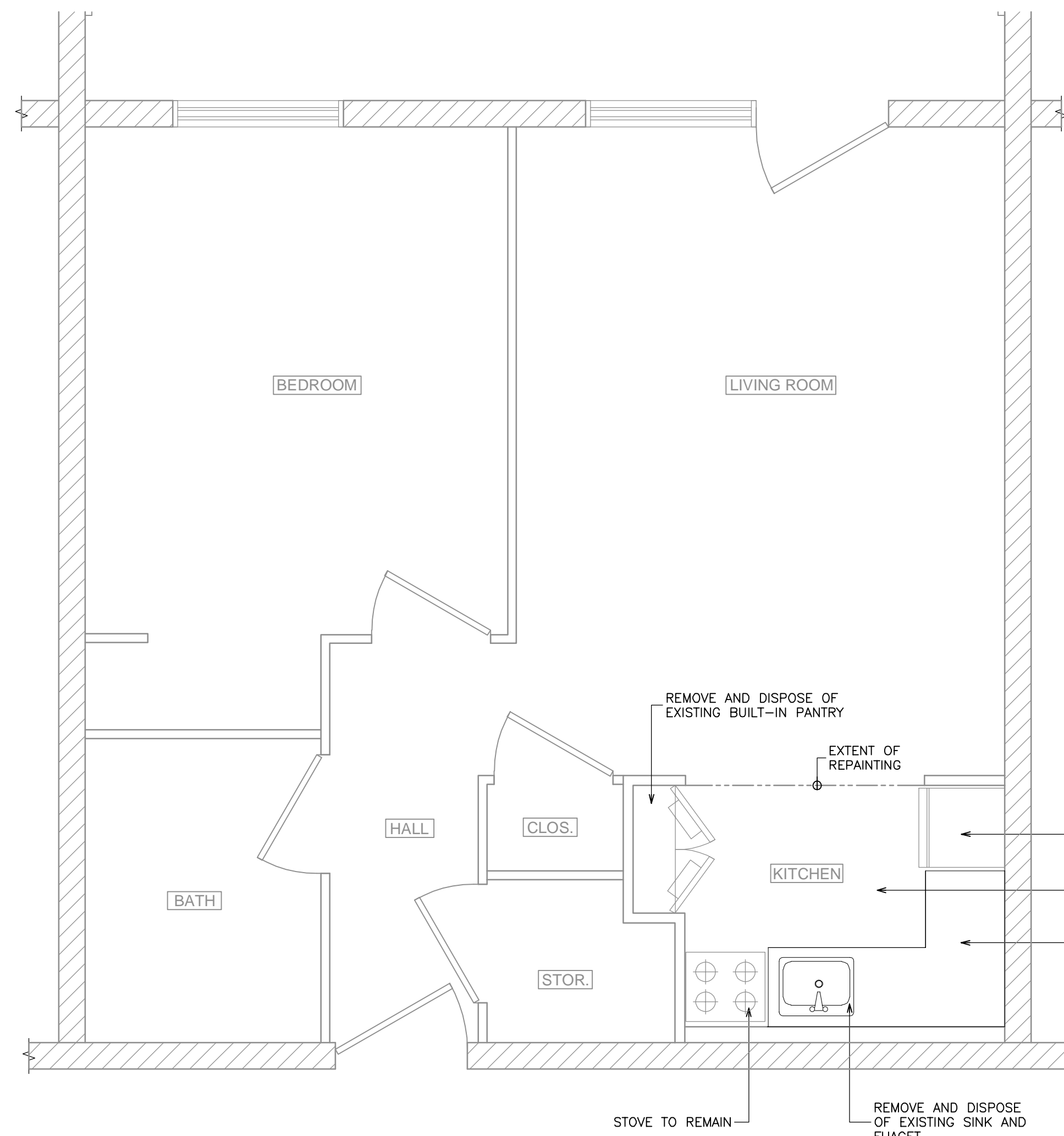
**KITCHEN TYPE 'B' LAYOUT AND DETAILS**

Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number TOR.126402.0001  
Sheet Number Revision

**R2.3**



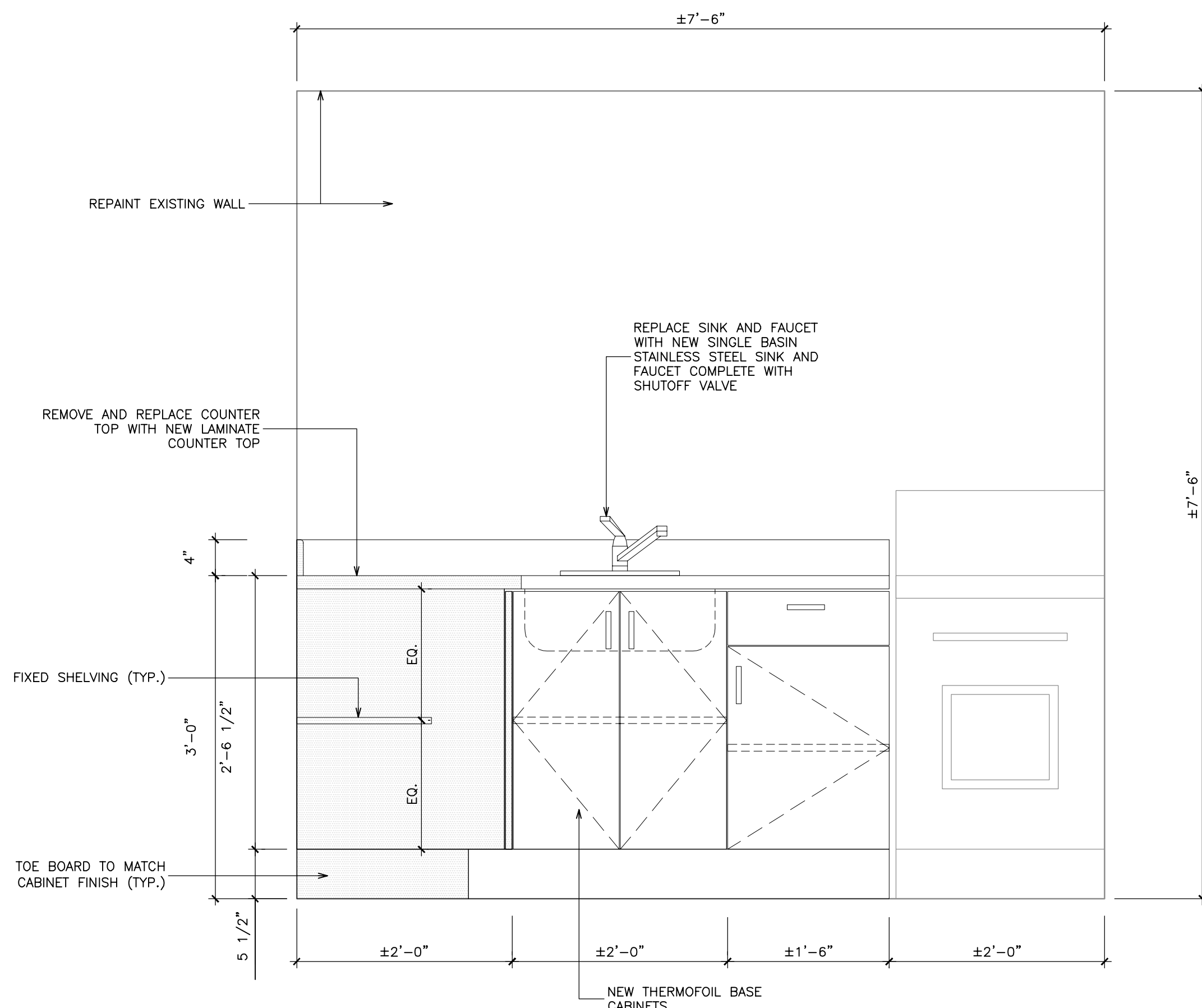
**3**  
**R2.3**  
**NEW FRIDGE AND SINK CABINET ELEVATION**  
1'-1'-0"



