



JACK DARLING EAST COMFORT SATION

CITY OF MISSISSAUGA

SPEFICATIONS – VOLUME 1

ISSUED FOR TENDER

October 9, 2025

PROCUREMENT NO. **PRC005197**

PROJECT# 25-059

Cellucci+Pace
ARCHITECTURE | PLANNING | PROJECT MANAGEMENT

PROJECT MANUAL

PROJECT: JACK DARLING EAST WASHROOM RENOVATION AT
1180 LAKESHORE ROAD WEST
MISSISSAUGA, ONTARIO L5H 3G7

OWNER: THE CORPORATION OF
THE CITY OF MISSISSAUGA

CONSULTANT: CELLUCCI+PACE
510 ROWNTREE DAIRY RD. UNIT 3C
WOODBIDGE, ONTARIO L4L 8H2
TEL: 416-855-2260

CONSULTANT'S PROJECT NO: 25-059

DATE: OCTOBER 8, 2025

SECTION 00 01 03 - PROJECT DIRECTORY

1.1 OWNER

The Corporation of the City of Mississauga

1.2 CONSULTANT

Cellucci + Pace Inc.
510 Rowntree Dairy Road Unit 3C
Woodbridge, ON L4L 8H2
Tel: 416-855-2260

1.3 MECHANICAL

T. Smith Engineering Inc.
707 Kipling Ave.
Etobicoke, ON M8Z 5G4
Tel: 416-798-8770

1.4 ELECTRICAL

JLK Engineering
26 Cobblestone Court
Brampton, ON L6R 2S1
Tel: 416-455-5254

1.5 DOOR HARDWARE

ABDP Consulting Ltd.
1910 Port Davidson Road
Smithville, ON L0R 2A0
Tel: 1-905-327-1374

END

CATEGORY	SEAL & SIGNATURE
<p>ARCHITECTURAL</p> <p>This seal governs all Documents and Sections of these Specifications except Sections/Divisions listed below.</p>	

END

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(Information on Drawings)

PROJECT NO. 25-059

16/10/2025

WESPEC

**JACK DARLING EAST WASHROOM RENOVATION
1180 LAKESHORE ROAD WEST, MISSISSAUGA, ONTARIO L5H 3G7
00 01 10-1**

SECTION 00 01 10 SPECIFICATIONS TABLE OF CONTENTS

REPORTS

Existing Conditions

END

SECTION 01 19 00 - GENERAL REQUIREMENTS

1.1 GENERAL REQUIREMENTS

- .1 Division 1 requirements apply to all Sections of Work.

1.2 SUMMARY OF WORK

- .1 Provide all items, articles, materials, services and incidentals, whether or not expressly specified or shown on Drawings, to make finished work complete and fully operational, consistent with the intent of the Contract Documents.
- .2 The following work is not included in this Contract:
 - .1 Work identified N.I.C.

1.3 DIVISION OF WORK

- .1 Work specified in the Specification has been divided into technical Sections for the purpose of ready reference. Division of work among Subcontractors and suppliers is solely the Contractor's responsibility and Consultant assumes no responsibility to act as an arbiter to establish subcontract limits between Sections or Divisions of work.

1.4 METRIC PROJECT

- .1 This project is based on The International System of Units (SI). Measurements are expressed in metric (SI) units and depending on the progress made in the various sectors of the industry are either hard or soft converted units.
- .2 All metric units specified shall be taken to be the minimum acceptable unless otherwise noted.
- .3 It is the Contractor's responsibility to check and verify with manufacturers and suppliers on the availability of materials and products in either metric or imperial sizes.
- .4 Where a material or product cannot be obtained in the metric size specified, provide the next larger imperial size available.
- .5 Where both metric and imperial sizes or dimensions are shown, the metric size or dimension shall govern.

1.5 SAFETY AND SECURITY

- .1 Be responsible for security of all areas affected by work of this Contract until taken over by Owner. Take steps to prevent entry to the Work by unauthorized persons and guard against theft, fire and damage by any cause.
- .2 Provide suitable surveillance equipment and/or employ guard services, as required to adequately protect the Work.
- .3 Maintain fire protection for work. Store paints and volatile substances in a separate and controlled location and inspect frequently. Inspect temporary wiring, drop cords, extension cables for defective insulation or connections frequently. Remove combustible wastes frequently. Prohibit smoking in areas where volatile and flammable substances are used.
- .4 Do not cut, bore or sleeve through any loadbearing member, new or existing without Consultant's written authorization, unless specifically indicated on Drawings.

1.6 USE OF SITE

- .1 Accept full responsibility for assigned access, work, staging and storage areas from the time of Contract award until Substantial Performance of the Work.
- .2 Check means of access and egress, rights and interests which may be interfered with. Do not block lanes, roadways, entrances or exits. Direct construction traffic and locate access to site as directed by

SECTION 01 19 00 - GENERAL REQUIREMENTS

municipality.

- .3 Where encroachment beyond property limits is necessary make arrangement with respective property owners.

END

SECTION 01 21 00 - CASH ALLOWANCE

1.1 GENERAL

- .1 Comply with GC 4.1 CASH ALLOWANCES.
- .2 Cash allowances are designated for additional work and services deemed to be necessary by Owner, from time to time, throughout the execution of the Work. Where a cash allowance refers to an item or category of work already included in Contract Documents, it shall be assumed to cover work or services in addition to that indicated, unless specifically indicated otherwise.
- .3 Contractor may be required from time to time to assist in tendering of certain items of work covered by allowance, as directed by Consultant.

1.2 AUTHORIZATION

- .1 Expenditures from allowances included in the Contract must be authorized in writing by the Consultant.
- .2 Work covered by allowances shall be performed for such amounts and by such persons as directed by the Consultant.

1.3 CASH ALLOWANCES

- .1 Cash allowances include supply and installation unless specifically indicated otherwise.
- .2 Supply only allowances shall include:
 - .1 Net cost of products
 - .2 Delivery to site
 - .3 Applicable taxes and duties (not including HST)
- .3 Supply and install allowances shall include:
 - .1 Net cost of products
 - .2 Delivery to site
 - .3 Unloading, storing, handling of products on site
 - .4 Installation, finishing and commissioning of products
 - .5 Applicable taxes and duties (not including HST)
- .4 Inspection and testing allowances shall include:
 - .1 Net costs of inspection/testing services
 - .2 Applicable taxes (not including HST)
- .5 Other costs related to work covered by allowances including overhead and profit are not covered by the allowance but shall be included separately in Contract.
- .6 Include in the Contract a cash allowance in the amount of \$5,000.00 (Five thousand dollars) for the following items:
 - .1 Independent testing and inspections.
 - .2 Signage.

END

SECTION 01 31 00 - PROJECT COORDINATION

1.1 PRE-CONSTRUCTION MEETING

- .1 Immediately prior to construction, upon notification attend at location of Owner's choice, pre--construction meeting, along with authoritative representatives of certain key subcontractors as specifically indicated in the conference notice.
- .2 Purpose of meeting is as follows:
 - .1 Review project communications procedures.
 - .2 Review contract administration requirements including submittals, payment and change order procedures.
 - .3 Identify all critical points on construction schedule for positive action.
 - .4 Identify any product availability problems and substitution requests.
 - .5 Establish site arrangements and temporary facilities.
 - .6 Review Consultant's inspection requirements.
 - .7 Review any points which, in Owner's, Consultant's and Contractor's opinion, require clarification.
- .3 The Consultant shall organize and chair the pre-construction meeting. Consultant shall record minutes of pre-construction meeting and distribute a copy to each participant within ten days of meeting.

1.2 SITE MEETINGS

- .1 Prior to the commencement of the Work, the Contractor together with the Consultant shall mutually agree to a sequence for holding bi-weekly site meetings.
- .2 Contractor shall chair site meetings. Ensure that persons, whose presence is required, are present and that relative information is available to allow meetings to be conducted efficiently.
- .3 Once a month or more often if directed by Consultant include review with Consultant and Owner of construction schedule and application for progress payment, during or immediately following site meeting.
- .4 Record minutes of each meeting and promptly distribute copies to be received by all participants not later than seven days after meeting has been held. Distribute minutes of meetings to all major Subconsultants, whether in attendance or not.

1.3 SUPERVISION

- .1 Employ an experienced and qualified supervisor who shall be in complete charge of the work from commencement to final completion of the Work and who shall be present at the site whenever work is being carried out. A working foreperson will not be acceptable. The supervisor shall not be changed after commencement of work without the Consultant's approval.
- .2 Supervise, direct, manage and control the work of all forces carrying out the work, including subcontractors and suppliers. Carry out daily inspections to ensure compliance with the Contract Documents and the maintenance of quality standards. Ensure that the supervisory staff includes personnel competent in supervising all Sections of Work required.
- .3 Arrange for sufficient number of qualified assistants to the supervisor as required for the proper and efficient execution of the Work.

1.4 DOCUMENTS ON SITE

SECTION 01 31 00 - PROJECT COORDINATION

- .1 Contractor's field office shall at all times contain a complete set of Contract Documents (Drawings and Specifications) with all addenda, site instructions, change orders, reviewed shop drawings and samples, colour schedule, paint materials schedules, hardware list, progress reports and meeting minutes.
- .2 Keep building permit documents in field office for duration of work.

1.5 INTERFERENCE AND COORDINATION DRAWINGS

- .1 Prepare interference and equipment placing drawings to ensure that all components will be properly accommodated within the spaces provided.
- .2 Prepare drawings to indicate coordination and methods of installation of a system with other systems where their relationship is critical. Ensure that all details of equipment apparatus, and connections are coordinated.
- .3 Ensure that clearances required by jurisdictional authorities and clearances for proper maintenance are indicated on drawings.
- .4 Upon Consultant's request submit copies of interference drawings to Consultant.

1.6 SLEEVING AND INSERT SETTING DRAWINGS

- .1 Prepare sleeving drawings for work of Division 21 to 28, showing size and location of all penetrations through load bearing elements. Submit sleeving drawings to Consultant for review not less than 15 days prior to construction of affected elements.
- .2 Prepare insert setting drawings for work to be cast into concrete and/or mortared into masonry elements. Submit insert setting drawings to Consultant for review not less than 15 days prior to construction of affected elements.

END

SECTION 01 32 00 - PROJECT PROGRESS DOCUMENTATION

1.1 CONSTRUCTION SCHEDULE

- .1 Within 21 days of Contract award, submit in format acceptable to Consultant, minimum four copies of Contractor's critical path construction schedule, using suitable computer scheduling software, such as "MS Project" or "Primavera".
- .2 Schedule proposed by the Contractor shall be based on the following assumptions:
 - .1 Critical path base line is considered by Contractor as reasonable and achievable.
 - .2 Schedule is based on resources which have been committed for this project by Contractor and will be readily available when needed.
 - .3 Schedule is based on normal average weather conditions, as documented by official weather records.
 - .4 Float belongs to Project.
- .3 Set up format to permit plotting of actual construction progress against scheduled progress.
- .4 Schedule shall show:
 - .1 Commencement and completion dates of Contract.
 - .2 Commencement and completion dates of construction stages/phases, if any.
 - .3 Commencement and completion dates of each trade. Major trades shall be further broken down as directed by Consultant; generally follow Specification format.
 - .4 Order and delivery dates for major or critical equipment.
 - .5 Critical dates for shop drawing/sample submissions.
 - .6 Any other information relating to orderly progress of Contract, considered by Contractor or Consultant to be pertinent.
- .5 Submit copy of schedule showing actual progress, to Consultant once a month, concurrently with application for payment. Consultant, together with Contractor, shall review construction progress once a month during or immediately following regular site meeting, or more often as directed by Consultant.
- .6 Update construction schedule, whenever changes occur, in manner and at times acceptable to Consultant. Include with each update a written report of activity progress reflected in the revised critical path schedule, and the corrective actions which have been or are to be taken to maintain progress on the schedule in the future, anticipated delay, resource availability, schedule changes, and work to be completed in the next 2 month period.
- .7 Plot actual construction progress on schedule at least once a week.