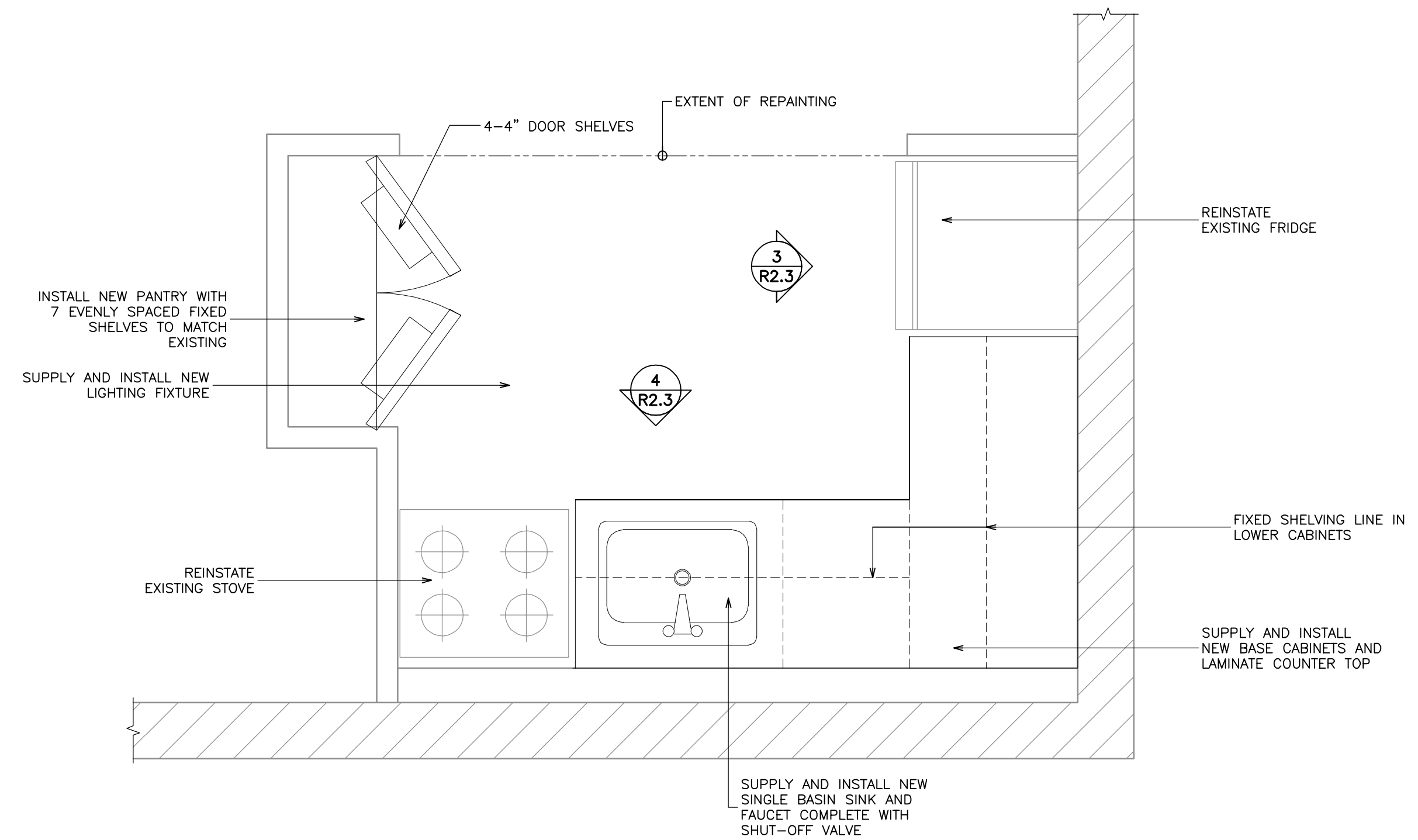
**1**  
**R2.3**  
**KITCHEN TYPE 'B' EXISTING LAYOUT AND REMOVAL NOTES**  
3/8'-1'-0"

**NOTES:**

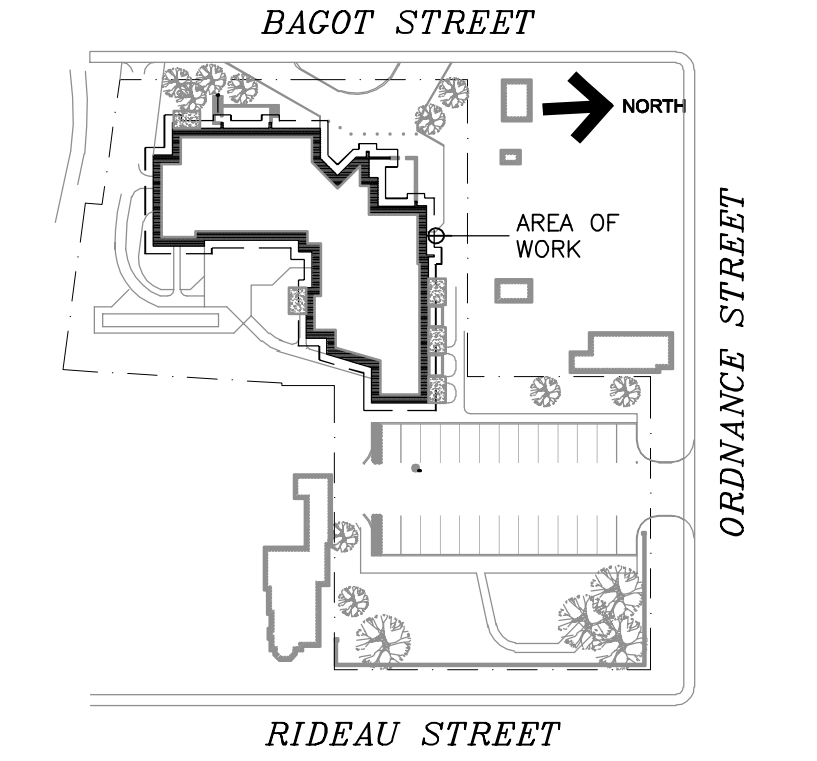
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**4**  
**R2.3**  
**NEW COOKTOP AND RANGE CABINET ELEVATION**  
1'-1'-0"



**2**  
**R2.3**  
**KITCHEN TYPE 'B' NEW LAYOUT AND INSTALLATION NOTES**  
3/4'-1'-0"

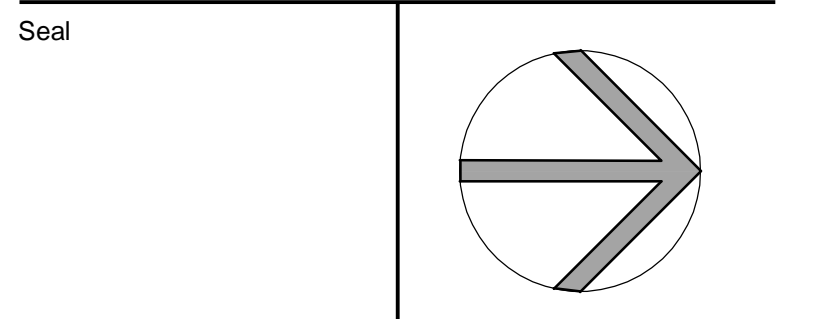


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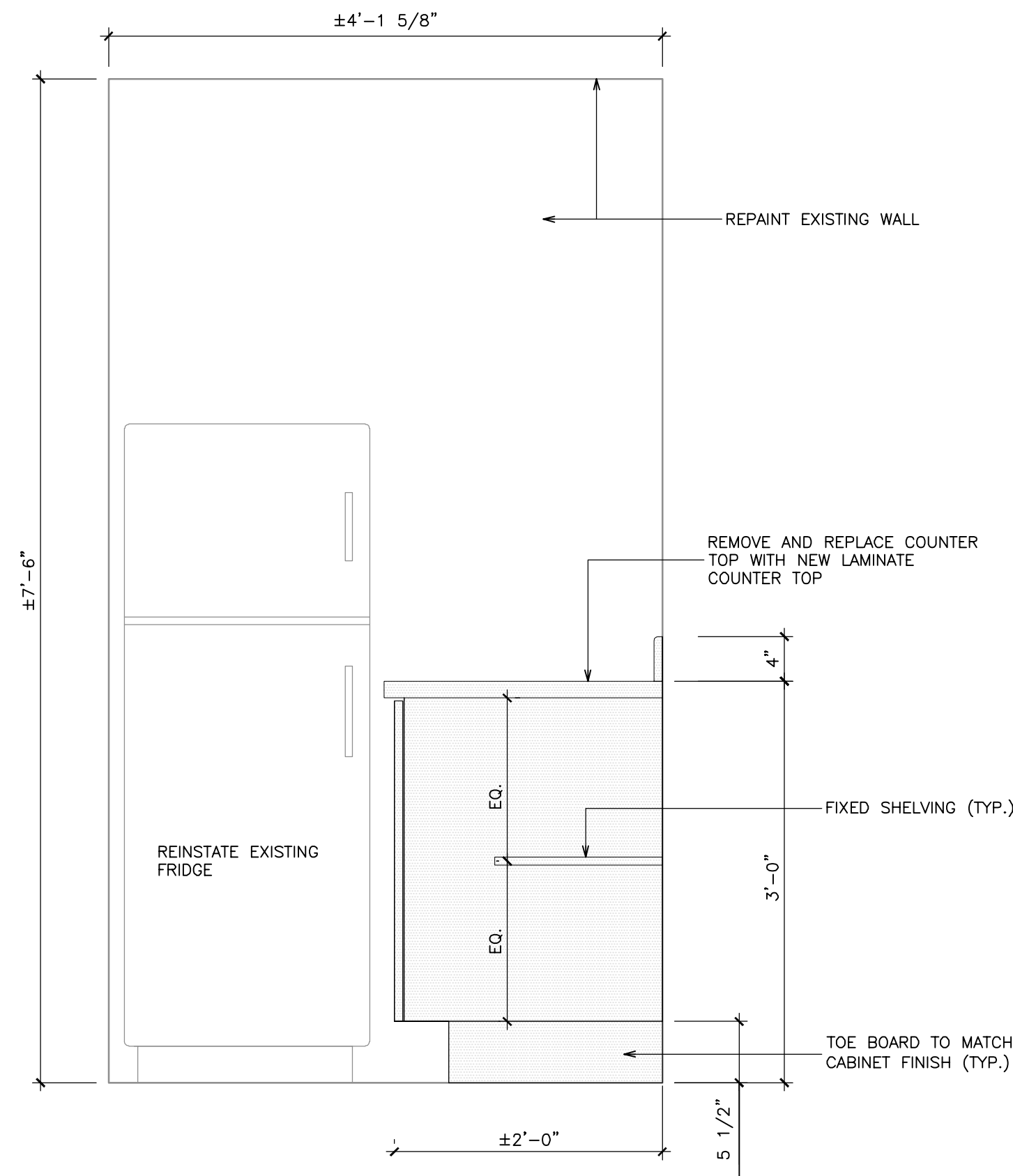
**2020 KITCHEN REPLACEMENT**