1.2 CASH FLOW CHART

- .1 Within 21 days after award of Contract, submit, in form approved by Consultant, cash flow chart broken down on a monthly basis in an approved manner. Cash flow chart shall indicate anticipated Contractor's monthly progress billings from commencement of work until completion.
- .2 Update cash flow chart whenever changes occur to scheduling and in manner and at times satisfactory to Consultant.

1.3 PROGRESS RECORD

- .1 Maintain on site, permanent written record of progress of work. Record shall be open to inspection by Consultant at all times and copy shall be furnished to Consultant upon request.

SECTION 01 32 00 - PROJECT PROGRESS DOCUMENTATION

- .2 This record shall show weather conditions, dates of commencement, progress and completion of various trades and items of work. Particulars pertaining to erection and removal of forms, pouring of concrete, installation of roofing and other critical or major components as well as number of employees of various trades and type and quantity of equipment employed daily, shall be noted.
- .3 Display a copy of the construction schedule in the site office from start of construction to completion. Superimpose actual progress of work on schedule at least once each week.

1.4 AS-BUILT DRAWINGS

- .1 Obtain and keep on site at all times a complete and separate set of black line white prints.
- .2 Note clearly, neatly, accurately and promptly as the work progresses location of services, piping, conduits, ductwork embedded in concrete/masonry, concealed in ceilings, walls and furring and underground services below building.
- .3 As-built drawings shall be available for review at each site meeting.
- .4 Refer to Section 01 77 00 for requirements on submission of as-built drawings.

1.5 PROGRESS PHOTOGRAPHS

- .1 Concurrently with monthly application for payment submit coloured progress photographs as follows:
 - .1 Up to four photographs shall be taken from positions determined by Consultant.
 - .2 Photographs shall be properly exposed and in focus; views shall be unobstructed.
 - .3 Identify each photograph on back stating name of project, name of photographer, description of view and date of photograph taken.
 - .4 Submit digital files in jpeg format.

1.6 PRODUCT DELIVERY CONTROL

- .1 It is the responsibility of the Contractor to ensure that the supplier or distributor of materials specified or alternatives accepted, which he intends to use, has materials on the site when required. The Contractor shall obtain confirmed delivery dates from the supplier.
- .2 Provide equipment delivery schedule, coordinated with construction and submittals' schedule, showing delivery dates for major and/or critical equipment.
- .3 The Contractor shall contact the Consultant immediately upon receipt of information indicating that any material, item, will not be available on time, in accordance with the original schedule, and similarly it shall be the responsibility of all subcontractors and suppliers to so inform the Contractor.
- .4 The Consultant reserves the right to receive from the Contractor at any time, upon request, copies of actual purchase or work orders of any material or products to be supplied for the work.
- .5 If materials and products have not been placed on order, the Consultant may instruct such items to be placed on order, if direct communication in writing from the manufacturer or prime suppliers is not available indicating that delivery of said material will be made in sufficient time for the orderly completion of the Work.
- .6 The Consultant's review of purchase orders or other related documentation shall in no way release the Contractor, or his subcontractors and suppliers from their responsibility for ensuring the timely ordering of all materials and items required, including the necessary expediting, to complete the work as scheduled in accordance with the Contract Documents.

END

SECTION 01 33 00 - SUBMITTALS

1.1 GENERAL

- .1 Unless specified or directed otherwise, make all submissions to the Consultant at his office.
- .2 Make all submissions required by the Contract Documents with reasonable promptness and in orderly sequence so as to cause no delay in the work.
- .3 Arrange and pay for delivery to and return from Consultant of all submittals.
- .4 Submit the following prior to start of work:
 - .1 Insurance certificates
 - .2 Bonds
 - .3 Workplace Safety and Insurance Board Certificate

1.2 RELATED REQUIREMENTS

- .1 Make the following submissions in accordance with requirements specified elsewhere:
 - .1 Applications for payment: GC 5.2
 - .2 Workplace safety and insurance board certificates of clearance: GC 10.4
 - .3 Insurance certificates: GC 11.1
 - .4 Bonds: GC 11.2
 - .5 Interference drawings, sleeving and insert drawings: Section 01 31 00
 - .5 Construction schedule: Section 01 31 00
 - .6 Cash flow chart: Section 01 31 00
 - .7 Progress photographs: Section 01 31 00
 - .8 Equipment delivery schedule: Section 01 32 00
 - .10 Purchase order documentation: Section 01 32 00
 - .11 Certified site plan: Section 01 32 00
 - .12 Waste audit and reduction plans: Section 01 41 00
 - .13 Maintenance and operations data: Section 01 77 00
 - .14 As-built drawings: Section 01 77 00
 - .15 Maintenance materials: Section 01 77 00

1.3 SCHEDULE OF VALUES

- .1 Submit schedule of values in accordance with requirements of GC 5.2 APPLICATIONS FOR PROGRESS PAYMENT, not less than 15 days prior to first application for payment.
- .2 Follow specifications table of contents as basis for degree of breakdown required. Show breakdown for different construction phases/stages if required by Consultant.
- .3 Break down cost for large items of work directed by Consultant.
- .4 Provide additional cost breakdown information if requested by Consultant.

1.4 SCHEDULE OF SUBMITTALS

- .1 Within 21 days of submission of construction schedule submit a schedule of submittals for shop drawings, samples, lists of materials and other documentation requiring Consultant's review.
- .2 For each item requiring submission and review show anticipated date of submission and critical date for return of reviewed submission.
- .3 Design sequence of submissions to reflect requirements of construction schedule.

SECTION 01 33 00 - SUBMITTALS

- .4 Allow up to 15 days for Consultant's review for each submission. Stagger submissions as much as possible to permit adequate review time for each item submitted. If several submissions are made at the same time or within a short time of each other, indicate order of priority in which submissions should be reviewed.
- .5 Include sufficient time to permit corrections and resubmission, if necessary, without affecting construction schedule.

1.5 PRODUCT DATA

- .1 Submit product data sheets, required by Contract Documents, and others as may be reasonably required by Consultant.
- .2 Submit product data sheets in digital or printed hardcopy form and in accordance with the following requirements:
 - .1 Show detailed comprehensive information on products to be used.
 - .2 Clearly identify product/model number on data sheets containing multiple products.
 - .3 Supplement manufacturers/distributor's standard schematics, diagrams, brochures data sheets, catalogue sheets, charts and other descriptive data as required to give a clear understanding of the properties of the product and how product is to be incorporated into project.

1.6 SHOP DRAWINGS

- .1 Submit shop drawings required by Contract Documents, in accordance with requirements of GC 3.11 SHOP DRAWINGS.
- .2 Prepare shop drawings in metric measurements only. Shop drawings containing imperial measurements will be rejected.
- .3 Provide shop drawings bearing seal and signature of professional engineer licensed to practise in Ontario where required. Shop drawings submitted without required seal and signature will be rejected and returned to Contractor without review.
- .4 Unless otherwise directed by the Consultant, submit a digital file or the following number of prints for each shop drawing required:
 - .1 Architectural shop drawings: 3 prints
 - .2 Structural, mechanical, electrical shop drawings: 4 prints
- .5 After review Consultant will return a marked up digital file or print to the Contractor. Contractor shall obtain and distribute the necessary number of copies for each shop drawing.
- .6 Shop drawings which require the approval of a legally constituted authority having jurisdiction shall be submitted by Contractor to such authority for approval. Such shop drawings shall receive final approval of authority having jurisdiction before Consultant's final review.
- .7 No work requiring a shop drawing submission shall be commenced until the submission has received Consultant's final review. Do not use any shop drawing, erection drawing or setting drawing which does not bear the stamp and signature of the Consultant.
- .8 The Consultant's review is for the sole purpose of ascertaining conformance with the general design concept. This review shall not mean that the Consultant approves the detail design inherent in the shop drawings, responsibility for which shall remain with the Contractor submitting same, and this review shall not relieve the Contractor of his responsibility for meeting the requirements of the Contract Documents. The Contractor is responsible for dimensions to be confirmed and correlated at the job

SECTION 01 33 00 - SUBMITTALS

site for information that pertains solely to fabrication processes or to techniques of construction and installation and for coordination of the work of all subtrades.

1.7 SAMPLES

- .1 Submit samples required by Contract Documents and as directed by the Consultant.
- .2 Unless indicated otherwise submit samples in duplicate.
- .3 Where colour selection is required submit manufacturer's full colour range for specified product line.
- .4 Submit samples with identifying labels bearing material or component description, manufacturer's name and brand name, Contractor's name, project name, location in which material or component is to be used, and date.
- .5 Prepay any shipping charges involved for delivering samples to destination point and returning to point of origin if required.
- .6 No work requiring a sample submission shall be commenced until the submission has received Consultant's final review.

1.8 REQUESTS FOR INFORMATION (RFI'S)

- .1 Submit RFI's only after a thorough review has determined that the required information is not included in the Contract Documents.
- .2 Submit RFI's in a timely manner so as not to cause any delay and leaving sufficient review time for the Consultant.
- .3 The Consultant will identify each RFI with the time and date received and assign an anticipated review time of one to five working days depending on the complexity of the matter under review, applied consecutively.
- .4 The Consultant will review RFI's in the order received, unless, upon Contractor's request, the Consultant agrees to prioritize the review of a particular RFI, adjusting the review time accordingly.
- .5 The Consultant will advise the Contractor within the assigned review time with one of the following responses:
 - .1 Information requested is included in the Contract Documents.
 - .2 A site instruction will be issued.
 - .3 A change notice will be issued.
 - .4 A change directive will be issued.

END

SECTION 01 35 00 - SPECIAL PROJECT REQUIREMENTS

1.1 SCOPE OF THE WORK

- .1 The summary of the proposed scope of work, including details and photographs of required work has been included herein.
- .2 For greater clarity provide the following items of work:
 - .1 Wood soffits (sanding and painting).
 - .2 Fascia boards (removal and replacement).
 - .3 Change rooms (layout revisions).
 - .4 H.M. doors and frames (new doors and restoration of existing doors).
 - .5 Sealant at perimeter of H.M. doors (inside and outside).
 - .6 Auto door operators (ABDP hardware groups 01 and 02).
 - .7 Grab bars (L-shaped and straight).
 - .8 Additional items required by Contract Documents.
- .3 Refer to specification sections listed in Specifications Table of Contents and comply with all sections listed herein. In case of conflict between Owner's summary and the Contract documents, the latter shall govern.
- .4 Refer to Division 20, 23 and 26 for requirements governing mechanical and electrical work.