Sheet Title

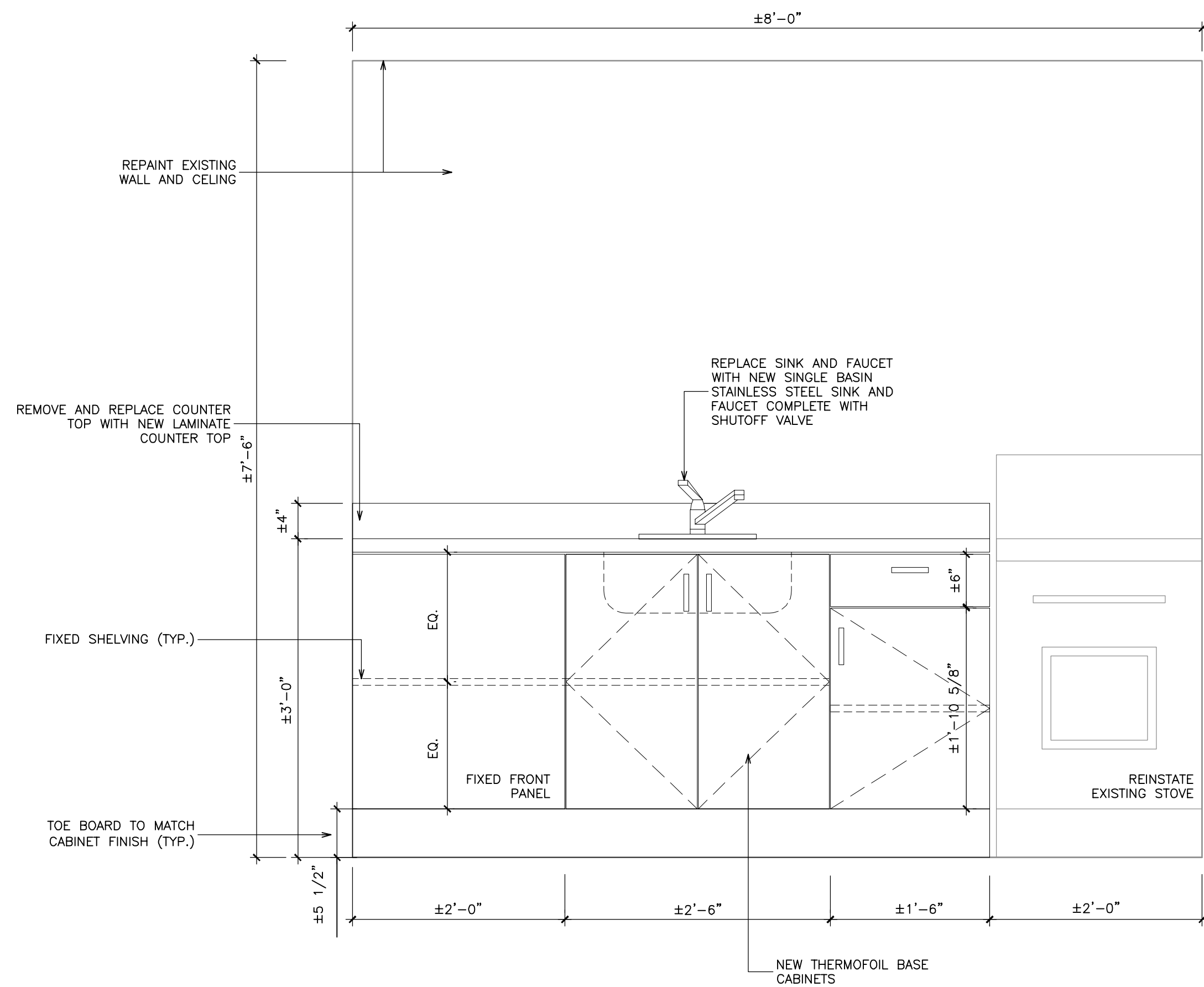
**KITCHEN TYPE 'C' LAYOUT AND DETAILS**

Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number TOR.126402.0001  
Sheet Number \_\_\_\_\_ Revision \_\_\_\_\_

**R2.4**



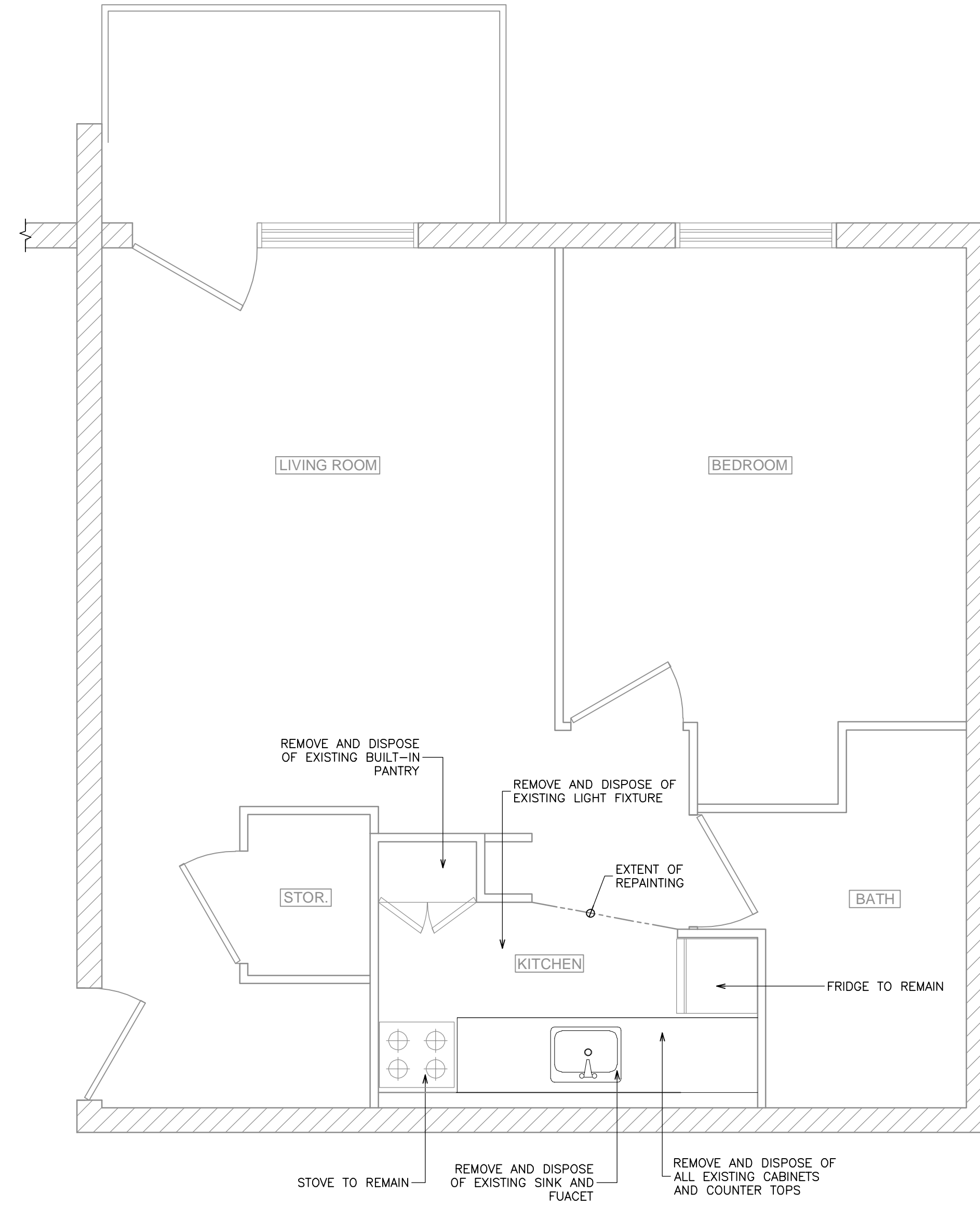
**3**  
**R2.4**  
**NEW FRIDGE AND SINK CABINET ELEVATION**  
1'-1'-0"



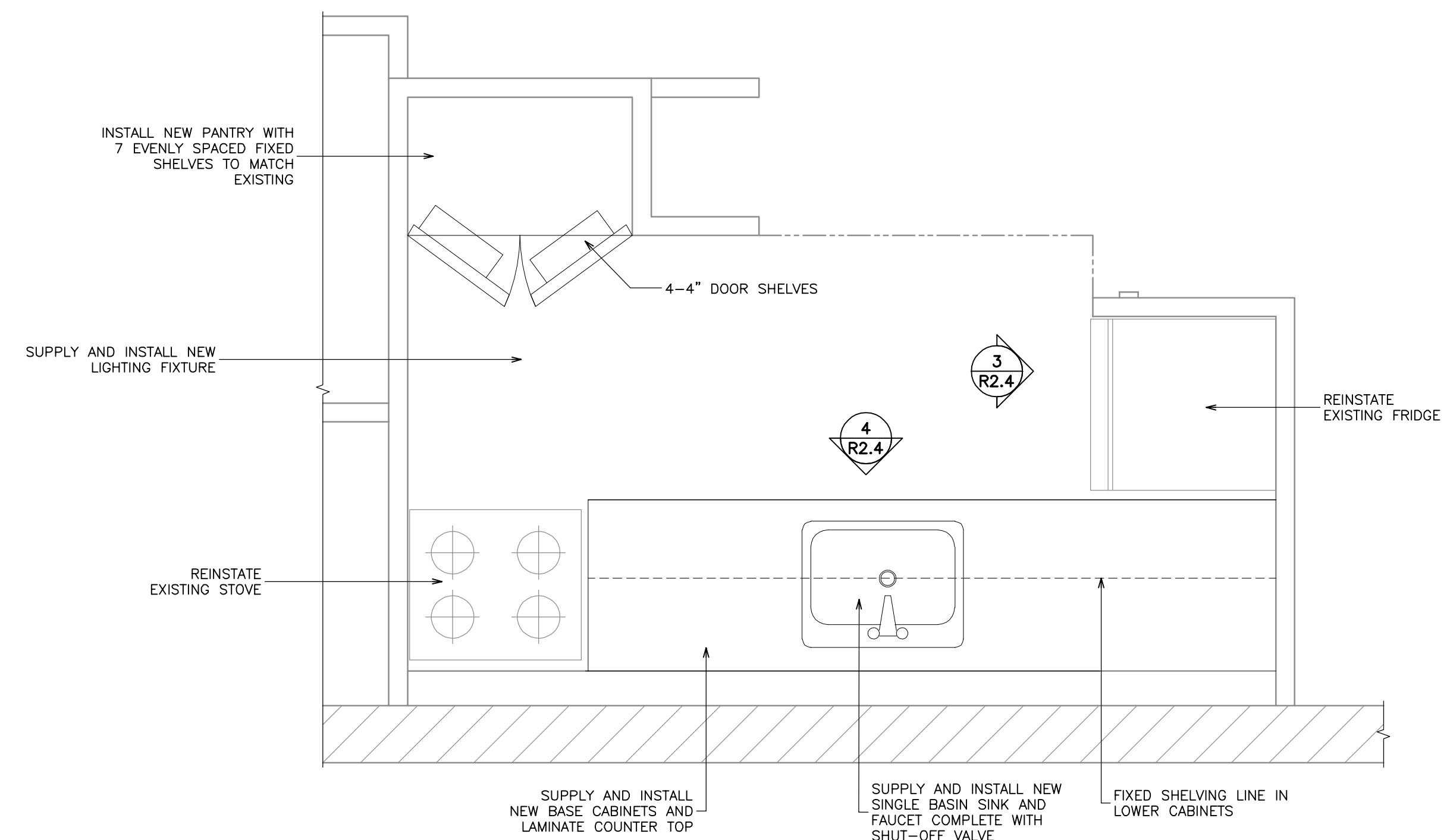
**4**  
**R2.4**  
**NEW COOKTOP AND RANGE CABINET ELEVATION**  
1'-1'-0"

**NOTES:**

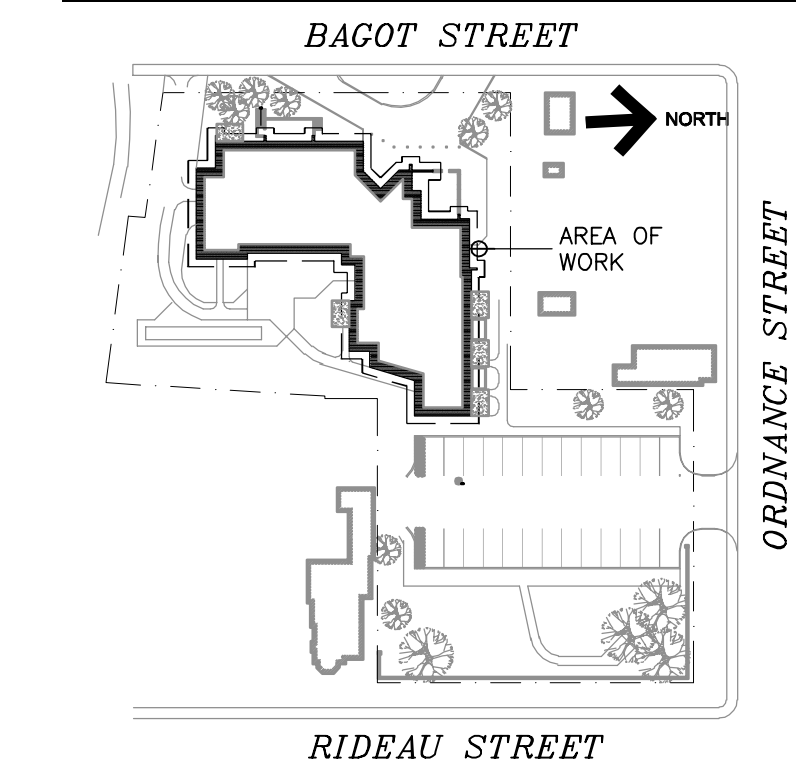
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**1**  
**R2.4**  
**KITCHEN TYPE 'C' EXISTING LAYOUT AND REMOVAL NOTES**  
3/8'-1'-0"



**2**  
**R2.4**  
**KITCHEN TYPE 'C' NEW LAYOUT AND INSTALLATION NOTES**  
3/4'-1'-0"

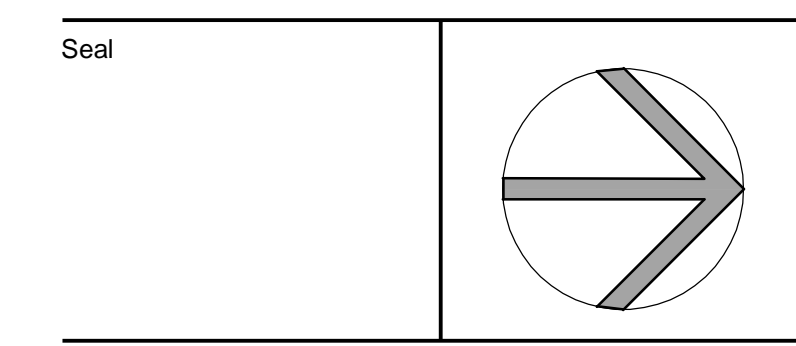


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**2020 KITCHEN REPLACEMENT**