1.2 ALTERATIONS, MATERIALS AND WORKMANSHIP

- .1 Cut, alter, modify existing work as required to accommodate new work. The term "make good" shall mean "restore to original condition" unless otherwise indicated.
- .2 materials used in patching, making good and refinishing of existing construction and/or components shall be of a standard equal to that specified for new construction and if not specified, equal to or exceeding that of original existing work.
- .3 Quality of workmanship employed in alterations work shall be equal to that specified for new work and if not specified, equal to or exceeding original existing work.

1.3 DESIGNATED SUBSTANCES

- .1 If, in the execution of the Work, any designated substances or PCB containing materials previously unknown, are encountered, cease work in area affected and inform Owner immediately. Do not proceed with work in areas affected until receiving instructions from Consultant.

1.4 ALTERNATIVE PRICE

- .1 Provide Alternative Price (MPS-1) in compliance with the following Contract Documents:
 - .1 Section 07 46 19 – Steel Cladding
 - .2 Drawing A102.

END

SECTION 01 41 00 - REGULATORY REQUIREMENTS

1.1 PERMITS, LICENCES, FEES

- .1 Comply with requirements of GC 10.2.
- .2 Where permits, licences and inspection fees are required by authorities having jurisdiction for specific trade functions, they shall be obtained by particular subtrade responsible for that work.
- .3 Review building permit set with Consultant immediately following receipt of building permit and jointly determine whether or not changes to Contract are required.
- .4 Be responsible for ensuring that no work is undertaken which is conditional on permits, approvals, reviews, licences, fees, until all applicable conditions are met. No time extension will be allowed for delay in obtaining necessary permits.
- .5 Report to the Consultant in writing any condition which would prohibit granting of any permit or approval before work affecting such items is commenced.
- .6 Give notice of completion of project prior to occupancy, as required by applicable legislation.

1.2 BUILDING CODE, BY-LAWS, REGULATIONS

- .1 Carry out work in accordance with requirements of the Ontario Building Code, latest issue, including all amendments and revisions.
- .2 Comply with requirements, regulations and ordinances of other jurisdictional authorities.
- .3 Where it is necessary to carry out work outside property lines, such as sidewalks, paving or concrete curbs, comply with applicable municipal and/or regional requirements.
- .4 Promptly submit written notice to Consultant, of observed variance of Contract Documents from requirements of Building Code and authorities having jurisdiction. Assume responsibility for work known to be contrary to such requirements and performed without notifying Consultant.

1.3 CONSTRUCTION SAFETY

- .1 Comply with requirements of GC 3.6.
- .2 Be governed by pertinent safety requirements of Federal or Provincial Governments and of municipal bodies having authority, particularly the Ontario Construction Safety Act, and regulations of Ontario Ministry of Labour, and work in conjunction with proper safety associations operating under the authority of Workplace Safety and Insurance Act.
- .3 Do not, in the performance of the work, in any manner endanger the safety or unlawfully interfere with the convenience of the public.
- .4 Notify the Ontario Ministry of Labour of intended work of this Contract as required by the Occupational Health and Safety Act. One copy of the "Notice of Project" shall be handed to Consultant.

1.4 FIRE PROTECTION

- .1 Refer to technical sections of Specifications and Drawings for fire protection requirements.
- .2 Test methods used to determine fire hazard classification and fire endurance rating shall be as required by Ontario Building Code.
- .3 Fire rated door assemblies shall include doors, frame, anchors and hardware and shall bear label of fire rating authority showing opening classification and rating.
- .4 Materials having a fire hazard classification shall be applied or installed in accordance with fire rating authority's printed instructions.

SECTION 01 41 00 - REGULATORY REQUIREMENTS

- .5 Fire rated assemblies shall be constructed in accordance with applicable fire test report information issued by fire rating authority. Deviation from fire test report will not be allowed.
- .6 Construct fire separations as continuous, uninterrupted elements except for permitted openings. Extend fire rated walls and partitions from floor to underside of structural deck above.
- .7 Fill and patch voids and gaps around openings and penetrations in and at perimeter of assemblies so as to maintain continuity and to produce a fire resistant smoke tight seal, acceptable to jurisdictional authorities and Consultant.

1.5 HAZARDOUS MATERIALS

- .1 Comply with provisions of the Occupational Health and Safety Act as amended to include WHMIS (Workplace Hazardous Materials Information System).
- .2 Ensure that Safety Data Sheets (SDS) are available on site prior to first delivery to site of any controlled material or substance.
- .3 Maintain on site for duration of Contract a hazardous materials log containing all required SDS.
- .4 Log shall be open for inspection for Owner, Consultant and all personnel on site.
- .5 Ensure that workers are instructed in the purpose and content of SDS.

1.6 WASTE MANAGEMENT

- .1 Comply with applicable regulations of the authorities having jurisdiction governing waste management.
- .2 Prepare and submit waste audit and waste reduction plan in accordance with applicable requirements of regulatory agencies.
- .3 Prepare and submit source separation plan in accordance with applicable requirements of regulatory agencies.

END

SECTION 01 42 00 - ABBREVIATIONS

1.1 ABBREVIATIONS

- .1 The abbreviations, acronyms and initialisms listed below, when used in the Contract Documents, shall have the meanings shown.
- .2 See Drawing and Room Finish Schedule Abbreviations for additional abbreviations.

ABBREVIATION MEANING

AA	ALUMINUM ASSOCIATION
AAMA	ARCHITECTURAL ALUMINUM MANUFACTURERS' ASSOCIATION
AASHO	AMERICAN ASSOCIATION OF STATE HIGHWAY OFFICIALS
ACI	AMERICAN CONCRETE INSTITUTE
AGA	AMERICAN GAS ASSOCIATION
AIA	AMERICAN INSTITUTE OF ARCHITECTS
AIMA	ACOUSTICAL & INSULATING MATERIALS ASSOCIATION
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
AMCA	AIR MOVING AND CONDITIONING ASSOCIATION INC.
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIRCONDITIONING ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWI	ARCHITECTURAL WOODWORK INSTITUTE (USA)
AWMAC	ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA
AWS	AMERICAN WELDING SOCIETY
CCA	CANADIAN CONSTRUCTION ASSOCIATION
CCRC	CANADIAN CODE FOR RESIDENTIAL CONSTRUCTION
CEC	CANADIAN ELECTRICAL CODE
CFUA	CANADIAN FIRE UNDERWRITERS ASSOCIATION
CGA	CANADIAN GAS ASSOCIATION
CGSB	CANADIAN GENERAL STANDARDS BOARD
CIQS	CANADIAN INSTITUTE OF QUANTITY SURVEYORS
CISC	CANADIAN INSTITUTE OF STEEL CONSTRUCTION
CITC	CANADIAN INSTITUTE OF TIMBER CONSTRUCTION
CLA	CANADIAN LUMBERMEN'S ASSOCIATION
CMHC	CANADA MORTGAGE & HOUSING CORPORATION
COFI	COUNCIL OF FOREST INDUSTRIES OF BRITISH COLUMBIA
CPCI	CANADIAN PRESTRESSED CONCRETE INSTITUTE
CRCA	CANADIAN ROOFING CONTRACTORS ASSOCIATION
CSA	CANADIAN STANDARDS ASSOCIATION
CSC	CONSTRUCTION SPECIFICATIONS CANADA
CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE (USA)
CSPI	CORRUGATED STEEL PIPE INSTITUTE
CSSBI	CANADIAN SHEET STEEL BUILDING INSTITUTE
CUA	CANADIAN UNDERWRITERS' ASSOCIATION
CWB	CANADIAN WELDING BUREAU
CWC	CANADIAN WOOD COUNCIL
DND	DEPARTMENT OF NATIONAL DEFENCE, CANADA
FM	FACTORY MUTUAL ENGINEERING CORPORATION
FS	FEDERAL SPECIFICATION (USA)
IES	ILLUMINATING ENGINEERING SOCIETY
IGMAC	INSULATED GLASS MANUFACTURERS ASSOCIATION OF CANADA
LTIC	LAMINATED TIMBER INSTITUTE OF CANADA
MIA	MARBLE INSTITUTE OF AMERICA
MPI	MASTER PAINTERS INSTITUTE
MPMDD	MODIFIED PROCTOR MAXIMUM DRY DENSITY
NAAMM	NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (USA)
NBFU	NATIONAL BOARD OF FIRE UNDERWRITERS
NBC	NATIONAL BUILDING CODE OF CANADA
NBS	NATIONAL BUREAU OF STANDARDS (USDC)

SECTION 01 42 00 - ABBREVIATIONS

NEMA	NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NHLA	NATIONAL HARDWOOD LUMBER ASSOCIATION (USA)
NLGA	NATIONAL LUMBER GRADES AUTHORITY
NRC	NATIONAL RESEARCH COUNCIL
OBC	ONTARIO BUILDING CODE
OHSA	OCCUPATIONAL HEALTH AND SAFETY ACT
OPSS	ONTARIO PROVINCIAL STANDARD SPECIFICATIONS
OS/CI	OWNER SUPPLIED/CONTRACTOR INSTALLED
PCA	PORTLAND CEMENT ASSOCIATION
PCI	PRESTRESSED CONCRETE INSTITUTE
RAIC	ROYAL ARCHITECTURAL INSTITUTE OF CANADA
SDI	STEEL DECK INSTITUTE
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
SPMDD	STANDARD PROCTOR MAXIMUM DRY DENSITY
SSPC	STEEL STRUCTURES PAINTING COUNCIL
TTMAC	TERRAZZO, TILE & MARBLE ASSOCIATION OF CANADA
ULC	UNDERWRITERS' LABORATORIES OF CANADA
ULI	UNDERWRITERS' LABORATORIES, INC. (USA)
USAS	UNITED STATES OF AMERICA STANDARDS INSTITUTE
WSIB	WORKPLACE SAFETY AND INSURANCE BOARD

END

SECTION 01 45 00 - QUALITY CONTROL

1.1 INDEPENDENT INSPECTION AND TESTING

- .1 Requirements specified herein apply to independent inspection and testing specified under technical Specification Sections, Divisions 2 to 33. Owner will pay separately for independent inspection and testing services.
- .2 Requirements specified herein do not apply to the following:
 - .1 Inspection and testing required by laws, ordinances, rules, regulations and orders of public authorities.
 - .2 Testing, adjustment and balancing of mechanical and electrical systems and equipment.
 - .3 Inspection and testing performed exclusively for Contractor's convenience.
 - .4 Tests specified in Division 2 to 33 inclusive, to be included in Contract such as mill tests, certificates of compliance and testing to be carried out by Contractor under direction of Consultant.
- .3 Failure by independent inspection and testing agency to detect defective work or materials shall not in any way prevent later rejection, when such defect is discovered, nor shall it obligate Consultant for final acceptance.
- .4 Independent inspection and testing agency (hereinafter referred to as testing agency) is expected to do the following:
 - .1 Act on a professional and unprejudiced basis and carry out inspection and testing functions to establish compliance with requirements of Contract Documents.
 - .2 Check work as it progresses and prepare reports stating results of tests and conditions of work and state in each report whether specimens tested conform to requirements of Contract Documents, specifically noting deviations.
 - .3 Distribute reports as follows:
 - .1 Owner: 2 copies
 - .2 Consultant: 2 copies
 - .3 Subconsultants affected: 1 copy
 - .4 Contractor: 2 copies
 - .5 Building Department: 1 copy
- .5 Testing agency is not authorized to amend or release any requirements of Contract Documents, nor to approve or accept any portion of work.
- .6 Contractor shall do the following:
 - .1 Notify testing agency minimum 48 hours in advance of operations to allow for assignment of personnel and scheduling of tests without causing delay in work.
 - .2 Provide testing agency with access to work at all times.
 - .3 Supply material samples for testing.
 - .4 Supply casual labour and other incidental services required by testing agency.
 - .5 Provide facilities for site storage of samples.
 - .6 Make good work disturbed by testing agency.

SECTION 01 45 00 - QUALITY CONTROL

- .7 When initial inspection and testing indicates non-compliance with Contract Documents, any subsequent reinspection and retesting occasioned by non-compliance shall be performed by same testing agency and cost thereof borne by Contractor.

1.2 MOCK UPS

- .1 Where required by Contract Documents construct mock-ups of work on site, in size and at location directed by Consultant.
- .2 Construct mock-ups prior to start of affected work. Allow sufficient time for Consultant's review. Work affected by mock-ups may not commence prior to acceptance of mock-up.
- .3 Construct mock ups to include all related specified materials and workmanship. Make revisions as directed by Consultant, in accordance with intent of Contract Documents, until mock-ups are acceptable.
- .4 Mock ups, reviewed and accepted by Consultant, shall become the standard of quality against which installed work will be measured.
- .5 Mock ups, by prior arrangement, may be incorporated into finished work if approved by Consultant.

1.3 TOLERANCES

- .1 Unless specific tolerances are required by a Section of the Specifications or a referenced standard, meet the following non-cumulative tolerances for installed work:
 - .1 "plumb" shall mean plumb within ± 3 mm in 3 m of true plumb.
 - .2 "level" shall mean level within ± 3 mm in 3 m of true level
 - .3 "square" shall mean within ± 30 seconds of true 90° .
 - .4 "straight" shall mean within ± 3 mm in 3 m under a 3 m straightedge.

1.4 BUILDING ENVELOPE

- .1 Requirements specified herein apply to all elements of the exterior building envelope.
- .2 Provide control joints in exterior building components of design and spacing which will permit expansion and contraction of components without causing distortion, failure of joint seals, undue stress, cracking, bowing or other defects detrimental to appearance and performance. Review design and location of control joints with Consultant prior to start of work and follow directions given by Consultant.
- .3 Anchor exterior cladding components to structure in manner suitable to accommodate structural deflection and creep. Design anchorage to withstand expected wind loads, positive and negative, in accordance with applicable regulations.
- .4 Ensure that air spaces on the outside of vertical air barrier/vapour retarder (walls) are constructed with adequate drainage provisions to the exterior.

1.5 DRAINAGE

- .1 Lay out and construct work to ensure that positive drainage is provided to roof drains, floor drains, site drains and catch basins, as set in their final position, preventing undrained areas and ponding.
- .2 Ensure that allowable construction tolerances and structural deflection do not cause ponding of water.
- .3 Report to Consultant in writing prior to executing work affected, in case adequate drainage cannot be provided.

END

SECTION 01 50 00 - TEMPORARY FACILITIES

1.1 GENERAL

- .1 Provide all temporary facilities and controls required for the proper execution of the work.
- .2 Provide and maintain temporary systems in accordance with applicable regulations and requirements. Arrange for, obtain and pay for any permits required.
- .3 Upon completion of the Work or when no longer required remove temporary facilities from site.

1.2 TEMPORARY ELECTRICITY AND LIGHTING

- .1 Provide temporary electrical lighting and power system for use by all Sections.
- .2 Arrange, obtain and pay for service, including meter, of sufficient size to allow use of required tools and equipment and to ensure adequate lighting levels for the proper execution of work.
- .3 Install and maintain temporary electrical systems in accordance with the Ontario Electrical Code and other authorities having jurisdiction.

1.3 TEMPORARY HEATING

- .1 Furnish equipment, labour and fuel to provide temporary heat as required for proper execution of work.
- .2 Heat enclosed building to minimum 15°C at all times until taken over by Owner. Provide intermittent heating up to 21°C as required for proper execution of work.
- .3 Use propane or natural gas heaters of a type where the flame is not exposed. Open flame heaters are not permitted.
- .4 Uniformly distribute heat to avoid hot and cold areas and to prevent excessive drying.

1.4 TEMPORARY VENTILATION

- .1 Provide minimum 1 air change per hour for enclosed areas receiving architectural finishes.
- .2 Prior to commencement of work where hazardous or volatile adhesives, coatings or substances are used, install adequate mechanical ventilation.
- .3 Do not allow excessive build-up of moisture inside building.

1.5 TEMPORARY COMMUNICATIONS

- .1 Make provisions on site to send and receive e-mails until Substantial Performance.

1.6 TEMPORARY WATER

- .1 Provide temporary water supply, for use by all Sections.
- .2 Water shall be clean and non-staining.

1.7 TEMPORARY SANITARY FACILITIES

- .1 Provide temporary male and female toilet facilities, including handwash facilities, for all construction personnel.
- .2 Keep facilities clean and sanitary and provided with required supplies at all times.
- .3 Except where temporary sanitary facilities are connected to municipal sewer system, periodically remove wastes from site.

1.8 TEMPORARY FIRST-AID FACILITIES

- .1 Provide site equipment and medical facilities necessary to supply first-aid service to injured personnel

SECTION 01 50 00 - TEMPORARY FACILITIES

in accordance with regulations of the Workplace Safety and Insurance Act. Maintain facilities for duration of Contract.

1.9 TEMPORARY FIRE PROTECTION

- .1 Provide and maintain in proper working order at least two fire extinguishers on each floor, prominently placed, until completion of work.
- .2 Fire extinguishers shall be minimum 9 kg 4A 60BC type.
- .3 Remove fire extinguishers from site, upon completion of work or when directed by Consultant.
- .4 Where gas welding or cutting is to be done within 3 m or above combustible material, or above space that may be occupied by persons, interpose shields of non-combustible material. Tanks supplying gases for welding or cutting shall be placed at no greater distance from the work than is necessary and shall be securely fastened in an upright position. Such tanks shall be free from exposure to the sun or high temperature.

1.10 TEMPORARY USE OF NEW PERMANENT SERVICE AND EQUIPMENT

- .1 Do not use any new permanent service or equipment without Owner's written approval.
- .2 Where permission is granted to use permanent services and equipment provide competent persons to operate services and equipment; inspect frequently and maintain facilities in proper operating condition at all times.
- .3 Permanent services and equipment shall be turned over to Owner in "as new" and perfect operating condition.
- .4 Use of permanent systems and equipment as temporary facilities shall not affect the warranty conditions and warranty period for such systems and equipment. Make due allowance to ensure that Owner will receive full benefits of equipment manufacturers warranty after project takeover.

1.11 CONSTRUCTION AIDS

- .1 Provide temporary steps, ladders, ramps required for movement and placing of materials, equipment and personnel.
- .2 Provide mechanical hoisting equipment and fully qualified operators as required during construction.
- .3 Erect required scaffolding independent of walls, arranged to avoid interference with work of other Sections as much as possible.
- .4 Provide and maintain required shoring and bracing in accordance with Construction Safety Act and other applicable regulations.
- .5 Shoring and all false work over one tier in height shall be designed and shall bear the stamp of a registered professional engineer, having experience in this field.
- .6 The use of explosive power tools must be approved in writing by jurisdictional authorities. The use of explosive power tools will not be permitted under any circumstances unless equipped with a device which positively prevents free flight of the stud.

1.12 BARRIERS

- .1 Protect public and workers from injury.
- .2 Provide and maintain required hoardings, barricades, guardrails, and lights in accordance with applicable regulations.
- .3 Provide and maintain around assigned work and storage areas 1.8 m high fencing, as follows:
 - .1 Steel pipe or tee posts driven into ground minimum 1 m at maximum 2400 mm o.c.

SECTION 01 50 00 - TEMPORARY FACILITIES

- .2 50 mm hot dip galvanized chain link mesh wire tied to posts.
- .3 Where required, for construction access, hinged, lockable chain link gates.
- .4 Welded wire mesh fence panels, such as Instafence may be used in lieu of chain link fence.

1.13 TEMPORARY CONTROLS

- .1 Provide protective coverings to protect work against damage caused by weather, including but not necessarily limited to rain, snow, ice, wind, frost and excessive heat.
- .2 Provide wind breaks and sun shades to allow proper setting and curing of cementitious materials.
- .3 Protect built components from freezing until fully cured.
- .4 Prevent sprayed materials from contaminating air beyond application area, by providing temporary enclosures.
- .5 Cover or wet down dry materials and rubbish to prevent blowing dust and debris.
- .6 Prevent tracking of mud and dirt from site onto paved surfaces. Maintain stabilized vehicle egress point (mud mat), constructed of coarse granular material. Place additional granular material as required to maintain access/egress points in proper working order. Clean mud and dirt from paved roads at end of each day by shovelling or sweeping and subsequent washing. Dispose of mud and dirt in a controlled disposal area.

1.14 PEST CONTROL

- .1 Provide rodent control and other pest control programs during construction, in accordance with requirements of jurisdictional authorities.

1.15 TEMPORARY DRAINAGE

- .1 Provide and maintain adequate temporary pumping and drainage systems to keep excavations and structures free of water. Prevent flow of surface water into excavations. Locate sumps away from foundations. Prevent pumped water from carrying soil in suspension in sufficient quantity to cause settlement of adjacent earth. Provide sufficient standby equipment to ensure continuity of pumping systems.
- .2 Control drainage on site to prevent flooding, erosion and run-off onto adjacent properties as a result of construction operations.
- .3 Dispose of water containing silt in suspension in accordance with requirements of jurisdictional authorities.
- .4 Conform to sedimentation and erosion control requirements of the conservation authority having jurisdiction. Provide and maintain until completion of work or until directed by Consultant to be removed, sediment control devices at catch basins, drainage courses and at other locations on site as directed.

1.16 SIGNS

- .1 Except as specified here do not erect any signs unless approved by the Consultant.
- .2 Erect signs relating to safety on the work, or mandatory regulation notices.
- .3 Prior to commencement of work wherein hazardous or volatile cements, coatings, or substances are used, barricade entire area and post adequate number of "NO SMOKING" signs.
- .4 Mount Owner's and Consultants' signs outside construction hoarding at location directed by Consultant.

SECTION 01 50 00 - TEMPORARY FACILITIES

1.17 FIELD OFFICE AND SHEDS

- .1 Maintain, until completion of Contract, for Contractor's use, a temporary office as required for work, large enough to accommodate site administrative activities and site meetings, complete with light, heating and cooling equipment to maintain 21°C, ventilation, telephone, fax machine (on separate line), copier (not combination fax/copier), table and chairs. Do not store materials, tools, equipment in meeting area; keep clean and tidy.
- .2 Provide temporary covers, sheds and platforms of weatherproof construction as may be required for protection and preservation of materials, small tools, equipment which may be susceptible to damage.

END

SECTION 01 60 00 - PRODUCT REQUIREMENTS

1.1 PRODUCT QUALITY

- .1 Products supplied for work shall be new and as far as possible and unless otherwise specified, of Canadian manufacture.
- .2 Materials used for temporary facilities are not required to be new, provided they are structurally sound and in suitable and safe operating condition.