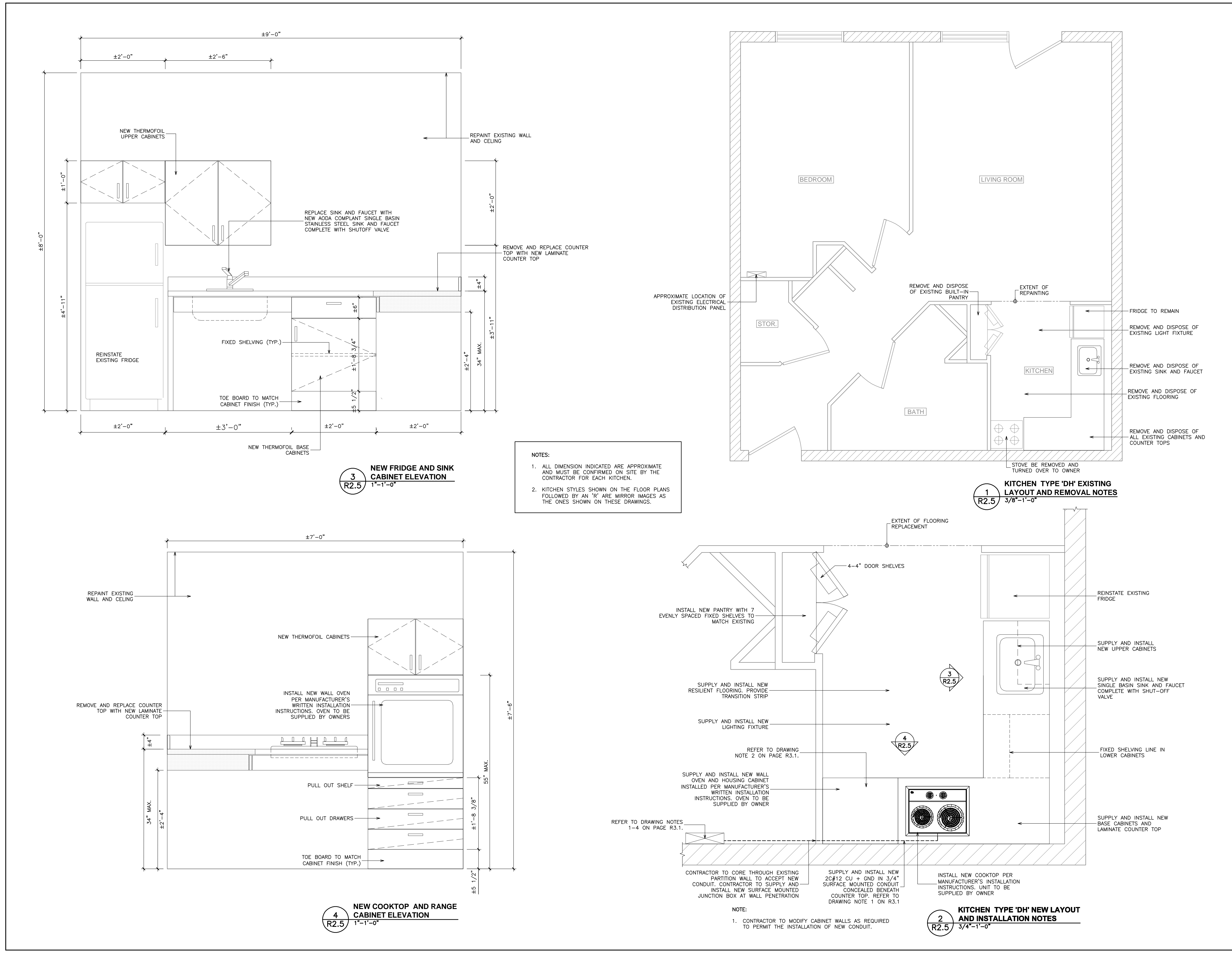
Sheet Title

**KITCHEN TYPE 'DH' LAYOUT AND DETAILS**

Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number TOR.126402.0001

Sheet Number Revision

**R2.5**

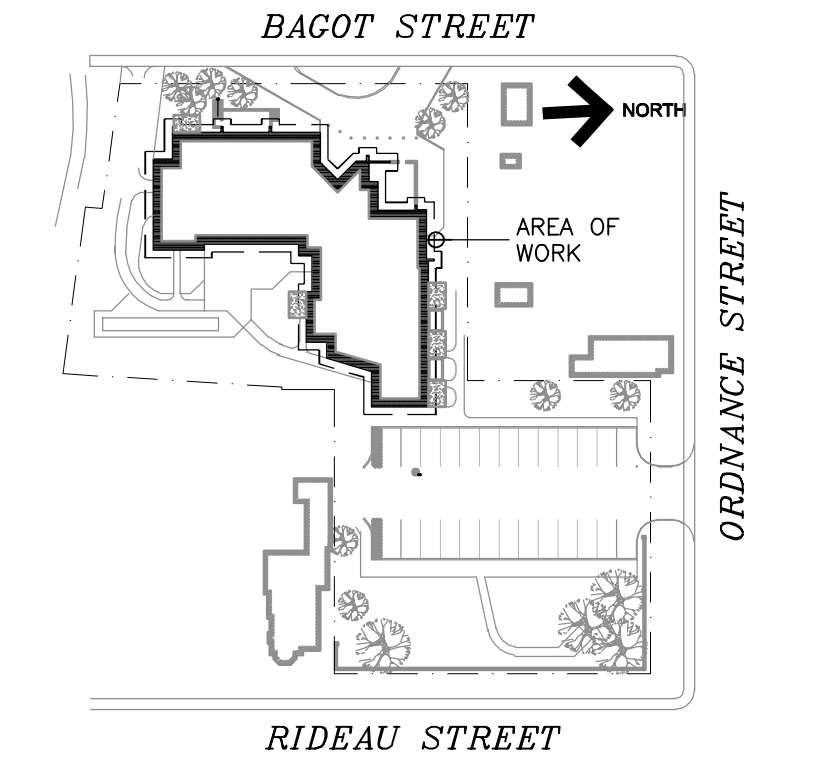


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**NOTE:**

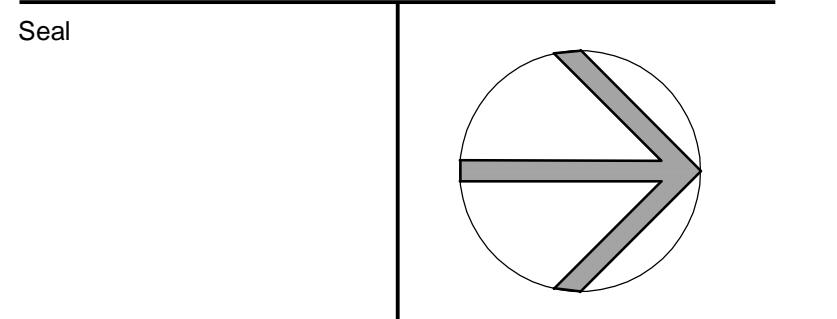
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**KEY PLAN**

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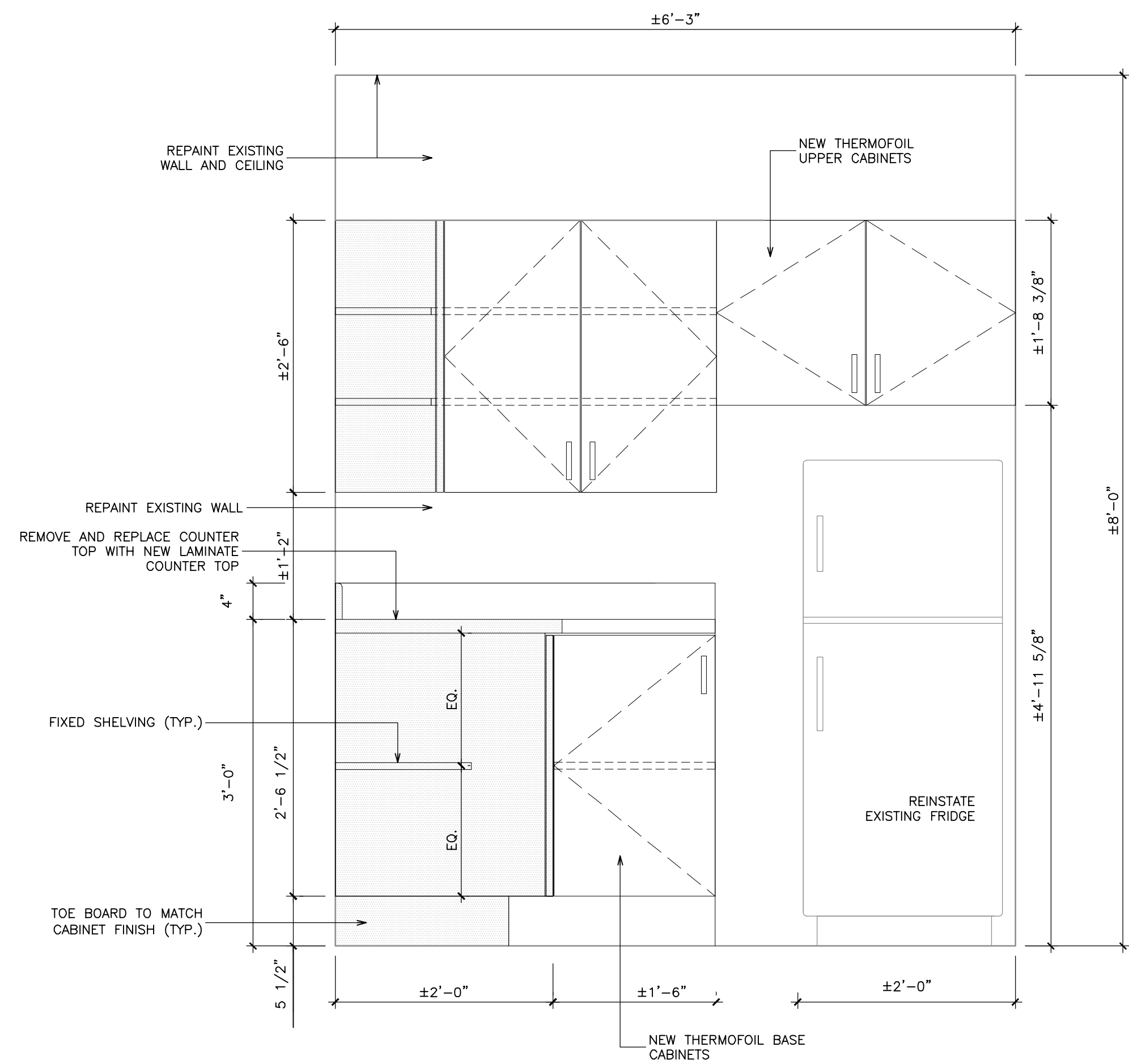
**2020 KITCHEN REPLACEMENT**