1.2 STANDARDS AND TERMINOLOGY

- .1 Where a standard has been adopted by these Specifications, incorporate minimum requirements of such standard into the work. Where requirements of Specifications are more stringent than those of the standard, follow more stringent requirements.
- .2 Reference to standards, specifications, handbooks and manufacturer's catalogues refer to latest edition thereof and all amendments or revisions applicable at bid closing date, unless date suffix is included with document number.
- .3 Wherever words "acceptable", "approved", "satisfactory", "selected", "directed", "designated", "permitted", "inspected", "instructed", "required", "submit", or similar words or phrases are used in standards or elsewhere in Contract Documents, it shall be understood, that "by (to) the Consultant" follow, unless context provides otherwise.
- .4 Where the word "provide" is used in these Contract Documents, it shall be taken to mean "supply and install" unless specifically noted otherwise.

1.3 CERTIFICATION

- .1 Building materials, components and elements specified without the use of trade or proprietary names shall meet requirements specified.
- .2 If requested by Consultant, submit evidence of meeting requirements specified. Evidence shall consist of certification based on tests carried out by an independent testing agency.
- .3 Certification based on previous tests for same materials, components or elements is acceptable. Certification shall be in form of written test reports prepared by testing agency.

1.4 AVAILABILITY AND SUBSTITUTIONS

- .1 Contractor may make substitution requests for specified products during bid period not later than 5 working days prior to the bid submission date.
 - .1 Submit technical and performance data, including available finishes, for both the specified product and the proposed substitution.
 - .2 Clearly show any differences between the specified products and the proposed substitution. State the reason for any substitution.
 - .3 Poorly documented substitutions will not be reviewed.
- .2 Products which are specified by their proprietary names or by part or catalogue number form the basis for Contract. No substitutes for these may be used without Consultant's approval in writing.
- .3 Where it is found that specified materials have become unavailable for incorporating into work, notify Consultant immediately of proposed substitution.
- .4 Proposed substitution shall be any top quality product considered by Consultant to be of equal quality and value to that specified, and suitable for purpose intended.
- .5 Products proposed as substitutions, and which are considered by Consultant to be suitable for purpose intended, but which are in his opinion of lesser value and quality than those specified shall only be

SECTION 01 60 00 - PRODUCT REQUIREMENTS

accepted as substitution if reasonable credits are allowed for their use.

- .6 In order to substantiate equivalency of proposed materials, products or processes, submit samples, printed product descriptions, test data, installation instructions, standards, certification, sample, - guarantee/warranty forms, list of successful projects incorporating such proposals, and similar information requested by Consultant.
- .7 Whenever a substitute is proposed, any change to contract price as a result of acceptance of proposed product shall include any adjustments to adjacent structure or space in order to accept minor differences in size or weight between proposed items and corresponding specified items.
- .8 Prevent any substitution or request for substitution from delaying construction progress in any way.
- .9 Requests for substitution resulting from failure to place orders in time will not be entertained. Be responsible for ordering products in time to ensure their required delivery; bear all costs for failure to comply with these requirements.

1.5 PRODUCT HANDLING AND STORAGE

- .1 Suitably pack, crate and protect products during transportation to site to preserve their quality and fitness for the purpose intended.
- .2 Store products in original, undamaged condition with manufacturer's labels and seals intact until they are being incorporated into completed work.
- .3 Handle and store materials in accordance with manufacturer's and supplier's recommendations and so as to ensure preservation of their quality, appearance and fitness for work.
- .4 Arrange materials so as to facilitate prompt inspection, and remove faulty, damaged or rejected materials immediately from site.

END

SECTION 01 70 00 - EXECUTION REQUIREMENTS

1.1 EXAMINATION

- .1 Examine the site, existing premises and surrounding areas and be fully informed as to the conditions and limitations under which the work has to be executed. Claims for additional costs will not be entertained with respect to conditions which could reasonably have been ascertained by an inspection prior to bid closing.
- .2 Prior to commencement of work, make careful examination of previously executed work, existing conditions, levels, dimensions and clearances. Promptly advise Consultant of unsatisfactory preparatory work and substrate conditions; commencement of work implies acceptance of conditions.

1.2 PROTECTION

1. Ensure that no damage is caused to existing structures, buildings, foundations, pavement, fences, curbs, grounds, plants, property, utilities, services, finishes during the progress of Work. Repair and make good any damage caused at no extra cost to Owner to the complete satisfaction of the respective property owners and authorities having jurisdiction. Do not proceed with repairs or remedial work without written permission of the Consultant. Only trades specifically capable of performing the work will be allowed to make remedial or repair work.
- .2 Keep surfaces to receive finished flooring dry and free from oil and grease. Stockpiling of damp or wet building materials and use of mixing boxes or water buckets without protecting floors from moisture gain by approved means, is prohibited.
- .3 Keep municipal roads clean of mud and debris resulting from construction traffic.
- .4 Prevent soiling of pavement due to spillage, mixing of material or any other cause. Make good any damage caused.
- .5 Protect new work from damage with suitable protective coverings.
- .6 Protect work during periods of suspension, regardless of reason for suspension.

1.3 SERVICES AND UTILITY SYSTEMS

- .1 Consult with utility companies and other authorities having jurisdiction to ascertain the locations of existing services on or adjacent to site.
- .2 Information as to the location of existing services, if shown on the Drawings, does not relieve the Contractor of his responsibility to determine the exact number and location of existing services.
- .3 Give proper notices for new services as may be required. Make arrangements with authorities and utilities for service connections required.
- .4 Pay any charges levied by utilities or authorities for work carried out by them in connection with this Contract, unless specified otherwise.
- .5 Operate and maintain all utility systems affected by work of this Contract, until the building or specific portions thereof have been accepted by the Owner.
- .6 Report existing unknown services encountered during excavation to Consultant for instructions; cut back and cap or plug unused services. Be responsible for the protection of all active services encountered and for repair of such services if damaged.

1.4 SLEEVES, SUPPORTS, AND FASTENERS

- .1 Unless specified in other Sections, furnish, set and secure inserts, hangers, sleeves, fasteners, adhesives, anchors and other supports and fittings required for proper installation of work.
- .2 Use exposed metal fastenings and accessories of same texture, colour and finish as base metal on which they occur.

SECTION 01 70 00 - EXECUTION REQUIREMENTS

- .3 Select appropriate type of anchoring and fastening devices and in sufficient quantity and in such manner as to provide positive permanent anchorage of unit to be anchored in position. Keep exposed fasteners to a minimum, evenly spaced and neatly laid out.
- .4 Fasteners shall be of permanent type. Do not use wood plugs.
- .5 Fasteners which cause spalling or cracking of material to which anchorage is being made shall not be used.
- .6 Fasteners in contact with preservative pressure treated wood shall be stainless steel unless otherwise approved by Consultant.

1.5 CONCEALMENT

- .1 Conceal piping, conduit and wiring located in finished areas, in ceiling spaces and furred construction unless specifically noted to be exposed.
- .2 If any doubt arises as to means of concealment, or intent of Contract Documents in this connection, request clarification from Consultant before proceeding with portion of work in question.

1.6 CUTTING AND PATCHING

- .1 Regardless of which Section of work is responsible for any portion of cutting and patching, in each case tradesmen qualified in work being cut and patched shall be employed to ensure that it is correctly done.
- .2 Any cost caused by omission or ill-timed work shall be borne by party responsible therefore.
- .3 Do not endanger any work by cutting, digging or otherwise altering, and do not cut nor alter any loadbearing element without written authorization by Consultant. Provide bracing, shoring and temporary supports as required to keep construction safely supported at all times.
- .4 Cut holes carefully and not larger than required after they are located by Sections requiring them, using suitable equipment and tools.
- .5 Patching and making good work shall be undetectable in finished work.

1.7 WORKMANSHIP

- .1 All work shall be carried out in accordance with the best trade practice, by mechanics skilled in the type of work concerned.
- .2 Products, materials, systems and equipment shall be applied, installed, connected, erected, used cleaned and conditioned in accordance with the applicable manufacturer's printed directions.
- .3 Where specified requirements are in conflict with manufacturer's written directions, follow manufacturer's directions, but inform Consultant in writing prior to proceeding with affected work. Where specified requirements are more stringent than manufacturer's directions, comply with specified requirements.

1.8 LINES AND LEVELS

- .1 Verify all elevations, lines, levels and dimensions as indicated and report errors, any conflicts, or inconsistencies to the Consultant before commencing work or as soon as discovered.
- .2 Arrange to have building base lines laid out by an Ontario Land Surveyor.
- .3 Accurately lay out work and establish lines and levels in accord with requirements of Contract Documents.
- .4 Set up, maintain and protect permanent reference points and provide general dimensions and eleva-

SECTION 01 70 00 - EXECUTION REQUIREMENTS

tions for all Sections of Work.

1.9 DIMENSIONS

- .1 Check and verify dimensions wherever referring to work. Dimensions, when pertaining to work of another Section, shall be verified with Section concerned. Details and measurements of work which is to fit or conform with work installed shall be taken at site.
- .2 Do not scale Drawings. If there is ambiguity, lack of information or inconsistency, immediately consult Consultant for directions. Be responsible for extra costs involved through the disregarding of this notice.
- .3 Walls, partitions and screens shall be considered as extending from floor to underside of structural deck unless specifically indicated otherwise on Drawings.

1.10 LOCATION OF FIXTURES

- .1 Location of fixtures, apparatus, equipment, fittings, outlets, conduits, pipes and ducts shown or specified, but not dimensioned, shall be considered approximate.
- .2 Request direction from Consultant to establish exact location. Any relocation caused by Contractor's failure to request direction from Consultant shall be done by Contractor at no extra cost. Where job conditions require reasonable changes in indicated locations and arrangements, make changes at no additional cost.
- .3 Conserve space and coordinate with work of other Sections to ensure that ducts, pipes, conduits and other items will fit into allocated wall and ceiling spaces, while ensuring adequate space for access and maintenance.
- .4 Where ducts, piping and conduits are permitted to be exposed they shall be neatly and uniformly laid out parallel to adjacent building lines and parallel to each other where they run in the same direction. Review exposed installations with Consultant prior to start of work. At no cost to Owner make changes to exposed work as directed by the Consultant where such work is not installed in accordance with Consultant's prior review.
- .5 Except where locations are specifically noted on Drawings, install exposed mechanical and electrical fixtures including outlets, switches, thermostats, panels and other items, located on walls, in orderly and neatly laid out manner, lining up with each other and grouped together where possible. Review installation with Consultant prior to start of rough-in work. Relocate at no cost to Owner any work which does not meet this requirement.

END

SECTION 01 74 00 - CLEANING

1.1 GENERAL

- .1 Be responsible for cleanliness of assigned work areas to satisfaction of Consultant. Maintain work areas in neat and orderly condition at all times.
- .2 Periodically, or when directed by the Consultant, remove from work areas rubbish and waste materials.
- .3 Burning or burying of rubbish and waste materials on site is not permitted.
- .4 Use only cleaning materials recommended by manufacturer of surface to be cleaned.
- .5 Use cleaning material only on surfaces recommended by cleaning material manufacturer.

1.2 CLEANING DURING CONSTRUCTION

- .1 Remove debris, packaging and waste materials frequently.
- .2 Keep dust and dirt to an acceptable level, as directed.
- .3 Remove oily rags, waste and other hazardous substances from premises at close of each day, or more often if required.
- .4 Clear sidewalks of snow and ice, adjacent to construction site.