Sheet Title

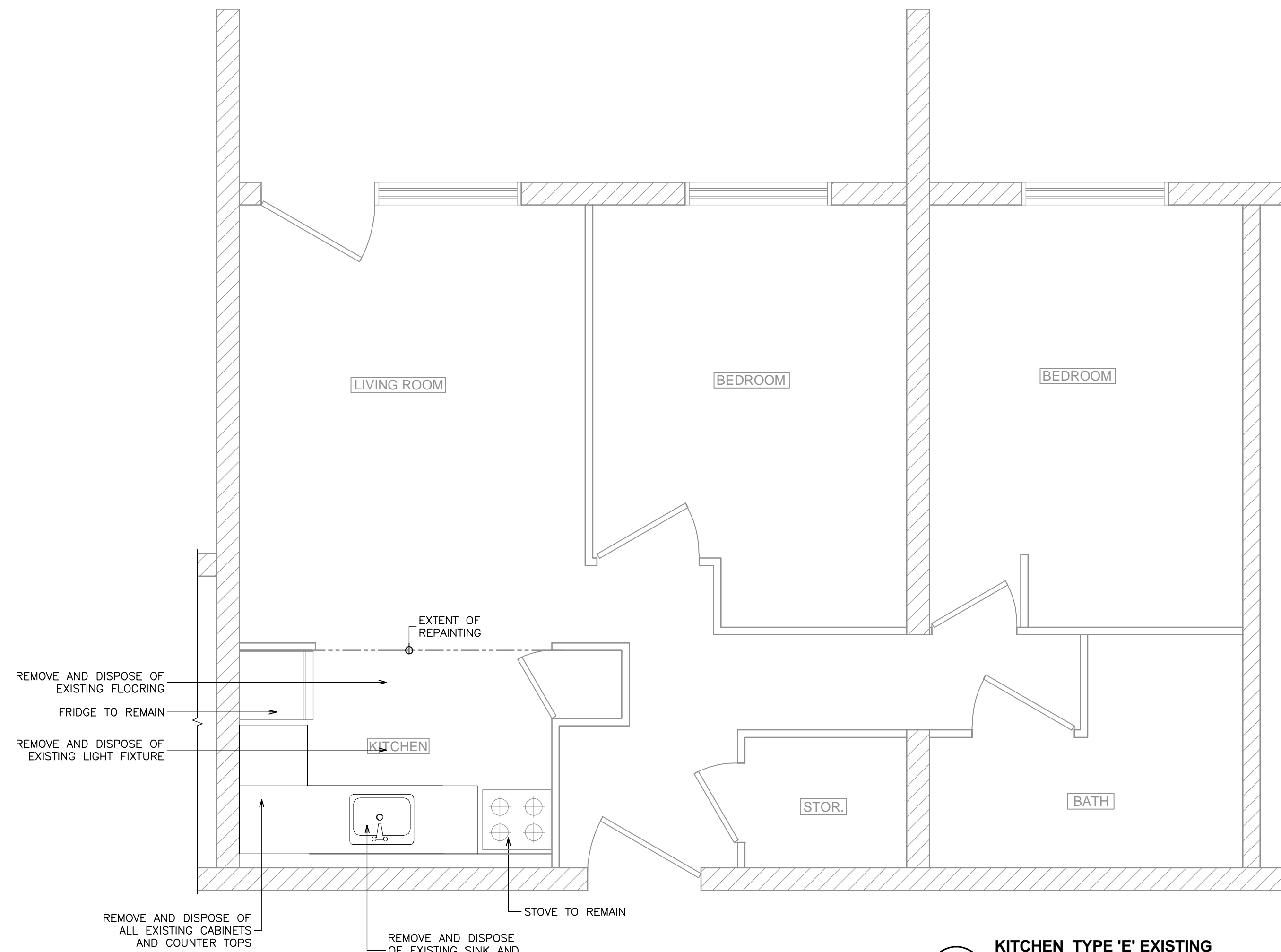
**KITCHEN TYPE 'E' LAYOUT AND DETAILS**

Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number **TOR.126402.0001**  
Sheet Number Revision

**R2.6**

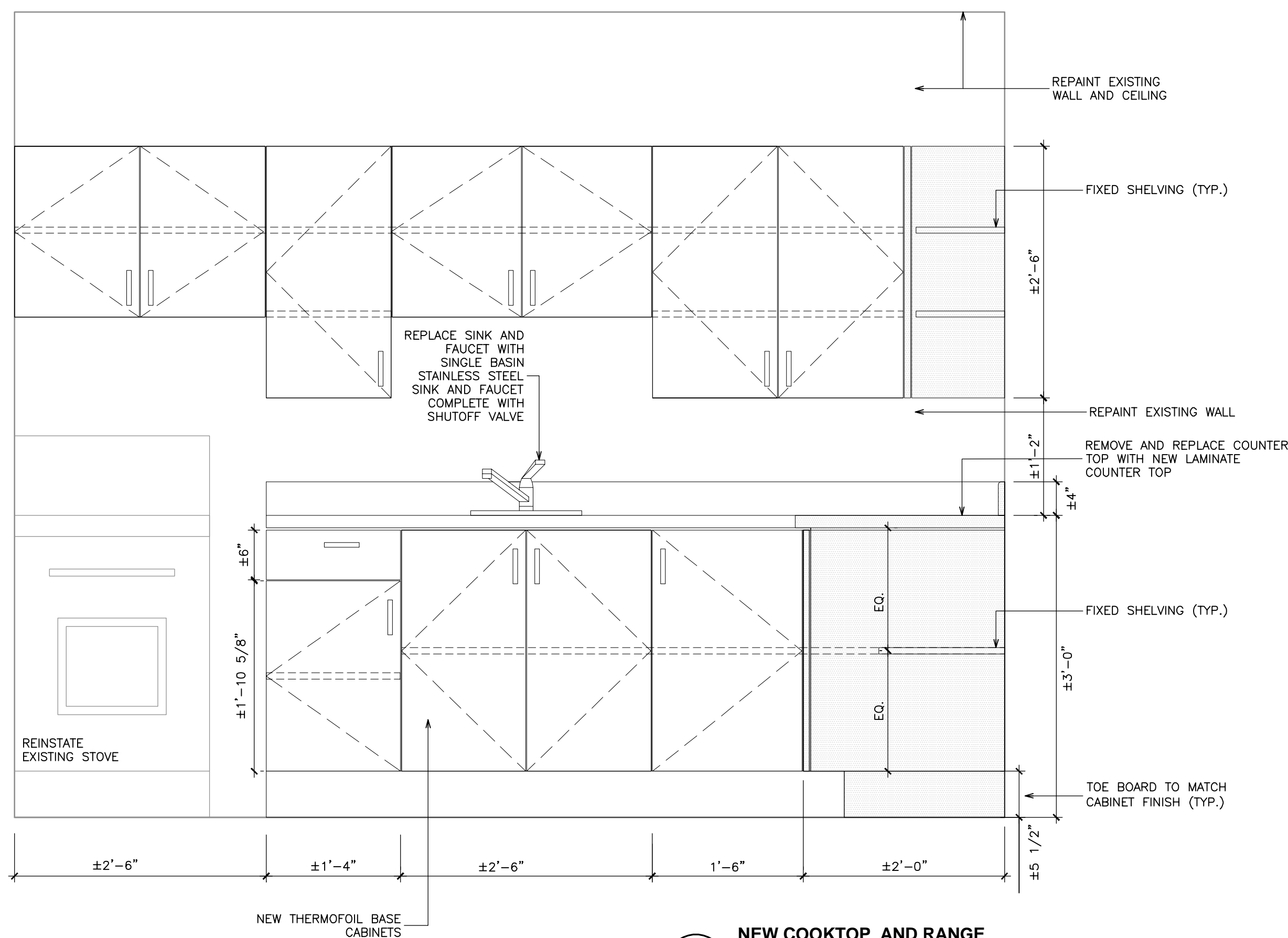


**3**  
**R2.6**  
**NEW FRIDGE AND SINK CABINET ELEVATION**  
1'-1'-0"

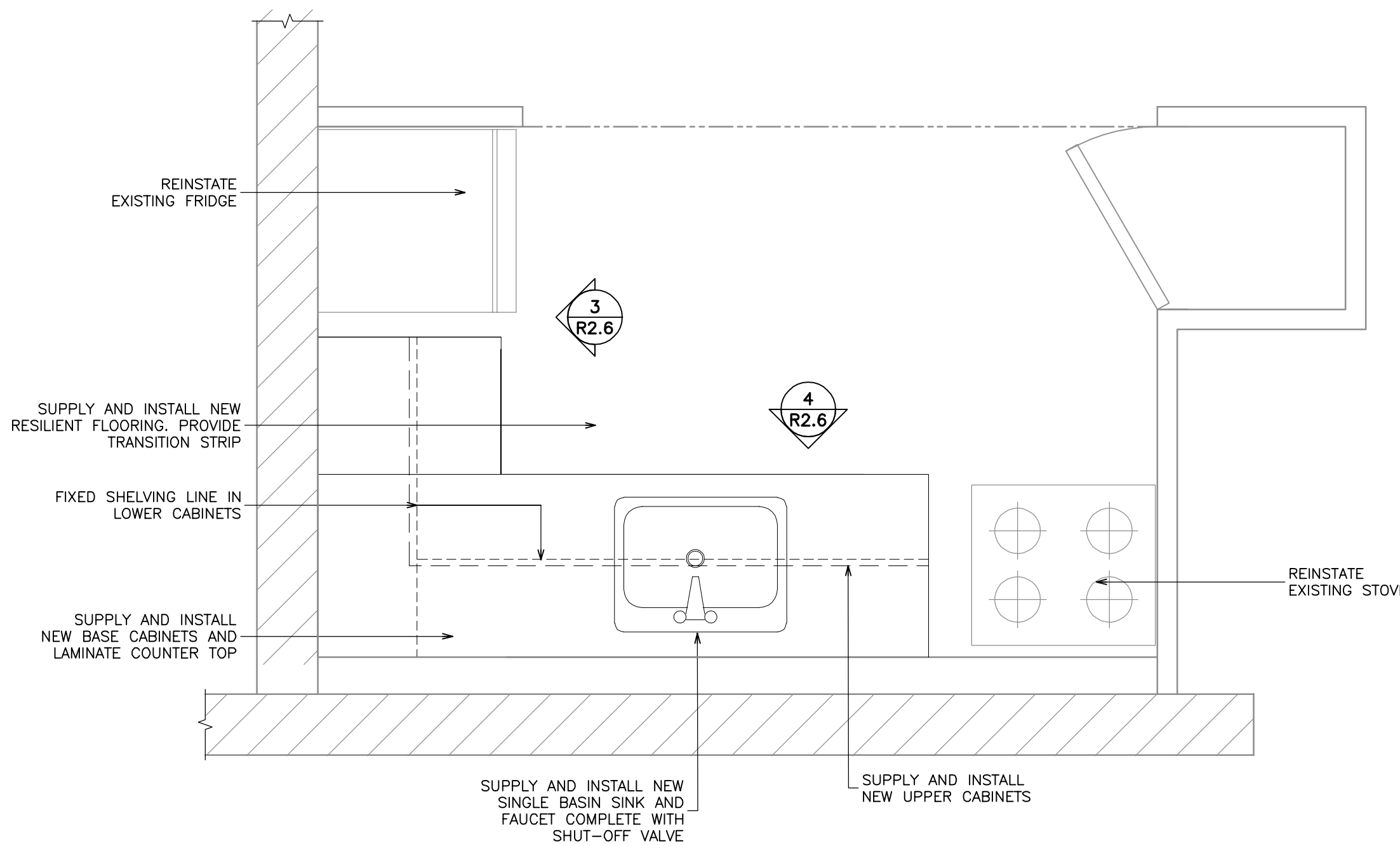


**1**  
**R2.6**  
**KITCHEN TYPE 'E' EXISTING LAYOUT AND REMOVAL NOTES**  
3/8'-1'-0"

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**4**  
**R2.6**  
**NEW COOKTOP AND RANGE CABINET ELEVATION**  
1'-1'-0"