1.3 FINAL CLEANING

- .1 Upon completion of work, or, where work is phased, upon completion of each phase, thoroughly clean all surfaces and components. Provide professional cleaning by a recognized, established cleaning company, to allow Owner to occupy without further cleaning except where specifically indicated otherwise.
- .2 Remove stains, dirt and smudges from finished surfaces.
- .3 Clean exposed finished surfaces in accordance with respective material manufacturer's recommendations.
- .4 Clean mechanical and electrical fixtures and other fittings of labels, wrappings, paper and other foreign material.
- .5 Replace heating, ventilation and air conditioning filters if units were operated during construction. Clean inside of ducts, blowers and coils.
- .6 Remove from work areas all waste and surplus materials from all areas, including roofs and ceiling spaces.
- .7 Steam clean existing masonry which becomes an interior exposed wall surface.
- .8 Remove snow and ice from driveways, parking areas and walks.
- .9 Power wash paved surfaces.

1.4 WASTE COLLECTION AND DISPOSAL

- .1 All waste materials and debris resulting from the work of this Contract shall belong to the Contractor and shall be removed from the site and legally disposed.
- .2 Periodically, or when directed by the Consultant remove waste material and debris.
- .3 Separate and salvage materials suitable for recycling from general waste stream and transport to recognized recycling facility.

SECTION 01 74 00 - CLEANING

- .4 Burying, burning, selling waste materials on site is prohibited.
- .5 Disposal of liquid wastes into waterways, sewers is prohibited.

END

SECTION 01 77 00 - PROJECT CLOSEOUT

1.1 REFERENCE STANDARD

- .1 Comply with provisions of OAA / OGCA Document No. 100, 2018 "Takeover Procedures", except as modified in these Specifications.

1.2 OPERATING AND MAINTENANCE MANUALS

- .1 Provide operation and maintenance manuals. Data shall be contained in D-ring binders with soft vinyl covers. Binders shall have clear plastic pocket at back of spine identification containing label "Operation and Maintenance Manual" and project name and volume number, if applicable. Each manual shall contain a title sheet listing project name, date and volume number and names and addresses of Contractors and Subcontractors, Consultant and Subconsultants. Also provide a digital copy of the entire manual on a CD or Pen Drive.
- .2 Provide operating and maintenance data, prepared on 8 1/2" X 11" sheets in printed or typewritten form.
- .3 Data shall be assembled in systematic order, generally following the specification format. Provide labelled, celluloid covered tabs fastened to hard paper dividers to identify different Sections.
- .4 Provide the following material as applicable to work of this Contract:
 - .1 List of contents. If more than one volume is required, provide a cross-reference contents page at front of each volume.
 - .2 Complete list of subcontractors and suppliers, showing name, address, telephone/fax numbers, name of contact person and description of work done.
 - .3 Complete list of products used in the work showing product name, part number or code and manufacturer for each listing; follow specification format.
 - .4 Copy of finish hardware list, complete with all amendments and revisions.
 - .5 Schedule of paints and coatings. Include sufficient explanation to fully identify each surface with the applicable paint or coating used. Enclose copy of colour schedule.
 - .6 Maintenance instructions for all finished surfaces.
 - .7 Brochures, cuts of all equipment and fixtures.
 - .8 Operating and maintenance instructions for all equipment.
 - .9 Valve manual.
 - .10 Controls schematics.
 - .11 Extended warranties.
 - .12 Maintenance contracts.
 - .13 Other data required elsewhere in Contract Documents or deemed necessary by Consultant.

1.3 EXTENDED WARRANTIES

- .1 Submit extended warranties as part of "Operating and Maintenance Manuals".
- .2 Arrange extended warranties in systematic order matching Specification format. Include a table of contents listing warranties in same order.
- .3 Each warranty must show:

SECTION 01 77 00 - PROJECT CLOSEOUT

- .1 Name and address of Project
- .2 Name of Owner
- .3 Section Number and Title
- .4 All extended warranties must be presented under Contractor's letterhead, seal and signature and must bear similar wording to that specified in Contract Documents.
- .5 Submit manufacturers' Product warranties in accordance with GC 12.3.6.

1.4 AS-BUILT DRAWINGS

- .1 Prior to final payment submit as-built drawings specified in Section 01 32 00.
- .2 Clearly and prominently mark each drawing "AS-BUILT DRAWING prepared by _____
_____ (name of Contractor).

1.5 MAINTENANCE MATERIALS

- .1 Deliver maintenance materials as required elsewhere in these Specifications. Obtain receipt for delivered materials and submit copy of receipt to Consultant.
- .2 Package materials so that they are protected from damage and loss of essential properties.
- .3 Label packaged materials for proper identification of contents and project name.

1.6 OPERATING AND MAINTENANCE INSTRUCTIONS

- .1 Prior to requesting Substantial Performance, at a time acceptable to Owner and Consultant, but not before operating and maintenance data has been reviewed and accepted by Consultant, instruct designated Owner's representatives in the operation and maintenance of all systems and equipment.
- .2 Arrange training sessions for each type of operating system and equipment. Sessions shall be conducted by qualified instructors and shall be of sufficient duration and depth to adequately instruct participants.
- .3 Throughout the training sessions make reference to reviewed operation and maintenance manuals to familiarize participants with the data provided.
- .4 Prepare an attendance record for each training session, to be signed by each participant upon conclusion of session. Show date and time of session, subject of session and name, title and organization of each participant. Submit a copy of each record to Consultant.
- .5 Subcontractor whose work is subject of training session and Contractor shall be represented during training session by qualified personnel.

1.7 INSPECTION AND ACCEPTANCE OF WORK

- .1 Prior to requesting Substantial Performance submit the following:
 - .1 4 copies of operating and maintenance manuals (one complete set of manuals must be submitted for Consultant's review minimum 6 weeks prior to requesting Substantial Performance).
 - .2 Inspection and acceptance certificates required from regulatory agencies.
 - .3 Written statement from each subcontractor / supplier verifying that all work provided by them is asbestos-free.
- .2 Advise the Consultant in writing, when work has been substantially completed. If Consultant agrees that this stage has been reached, prepare a complete list of deficiencies and submit this list to Consultant.

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- .3 On receipt of the above deficiency list in a satisfactory form, the Consultant, accompanied by Subconsultants, the Contractor and the Owner, if deemed desirable, will carry out an inspection of the Project.
- .4 Add to the deficiency list, in accordance with Consultant's directions, any additional deficiencies which are identified during inspection and reissue updated deficiency list.
- .5 Upon completion, inspection and acceptance of work, Owner will take over and occupy completed work. Refer to Supplementary Conditions for procedures relating to certification of Substantial Performance and release of holdback.

1.8 FINAL SUBMISSION

- .1 Prior to claiming Final Payment do the following:
 - .1 Submit set of as-built drawings.
 - .2 Submit complete set of reviewed shop drawings, folded to 8 1/2" X 11" size, contained in heavy duty manila envelopes, numbered and labelled. Follow specification format with no more than one Section per envelope.
 - .3 Submit maintenance materials.
 - .4 Submit a final accounting of all approved changes to the Contract Price, including adjustments to cash allowances.

1.9 WARRANTY INSPECTION

- .1 The Contractor shall organize a warranty inspection to take place two weeks prior to the expiration of the standard one-year warranty. The Consultant, subconsultants, the Contractor, sub-contractors and the Owner's representatives shall attend.

END

SECTION 02 41 19 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 GENERAL REQUIREMENTS

- .1 Comply with requirements of Division 1.

1.2 DESCRIPTION

- .1 The following work is included in this Section:
 - .1 Removal and disposal of products, materials, equipment as required to permit construction of new work.
 - .2 Removal of items scheduled to be reused. Store items in dry, protected location until required to be installed.

1.3 RELATED WORK

- .1 Disconnecting of mechanical and electrical services: Divisions 21 to 28

1.4 REGULATORY REQUIREMENTS

- .1 Obtain and pay for necessary permits for work of this Section. Give required notices, and make submissions required by regulatory agencies.
- .2 Comply with applicable requirements of jurisdictional authorities and CSA S350-M1980 (R2003) "Code of Practice for Safety in Demolition of Structures".
- .3 Comply with applicable regulatory requirements governing waste management. Comply with requirements of O.Reg 103/94.

1.5 TEMPORARY CONTROLS

- .1 Temporary drainage:
 - .1 Use appropriate retention methods to prevent flooding, surface run-off, erosion.
 - .2 Prevent debris from blocking drainage systems.
- .2 Mud, dirt and dust:
 - .1 Prevent tracking of mud, dirt and refuse from site onto roads.
 - .2 Comply with municipal dust control regulations. Cover or wet down dry materials and rubbish to prevent blowing dust and debris, but prevent contaminated run-off.

1.6 PROTECTION

- .1 Prevent uncontrolled movement, settlement, or damage. Provide shoring and bracing required.
- .2 Take steps to positively prevent uncontrolled falling of demolished materials.
- .3 Ensure that no part of existing structure is overloaded due to work carried out under this Section.
- .4 Prevent debris from blocking drainage systems.
- .5 Ensure that temporary guards, hoardings are provided in accordance with applicable safety regulations.

1.7 EXAMINATION

- .1 Visit the site and the existing building so as to fully understand all existing conditions, limitations and

SECTION 02 41 19 - SELECTIVE DEMOLITION

circumstances, and extent of work required. No increase in cost or extension of performance time will be considered for conditions, limitations and circumstances which could reasonably be determined prior to submission of bid.

- .2 Take over buildings and structures to be demolished based on their condition prior to submission of bid, except where indicated otherwise.

1.8 COORDINATION

- .1 Refer to Divisions 21 to 28 to determine demolition work covered by them and coordinate as required.

PART 2 - PRODUCTS Not Applicable

PART 3 - EXECUTION

3.1 PREPARATION

- .1 Ensure that affected building areas are unoccupied and discontinued in use and that required separations between assigned and unassigned areas are in place prior to start of demolition work.
- .2 Verify that existing services in areas affected by demolition work are disconnected, capped, removed or relocated, prior to start of work.

3.2 SALVAGE

- .1 Prior to start of general demolition carefully remove and temporarily store in protected location items scheduled for salvage.

3.3 DEMOLITION

- .1 Demolish and remove parts of existing building as shown and as required to accommodate new work. Completely remove structures, including foundations, slabs on grade and inactive underground work.
- .2 Use appropriate methods and equipment so as to minimize damage to existing work designated to remain; make good any damage caused.
- .3 Demolish work in a safe and systematic manner, from top to bottom.
- .4 Do not throw or drop demolished materials from heights. Use chutes, conveyors, or hoisting equipment to lower materials.
- .5 Demolish in a manner to minimize dusting. Keep dusty materials wetted but prevent flooding or contaminated runoff.
- .6 Demolish masonry and concrete elements in small sections.
- .7 Carefully remove and lower in controlled manner structural framing members and other heavy or large objects.
- .8 At all times leave work in safe condition, so that no part is in danger of uncontrolled toppling or falling.

3.4 DISPOSAL AND CLEAN-UP

- .1 All materials, rubbish and debris resulting from demolition work shall become the Construction Manager's property and shall be removed from site and legally disposed of unless specifically indicated otherwise.
- .2 Separate recyclable/reusable materials to maximum extent possible from general waste stream and transport to recognized recycling/reuse facilities.