**2**  
**R2.6**  
**KITCHEN TYPE 'E' NEW LAYOUT AND INSTALLATION NOTES**  
3/4'-1'-0"

**1.0 ELECTRICAL GENERAL REQUIREMENTS :**

GENERAL CONDITIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO ELECTRICAL SAFETY CODE, THE LOCAL ELECTRICAL SAFETY AUTHORITY INSPECTION OFFICE, THE ONTARIO BUILDING CODE, THE ONTARIO FIRE CODE AND ANY OTHER LOCAL REGULATIONS HAVING JURISDICTION OVER THE WORK OF THIS TRADE.
2. BEFORE TENDERING, EXAMINE THE SITE AND ALL DRAWINGS AND SPECIFICATIONS OF ALL TRADES AND BE FAMILIAR WITH THE WORK OF THIS TRADE. NO EXTRAS WILL BE ALLOWED FOR THE FAILURE TO DO SO.
3. ALL ELECTRICAL WORK SHALL COMPLY WITH CSA ELECTRICAL BULLETIN APPLICABLE AT TENDER CLOSE. WHERE SPECIFIC BULLETINS ARE NOT NAMED THEY ARE STILL CONSIDERED AN INTEGRAL PART OF THIS SPECIFICATION.
4. PROVIDE ALL GROUNDING AND BONDING TO GROUND REQUIRED, REGARDLESS IF NOT SHOWN ON THE DRAWINGS. GROUNDING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO ELECTRICAL SAFETY CODE.
5. PROVIDE ALL NEW MATERIALS HAVING CSA, CUL, HARNOCK HERSEY OR OTHER APPROVAL AGENCY LABEL AND LISTING. ALL WORKMANSHIP BY THIS TRADE SHALL BE FIRST CLASS, CONFORMING TO INDUSTRY STANDARD PRACTICES FOR SAFETY, ACCESSIBILITY, DURABILITY AND NEATNESS FOR ACCEPTANCE BY THE OWNERS' REPRESENTATIVES.
6. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTION FEES REQUIRED FOR THE WORK OF THIS TRADE. SUBMIT TO THE LOCAL ELECTRICAL INSPECTION DEPARTMENT AND/OR ELECTRICAL SUPPLY AUTHORITY ANY AND ALL DRAWINGS REQUIRED FOR PERMITS, FEES, APPROVALS, EXAMINATIONS AND SERVICES.
7. PROVIDE ALL CUTTING AND PATCHING REQUIRED FOR THE WORK OF THIS TRADE. ALL CUTTING AND PATCHING SHALL BE PERFORMED BY QUALIFIED TRADES PERSONS. INCLUDE ALL COSTS FOR CUTTING AND PATCHING RELATED TO THE WORK OF THIS TRADE IN THE TENDER PRICE.
8. TOUCH-UP ALL SHOP PAINTED EQUIPMENT DAMAGED IN TRANSIT OR DURING INSTALLATION TO MATCH ORIGINAL SHOP FINISH.
9. AVOID ACCUMULATION OF DEBRIS AS THE WORK PROGRESSES. ON COMPLETION OF THE CONSTRUCTION AND PRIOR TO THE FINAL INSPECTION AND ACCEPTANCE BY THE OWNER, CLEAN UP AND REMOVE FROM THE SITE ALL SCRAP MATERIALS RESULTING FROM THE WORK OF THIS TRADE.
10. CO-ORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES ON THE JOB SO THAT THE WORK MAY PROGRESS WITHOUT ANY DELAY.
11. PRIOR TO THE FINAL INSPECTION, CLEAN ALL ELECTRICAL EQUIPMENT. CLEAN ALL CONSTRUCTION DUST AND DIRT FROM INSTALLED EQUIPMENT AT THE END OF THE JOB.
12. UPON COMPLETION OF THE WORK, PROVIDE THE FINAL UNCONDITIONAL CERTIFICATE OF ACCEPTANCE FROM THE LOCAL ELECTRICAL SAFETY AUTHORITY INSPECTION OFFICE.
13. PROVIDE A ONE YEAR GUARANTEE ON ALL MATERIALS, AND LABOUR FROM THE DATE OF ACCEPTANCE BY THE OWNER. COMPLETE ALL WARRANTY REGISTRATION DOCUMENTATION ON BEHALF OF THE BUILDING OWNER. SUBMIT COPIES OF COMPLETED DOCUMENTATION IN OPERATIONS AND MAINTENANCE MANUALS.
14. ON MULTI-PHASE FEEDERS AND PANELS, ADJUST THE PHASE LOADING SO AS NOT TO EXCEED A PHASE IMBALANCE OF 10% LINE TO LINE, UNDER NORMAL OPERATING CONDITIONS OF THE FEEDER OR PANEL.
15. SUBMIT SHOP DRAWINGS IN ELECTRONIC PDF FORMAT FOR THE FOLLOWING EQUIPMENT: BREAKERS, FIRE ALARM DEVICES, EXIT AND EMERGENCY LIGHTING UNITS, ETC. THE SHOP DRAWINGS SHALL BEAR THE NAME OF THE MANUFACTURER, THE MANUFACTURER'S CATALOGUE NUMBER, AND THE CONSULTANT'S DESIGNATION, ALONG WITH ALL PERTINENT INFORMATION PERTAINING TO THAT SPECIFIC PIECE OF EQUIPMENT.
16. ALL ELECTRICAL EQUIPMENT SHALL BE MOUNTED PLUMBED TRUE.
17. OBTAIN ONE SET OF PRINTS FOR AS-BUILT PURPOSES AND RECORD ON THESE PRINTS ALL CHANGES TO THE DESIGN DRAWINGS TO REFLECT THE ACTUAL CONSTRUCTION CONDITIONS, EQUIPMENT LOCATIONS AND EQUIPMENT SPECIFICATIONS. AT THE END OF CONSTRUCTION, AND PRIOR TO THE FINAL INSPECTION BY THE CONSULTANT, TRANSFER AS-BUILT MARK-UPS TO AUTOCAD/REVIT AND SUBMIT AUTOCAD AND PDF FILES TO THE CONSULTANT SUBMIT FOR REVIEW. SUBMIT FINAL CAD FILES OF THE AS-BUILT DRAWINGS ON CD/USB KEY. NO FINAL INSPECTION WILL BE PERFORMED UNTIL THESE DRAWINGS ARE SUBMITTED.
18. PREPARE [THREE SETS] OF OPERATIONS AND MAINTENANCE MANUALS FOR PRESENTATION TO THE OWNER. PROVIDE COPIES OF ALL REVIEWED SHOP DRAWINGS FOR THE PROJECT, MANUFACTURER'S INSTALLATION INSTRUCTIONS, MANUFACTURER'S MAINTENANCE INSTRUCTIONS, AND COPIES OF ALL TEST DATA, VERIFICATION CERTIFICATES, MANUFACTURER'S WARRANTIES AND GUARANTEES, THE GUARANTEE OF THIS TRADE INDICATING START DATE AND END DATE AS WELL AS CONTRACT NUMBERS.
19. WHERE THE WORD PROVIDE IS USED IN THESE SPECIFICATIONS OR ON THE DRAWINGS, IT HAS THE MEANING "PROVIDE AND INSTALL COMPLETE WITH ALL ASSOCIATED MOUNTING HARDWARE AND CONNECTIONS".
20. CHANGES IN THE WORK
  - .1 CHANGES TO THE CONTRACT REQUIRING ADDITIONS TO OR DELETIONS FROM THE WORK OF THIS DIVISION SHALL BE CARRIED OUT UPON WRITTEN REQUEST OF THE CONSULTANT. EXTRAS TO THE CONTRACT OR CREDITS SHALL BE SUBMITTED WITH A COMPLETE COST BREAKDOWN AS FOLLOWS: MATERIALS, QUANTITIES AND UNIT PRICES FOR ALL EQUIPMENT REQUIRED OR DELETED, UNIT MAN HOURS TOTAL MATERIAL COST, TOTAL MAN HOURS, HOURLY RATE. (REFER TO SUPPLEMENTARY CONDITIONS AND GENERAL CONTRACT). TOTAL OVERHEAD AND PROFIT. (REFER TO SUPPLEMENTARY CONDITIONS AND GENERAL CONTRACT).