SECTION 02 41 19 - SELECTIVE DEMOLITION

- .3 Do not allow demolished materials to accumulate on site. Promptly, as work progresses, remove and legally dispose of materials away from site.
- .4 Selling, burning and burying of materials on site is not permitted.
- .5 Do not dispose of liquid waste or volatile materials into watercourses, storm or sanitary sewers.
- .6 Leave site in clean condition with all required guards in place.

END

SECTION 06 20 00 - FINISH CARPENTRY

PART 1 - GENERAL

1.1 GENERAL REQUIREMENTS

- .1 Comply with requirements of Division 1.

1.2 DESCRIPTION

- .1 The following work is included in this section:
 - .1 Sanding, priming and painting of exterior wood soffits (3 coat paint system).
 - .2 Removal and replacement of exterior wood fascias.
 - .3 Modifications of existing change room benches to suit installation of new benches.
 - .4 Modifications and additional trims for new interior mechanical damper in existing ceilings.

1.3 RELATED WORK

- .1 Painting: Section 09 91 00

1.4 QUALITY ASSURANCE

- .1 Reference Standards: unless otherwise specified, carry out finish carpentry work in accordance with requirements of "Quality Standards for Architectural Woodwork" (latest issue) of Architectural Woodwork Institute (AWI) and Architectural Woodwork Manufacturer's Association of Canada (AWMAC).

1.5 SUBMITTALS

- .1 Submit duplicate, minimum 400 mm long samples of soffit boards and fascia boards.
- .2 Submit installation and shop drawing of fascia boards, complete with sample fasteners.

1.6 PRODUCT DELIVERY, HANDLING & STORAGE

- .1 Protect against damage, including damage by excessive changes in moisture content, during delivery and storage. Maintain minimum storage temperature of 16°C, and relative humidity 25% to 55%.
- .2 Store materials on site in such a way as to prevent deterioration or loss or impairment of essential properties. Prevent moisture gain of kiln dried materials.

1.7 PROTECTION

- .1 Provide coverings as necessary to protect finish carpentry components from damage of any kind during storage and after installation.

PART 2 - PRODUCTS

2.1 MATERIALS

- .1 Solid Wood:
 - .1 Wood materials shall be new, straight and clean, free of sap, knots, pitch, and other defects, except as permitted by applicable grading rules.
 - .2 All wood shall be kiln dried to a maximum moisture content of 12% for exterior work and 6% to 8% for interior work.

SECTION 06 20 00 - FINISH CARPENTRY

- .3 Hardwood: matching existing change room benches.
- .4 Softwood: to CAN/CSA O141-05 (R2014), dressed all sides except where shown otherwise.
- .2 Fasteners:
 - .1 Nails and staples: CSA B111-1974 (R2003), hot dip galvanized.
 - .2 Screws: zinc or chrome plated steel.
 - .3 Adhesive: waterproof type as approved by Consultant.

2.2 FABRICATION

- .1 Fabricate soffit boards and fascia boards of softwood, to profiles and patterns matching existing soffit and fascia boards.
- .2 Exposed joints and edges:
 - .1 Uniformly space exposed joints unless otherwise indicated.
 - .2 Edge grain shall not be visible; mitre external corners, house internal corners. Secure corners with corrugated metal fasteners.
- .3 Mechanical fasteners:
 - .1 Inconspicuously locate mechanical fasteners. Wherever possible conceal fastenings.
 - .2 Countersink nail heads.
- .4 Cutting and fitting: make cutouts in work of this Section as required to accommodate work of other Sections.

PART 3 - EXECUTION

3.1 INSTALLATION

- .1 Install finish carpentry components plumb, true and level and securely fasten in place. Accurately scribe and closely fit components to irregularities of adjacent surfaces.
- .2 Accurately fit joints in true plane, locate joints over bearing or supporting surfaces.
- .3 Provide mechanical fastening devices such as nails, screws and bolts required for fastening wood components. Unless permitted provide concealed fastening of components.
- .4 Where permitted, nail with small headed finishing nails. Countersink nail heads with nail setter.
- .5 Where components are fastened with screws or bolts, countersink screw and bolt heads and provide wood plugs matching surrounding wood.
- .6 Install caps, rails, base, casings and trim in longest practicable lengths; accumulation of short pieces not permitted. No edge grain shall be visible; mitre corners. Slope cut intermediate joints.
- .7 Provide trim where indicated and where required to complete work.
- .8 Select components within any area to produce well blended, uniform appearance. Avoid use of components with starkly contrasting colours. Replace components which in Consultant's opinion are not of satisfactory appearance.
- .9 Provide additional metal support brackets where required, to ensure bench seats are solid and free of

SECTION 06 20 00 - FINISH CARPENTRY

movement.

3.2 FINISHING

- .1 Sand finished interior wood surfaces thoroughly as required to produce uniformly smooth surface, always sanding in direction of grain run. Coarse grained sandpaper marks, hammer marks, or other similar imperfections in finished work are not acceptable.

END

SECTION 07 46 19 - STEEL CLADDING

PART 1 - GENERAL

1.1 GENERAL REQUIREMENTS

- .1 Comply with requirements of Division 1.

1.2 RELATED WORK

- .1 Aluminum composite panel cladding: Section 07 42 16
- .2 Metal roofing: Section 07 61 13
- .3 Metal flashings and trim except as specified herein: Section 07 62 00

1.3 QUALITY ASSURANCE

- .1 Reference Standards: comply with applicable requirements of CSSBI S8-2008 and CSSBI 20M-2017, except where specified otherwise herein.
- .2 Erector's qualifications: manufacturer's forces or forces approved by manufacturer.

1.4 DESIGN PERFORMANCE REQUIREMENTS

- .1 Appearance: exposed surfaces free of perceptible distortion, twist, waves, buckles and oil canning; no exposed fasteners.
- .2 Structural loads: resist positive and negative wind pressures expected in this geographical area with a maximum allowable deflection of 1/180 of span. Components shall not vibrate or rattle when subjected to the effects of wind.
- .3 Moisture control: prevent infiltration of water and snow into system. Provide means of draining space behind exterior skin.
- .4 Thermal movement: accommodate expansion and contraction of component parts without causing buckling, failure of joint seals, undue stress on fasteners and other detrimental effects. Thermally isolate transmission through system.
- .5 Structural movement: accommodate movement between wall system and building structure caused by structural movement, without permanent distortion, racking of joints, breakage of seals or water penetration.

1.5 SUBMITTALS

- .1 Submit duplicate minimum 100 x 100 mm size samples of cladding material for confirmation of colour selected by Consultant.
- .2 Submit detailed shop drawings. Indicate dimensions, cladding profiles, attachment methods, wall elevations, trim and closure pieces, and related work.

1.6 PRODUCT DELIVERY, HANDLING AND STORAGE

- .1 Deliver, store and handle materials to prevent damage, distortion and corrosion.
- .2 Store components off the ground and under cover.

PART 2 - PRODUCTS

2.1 SYSTEMS

SECTION 07 46 19 - STEEL CLADDING

- .1 Steel cladding: Bellara Mountain Cedar 18-2772 by VicWest.

2.2 MATERIALS

- .1 Prepainted, galvanized sheet steel: approximately 15 mm deep profile, with concealed fasteners; pretreated, primed and finish coated.
- 2 Galvanized sheet steel: ASTM A653, zinc coating designation Z275.
- .3 Subgirts, clips, spacers: minimum 1.2 mm thick formed galvanized steel: ASTM A653, zinc coating designation Z275.
- .4 Fastening devices: stainless, cadmium plated or galvanized steel; colour match exposed fasteners with metal on which they occur.
- .5 Sealants:
 - .1 Concealed locations: tape or compound, nonskinning, non-drying, butyl rubber.
 - .2 Exposed locations: one part silicone to ASTM C920.
 - .3 Primer: as recommended by sealant manufacturer.
- .6 Isolation coating: bituminous paint CAN/CGSB-1.108 or separation tape recommended by system manufacturer.
- .7 Breathing type, water shedding sheet membrane, UV resistant: Air Outshield UV BLACK by SRP Canada.

2.3 FABRICATION

- .1 Wall cladding: 0.45 mm (26 ga) thick, 15 mm deep profile, concealed fasteners, complete with colour matching manufacturer's standard trim at terminations, corners and control joints.
- .2 Flashings, trim, closures: fabricated to profiles indicated and as required to meet design and performance requirements. Use same material as exterior skin where exposed. Use galvanized sheet steel in concealed locations. Double back exposed edges.

2.4 FINISHES

- .1 Exposed surfaces: prepainted sheet steel/ Kynar 70% PVDF polyvinyl fluoride resin; colour selected by Consultant.
- .2 Concealed surfaces: galvanized.

PART 3 - EXECUTION

3.1 PREPARATION

- .1 Prior to start of erection, examine existing work and report to Consultant any unsatisfactory conditions.
- .2 Start of work shall imply acceptance of conditions.

3.2 ERECTION

SECTION 07 46 19 - STEEL CLADDING

- .1 Install steel cladding system in accordance with manufacturer's directions at exposed surfaces of roof soffits, fascias and perimeter of metal roof.
- .2 Install cladding support brackets at required location and securely fasten to back-up construction, in accordance with reviewed shop drawings.
- .3 Install subgirts at spacing as shown on reviewed shop drawings by system manufacturer, and anchor securely to cladding support brackets.
- .4 Install water shedding breathable sheet membrane, lapped at joints in direction of water flow; secure membrane at girts.
- .5 Fasten girts to clips at required spacing. Provide additional framing at terminations, openings and penetrations.
- .6 Install exterior wall skin with joints accurately aligned and tight fitting. Provide cladding panels in longest available lengths. Intermediate joints are not permitted unless indicated on shop drawings and approved by Consultant.
- .7 Unless indicated to be responsibility of another Section, provide sill and cap flashings and other flashings required at junction with other building elements.
- .8 Unless otherwise detailed provide metal closures to close off flutes at terminations.
- .9 Provide sealants, flashings, closures, covers and trim as indicated and as required to render work complete and finished in accordance with specified requirements.
- .10 Leave steel cladding system in clean and neat condition; touch up minor surface damage; replace components which cannot be satisfactorily touched up.

END

SECTION 07 92 00 - SEALANTS

PART 1 - GENERAL

1.1 GENERAL REQUIREMENTS

- .1 Comply with requirements of Division 1.

1.2 DESCRIPTION

- .1 The following work is included in this section:
 - .1 Removal and replacement of the perimeter sealant for the entrance to the service room (inside and outside).
 - .2 Removal and replacement of the perimeter sealant for the new H.M. doors, inside and outside (entrance to the washrooms).
 - .3 Removal and replacement of the perimeter sealant for the windows in the service room (inside and outside).

1.3 DEFINITION

- .1 Caulking = Sealant.

1.4 QUALITY ASSURANCE

- .1 Sealants must be installed by qualified caulking contractor with minimum five years' experience and proven record of being able to produce good quality work.
- .2 Upon Consultant's request arrange for sealant manufacturer's technical representative to visit the site, investigate conditions and make recommendations in connection with work of this Section.

1.5 PRODUCT HANDLING

- .1 Deliver sealants to site in sealed containers bearing manufacturer's name, brand name of sealant and reference standard to which sealant complies.
- .2 Store materials in a dry area having an ambient temperature within limitations recommended by material manufacturer.