CONDUCTORS & RACEWAYS

1. USE TW75 OR RW90 COPPER CONDUCTORS CSA APPROVED FOR THE APPLICATION. SIZE THE CONDUCTORS SO THAT THE MAXIMUM BRANCH CIRCUIT VOLTAGE DROP DOES NOT EXCEED 3%. MINIMUM CONDUCTOR SIZE IS #12 AWG UNLESS OTHERWISE INDICATED.
2. ALL CONDUCTORS ARE TO BE INSTALLED IN RACEWAYS AS DESCRIBED BELOW:
  - .1 IN CONCRETE SLAB, UNDERGROUND BURIED, BELOW SLAB ON GRADE OR EXTERIOR EXPOSED SURFACE RACEWAYS: PVC CONDUIT
  - .2 INTERIOR SURFACE RACEWAYS, BRANCH CIRCUIT WIRING FROM PANELS, CONCEALED IN ACCESSIBLE CEILINGS AND INTERIOR WALLS OR IN INTERIOR CONCRETE BLOCK CONSTRUCTION: EMT RACEWAYS
  - .3 IN METAL STUD PARTITION WALLS, BRANCH CIRCUIT WIRING FROM PANELS IN SUITE OR TENANT OCCUPANCIES, IN INTERIOR CONCRETE BLOCK WALLS, FOR FINAL DROPS TO FIXTURES IN CEILING SPACES. (LENGTH NOT TO EXCEED 3M IN THIS APPLICATION): ARMoured CABLE (BX).
  - .4 IN WOOD STUD CONSTRUCTION: NMD-7 COPPER CONDUCTORS ARE PERMITTED FOR BRANCH CIRCUIT WIRING AS DIRECTED BY THE ENGINEER.
  - .5 FOR EXISTING CONSTRUCTION WHERE EXISTING WALLS AND FINISHES ARE TO REMAIN: SURFACE METAL RACEWAYS (SMR)
  - .6 OBTAIN PERMISSION FROM THE CONSULTANT PRIOR TO INSTALLATION. COLOUR AND SIZE OF RACEWAYS TO BE CONFIRMED WITH CONSULTANT FOR THE SPECIFIC APPLICATION.
3. ALL CONDUIT AND WIRING IS TO BE CONCEALED IN ALL FINISHED AREAS. DEVICES
  - .1 SWITCHES:
    - 1.1. -
  - .2 RECEPTACLES:
    - 2.1. RESIDENTIAL GRADE, DUPLEX, RATED 20AMP, 125 VAC, EEMAC 5-20R CONFIGURATION, T-SLOT, U-GROUND.
  - .3 COVERPLATES:
    - 3.1 SMOOTHLINE BAKELITE, COLOUR AND STYLE TO MATCH DEVICES.
4. DEVICES IN SUITES: TO BE SIMILAR TO LEVITON - DECORA SERIES; SMITH & STONE - NEW ERA SERIES; OR PASS & SEYMOUR - SIERRAPLEX SERIES.
5. DEVICES IN PUBLIC AREAS: TO BE STANDARD TYPE AS MANUFACTURED BY LEVITON, SMITH & STONE, PASS & SEYMOUR, HUBBELL, BRYANT, LUTRON.
6. COLOUR OF DEVICES: MATCH EXISTING
7. DEVICES OF SIMILAR TYPE SHALL BE OF THE SAME MANUFACTURER THROUGHOUT.
8. COVERPLATES SHALL BE OF THE SAME MANUFACTURER AS THE DEVICES.
9. ALL DEVICES OF THE SAME TYPE, SIZE AND RATING ARE TO BE OF THE SAME MANUFACTURER THROUGHOUT THE PROJECT.

SERVICE AND DISTRIBUTION

1. PROVIDE AND INSTALL COMPLETE SECONDARY DISTRIBUTION SYSTEM AS DETAILED ON THE DRAWINGS.
2. ACCEPTABLE MANUFACTURERS FOR DISTRIBUTION EQUIPMENT INCLUDE: EATON-CUTLER HAMMER, SCHNEIDER CANADA, GENERAL ELECTRIC AND SIEMENS PROVIDE NEW CIRCUIT BREAKERS TO MATCH EXISTING PANEL TYPE AND KAIC RATING.
3. LABEL ALL PANELS TO CLEARLY INDICATE EQUIPMENT CONTROLLED OR AREA SERVED
4. PROVIDE CIRCUIT BREAKERS OF THE TYPE, WITH AMPERE CAPACITY, NUMBER OF POLES, BRANCH BREAKER CAPACITY, ETC., AS SPECIFIED ON DRAWINGS.
5. PROVIDE A UPDATED DIRECTORY CARD TO MATCH NEW CIRCUITING AS SPECIFIED ON DRAWINGS.
6. ALL BRANCH BREAKERS SHALL BE THERMAL-MAGNETIC TRIP INDICATED, AMBIENT TEMPERATURE COMPENSATED AND BOLTED TO THE BUS BAR.

RENOVATIONS ON EXISTING BUILDING

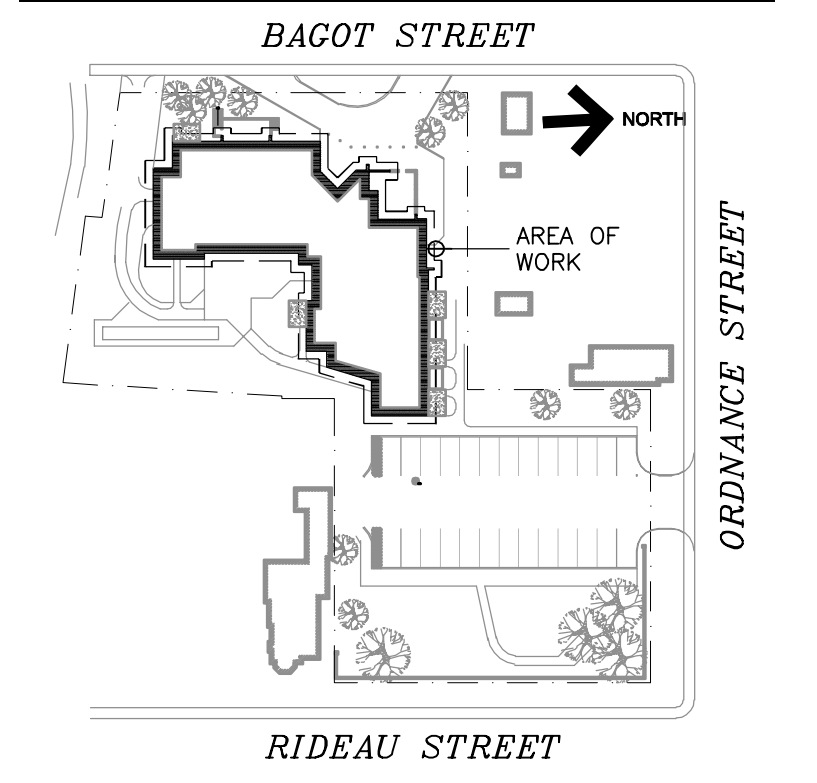
1. RENOVATIONS SHALL BE MADE ON THE EXISTING BUILDING AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN. REMOVE ALL EXISTING LUMINARIES, OUTLET BOXES, SWITCHES, RECEPTACLES, ETC. AS INDICATED ON DRAWINGS. ALL EQUIPMENT REMOVED AND NOT REUSED SHALL REMAIN THE PROPERTY OF THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EQUIPMENT INSTALLED IN RENOVATED AREAS SHALL BE NEW. ELECTRICAL TRADE WILL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR ELECTRICAL INSTALLATION. ALL CONDUIT SHALL BE INSTALLED CONCEALED IN FINISHED AREAS UNLESS SPECIFICALLY NOTED OTHERWISE.
2. NEW CONDUCTORS SHALL BE INSTALLED TO THE NEAREST OUTLET AS REQUIRED FOR EQUIPMENT THAT IS RELOCATED. INSTALLATION OF JUNCTION BOXES FOR SPLICING PURPOSES SHALL NOT BE PERMITTED UNLESS SPECIFICALLY CALLED FOR.
3. PROVIDE ALL CONDUCTORS REQUIRED TO RECONNECT EXISTING CIRCUITS WHERE REQUIRED THAT MAY BE DISRUPTED DUE TO RENOVATIONS ON THE EXISTING FLOOR.
4. PROVIDE NEW BREAKERS WHERE REQUIRED IN EXISTING PANELS TO PICK-UP ADDITIONAL CIRCUITS INDICATED ON THE DRAWINGS.

DRAWING NOTES:

1. DISCONNECT AND REMOVE EXISTING BREAKER SERVING THE EXISTING RANGE. REMOVE ALL ASSOCIATED CONDUIT, BOXES AND CABLING AS REQUIRED BACK TO SOURCE SUITE PANEL.
2. PROVIDE DIRECT CONNECTION TO NEW WALL OVEN . PROVIDE A NEW 2P, 20A BREAKER IN EXISTING SUITE PANEL. NEW BREAKER TO MATCH EXISTING TYPE AND KAIC RATING, AND COMPATIBLE WITH EXISTING SUITE PANEL. UPDATE PANEL DIRECTORY AS REQUIRED. PROVIDE 2C #12 CU +GND IN 3/4" FROM NEW WALL OVEN BREAKER TO NEW WALL OVEN. COORDINATE EXACT ROUTING ON SITE
3. PROVIDE DIRECT CONNECTION TO NEW 2 BURNER COOKTOP . PROVIDE A NEW 2P, 20A BREAKER IN EXISTING SUITE PANEL. NEW BREAKER TO MATCH EXISTING TYPE AND KAIC RATING, AND COMPATIBLE WITH EXISTING SUITE PANEL. UPDATE PANEL DIRECTORY AS REQUIRED. PROVIDE 2C #12 CU +GND IN 3/4" FROM NEW 2 BURNER COOKTOP BREAKER TO NEW BURNER COOKTOP. COORDINATE EXACT LOCATION AND ROUTING ON SITE
4. ADJUST BREAKERS IN EXISTING 70A PANEL AS NEEDED TO ACCOMMODATE THE ADDITION OF TWO NEW 2P BREAKERS. UPDATE PANEL DIRECTORY AS REQUIRED.



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**KEY PLAN**

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Apr. 27/20	M.P.
2.	ISSUED FOR 90% CLIENT REVIEW	Mar. 20/20	M.P.
1.	ISSUED FOR 60% CLIENT REVIEW	Mar. 02/20	M.P.

**Drawing Notes**

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
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3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal	
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Project Name  
**381 BAGOT STREET**  
**Kingston, Ontario**

**2020 KITCHEN REPLACEMENT**

Sheet Title

**ELECTRICAL NOTES**

Drawn By Y.D. Scale AS NOTED  
Designed By M.P. Date March, 2020  
RJC Project Number TOR.126402.0001

Sheet Number Revision

**R3.1**