1.6 JOB CONDITIONS

- .1 Unless otherwise specified, apply sealants when air temperature is between 10°C and 25°C. When air temperature is above 25°C or below 10°C follow sealant manufacturer's recommendations regarding application.

1.7 WARRANTY

- .1 At no cost to Owner remedy any defects in work, including work of this and other Sections, due to faults in materials and workmanship provided under this Section appearing within a period of 2 years from date of Substantial Performance.

PART 2 - PRODUCTS

2.1 MATERIALS

- .1 Sealants:
 - .1 Exterior vertical joints: two-part medium modulus silicone sealant with joint movement capability of $\pm 50\%$; custom colour selected by Consultant: ASTM C920, Type S, Grade NS, Class 25, uses NT, G, A, O; standard of acceptance: Dow Corning 790 Silicone Building Sealant.

SECTION 07 92 00 - SEALANTS

- .2 Interior vertical joints: one part acrylic latex with joint movement capability of $\pm 7 \frac{1}{2}\%$, paintable; ASTM C834 Type OP, Grade -18°C standard of acceptance: Tremflex 834.
- .3 Exterior and interior horizontal joints: multi-component, self-levelling, chemically curing polyurethane: ASTM C920, Type M, Grade P, Class 25; standard of acceptance Tremco THC-900.
- .4 Interior wet locations: mildew-resistant silicone formulated with fungicide: ASTM C920, Type S, Grade NS, Class 25, uses NT, G, A: standard of acceptance: Dow Corning 786 Mildew Resistant Silicone Sealant.
- .5 Colours: selected by Consultant, from manufacturer's standard colours.
- .2 Primers, thinners, cleaners: as recommended by sealant manufacturer, non-staining type.
- .3 Premoulded backup for sealant: compressible non-gassing foam rope: Sof-Rod by Tremco or Cera Rod by W.R. Meadows.
- .4 Bond breaker: closed cell polyethylene or vinyl foam tape, self-adhering one side.

PART 3 - EXECUTION

3.1 EXAMINATION

- .1 Examine joints to be caulked and report in writing to the Consultant any defects in work of other Sections which would impair installation, performance and warranty of sealants.
- .2 Do not commence installation of sealants until conditions are acceptable.
- .3 Start of work implies acceptance of conditions.

3.2 PREPARATION

- .1 Clean and prepare joints to be caulked to produce clean sound surfaces for sealant adhesion.
- .2 Remove dust, oil, grease, water, frost, loose mortar and other foreign matter. Remove loose particles by blowing joint out with compressed air.
- .3 Chemically clean non-porous surfaces such as metal and glass, taking care to wipe solvents dry with a clean cloth. Use solvents recommended by sealant manufacturer.
- .4 Clean porous surfaces such as masonry, concrete and stone by mechanical abrading.
- .5 Surfaces adjacent to joints to be primed and which may be stained by primer shall be masked with tape before primer is applied.
- .6 Prime joints in accordance with sealant manufacturer's recommendations. Apply primer before installing premoulded backup.
- .7 Install premoulded backup in joints 6 mm and more in width. Roll rope type backup into joint, do not stretch or braid. Install bond breaker in joints less than 6 mm in width.
- .8 Protect adjacent surfaces from stains and contamination. Make good any damage caused.

3.3 APPLICATION

- .1 Apply sealants under pressure using suitable equipment. Gun nozzle shall be of proper size to fit, and seal joint.
- .2 Force sealant into joints in full bead, making certain that void free contact is made with sides of joint.

SECTION 07 92 00 - SEALANTS

Tool joints to produce a slightly concave surface.

- .3 Caulking must appear as a concave recessed joint, free of ridges, wrinkles and embedded foreign matter. Caulking shall not spread or bulge beyond surfaces on each of joint.

- .4 Apply sealants in accordance with following table:

<u>Joint Width</u>	<u>Sealant Depth</u>
5 mm	5 mm
10 mm	7 mm
15 mm	10 mm
20 mm	12 mm
25 mm	15 mm

- .5 Vent exterior joints in accordance with Consultant's directions.

3.4 CLEANING

- .1 As work progresses, remove sealant smears and stains from adjacent surfaces. Use cleaning method recommended by sealant manufacturer.
- .2 Leave adjacent surfaces in neat and clean condition.

END

SECTION 08 11 13 - STEEL DOORS AND FRAMES

PART 1 - GENERAL

1.1 GENERAL REQUIREMENTS

- .1 Comply with requirements of Division 1.

1.2 RELATED WORK

- .1 Caulking at frame perimeters: Section 07 92 00
- .2 Door hardware: Section 08 71 00
- .3 Painting: Section 09 91 00

1.3 QUALITY ASSURANCE

- .1 Acceptable manufacturers for interior doors and frames:
 - .1 Artek Door (1985) Ltd.
 - .2 Daybar Industries Ltd.
 - .3 Fleming (Assa Abloy)
 - .4 Metal Doors Ltd.
- .2 Reference standards: unless otherwise indicated, meet requirements of "Canadian Manufacturing Specification for Steel Doors and Frames" and "Recommended Dimensional Standards for Commercial Steel Doors and Frames" published by the Canadian Steel Door Manufacturers' Association.

1.4 SUBMITTALS

- .1 Prepare and submit detailed shop drawings. Include door and frame schedules, door and frame types, typical details, materials and finishes, hardware preparations and frame anchorage details.

1.5 PRODUCT HANDLING

- .1 Tag doors and frames at shop with identification marks indicating proper location for installation.
- .2 Deliver, store and handle components so as to prevent damage, distortion and corrosion. Store components off the ground and under cover in a dry protected area. Stack doors and frames to prevent twisting. Do not enclose components in plastic covers without venting.
- .3 Upon delivery to site doors and frames shall be removed from packaging. Store doors and frames with spacers/blocking to allow air to circulate. Do not store under tarpaulins, plastic film or other wrapping materials that may retain moisture or create a humidity tent.

PART 2 - PRODUCTS

2.1 MATERIALS

- .1 Sheet Steel: galvanized cold rolled steel with stretcher level degree of flatness, meeting requirements of ASTM A924 and A653; minimum zinc coating designation ZF120.
- .2 Core Material:
 - .1 Exterior doors: polyisocyanurate to CSA/ULC 704.1-2017.
- .3 Finishing Materials:
 - .1 Touch up paint: zinc rich paint CAN/CGSB-1.181-99.

SECTION 08 11 13 - STEEL DOORS AND FRAMES

- .2 Metal filler: two component epoxy type.

2.2 HARDWARE PREPARATION

- .1 Prepare for mortised and cylindrical hardware in accordance with ANSI A115 Series standards, except where specified otherwise. Provide mortise lock preparation to ANSI A115.1, including integral reinforcement channel, mounting tabs, and lock support. Provide cylindrical lock preparation to ANSI A115.2, including integral latch case support.
- .2 Blank, reinforce, drill and tap doors and frames for concealed and mortised hardware. Provide door closer reinforcement at all steel doors and frames whether closer is required by hardware list or not.

2.3 DOORS

- .1 Provide all doors of seamless construction with no visible seams or joints on faces.
- .2 Exterior doors shall be of hollow steel construction with all spaces filled with insulation. Skins shall be minimum 1.7 mm thick. Join door faces at vertical door edges by continuous weld, extending full height of door; grind, fill and dress smooth.
- .3 Provide condensation weep holes at bottom edge of exterior doors.
- .4 Provide flush watertight galvanized steel end closures at top edge of exterior doors and where required for attachment of hardware and weatherstripping.
- .5 Hardware reinforcements shall be minimum 3.4 mm thick, not including door skin thickness. Provide reinforcement at all hardware fastening points.
- .6 Surround openings in flush doors with minimum 1 mm thick steel edge channels, welded to both face sheets.
- .7 Provide removable bevelled glazing stops of zinc coated steel channels mitred at corners, accurately fitted into position and fastened with Phillips, oval head screws.

2.4 FRAMES

- .1 Unless otherwise shown provide welded frames of 1.7 mm thick sheet steel to profiles shown. Door stops and glass stops shall be formed integrally with frame and not added as a separate profile.
- .2 Assemble components with accurately cut joints. Mitre outside corner joints of frames. Continuously weld joints on inside of profile; grind welds, flush and sand to smooth uniform surface. Tabbed and spotwelded construction is not acceptable.
- .3 Fit and assemble work in the shop wherever possible, eliminating field joints.
- .4 Countersink frames at anchor locations to accommodate 10 mm screw fasteners for frames installed into concrete openings. Provide steel sleeves between frame and wall.
- .5 Drill interior door frames for rubber bumpers. Drill strike jamb of each single door frame for 3 bumpers. Drill head member of double door frames for 2 bumpers.
- .6 Provide angle or channel head reinforcement for door frames wider than 915 mm.
- .7 Tack weld two removable minimum 1.2 mm thick steel spreader channels to inside faces of door frames at base.
- .8 Provide adjustable base clips for anchorage to floor at bottom of each door jamb.
- .9 Protect hardware reinforcements at frames located in masonry elements with 0.9 mm thick guard boxes.

SECTION 08 11 13 - STEEL DOORS AND FRAMES

- .10 Hardware reinforcements shall be minimum 3.4 mm thick, not including frame thickness. Provide reinforcement at all hardware fastening points. Provide high frequency (angle type) reinforcement at hinges.
- .11 Provide welded on drip at head of exterior door frames.
- .12 Provide special head members to accommodate automatic door operators coordinate with Division 26 to permit access for wiring and equipment

2.5 FINISHES

- .1 Fill seams, corner joints and other depressions with filler and sand smooth.
- .2 Clean and remove all traces of oil, grease and other foreign substances to ensure proper bond of touch up after fabrication.
- .3 Touch up damaged zinc coating with zinc rich paint.
- .4 Insulate, where necessary to prevent electrolysis, metal surfaces in contact with dissimilar metals or cementitious materials.

PART 3 - EXECUTION

3.1 FRAME AND SCREEN INSTALLATION

- .1 Allowable limit of distortion shall be 1.5 mm out of plumb at each jamb, measured on face of frame, resulting in maximum twist of frame of 3 mm measured from upper corner to lower diagonal corner.
- .2 Generally, anchorage of frames shall be by means of standard anchors. At masonry walls, use T-strap anchors; wire anchors not acceptable. Where standard anchors cannot be used, provide special anchors to ensure proper installation. Method of anchorage shall not be visible when frames are installed.
- .3 Provide minimum 3 anchors at each jamb. At frames exceeding 2150 mm in height provide one additional anchor for each additional 610 mm, or part thereof.
- .4 Anchor intermediate vertical frame members to structure above as required to ensure stability. Where required, provide steel frame extensions. Provide flexible connection at structure to allow for deflection.
- .5 Remove steel shipping spreaders; install wood installation spreaders at sill and at third points of frame rabbet height to maintain constant frame width. Remove wood spreaders only after frames are securely anchored in place.
- .6 Intermediate field joints shall be continuously welded or tack welded, filled and ground smooth.

3.2 DOORS

- .1 Install steel doors.
- .2 Install hardware in accordance with hardware supplier's instructions.
- .3 Adjust operable parts to ensure proper operation.

3.3 TOUCH-UP

- .1 Patch damaged finishes. Remove rust, sand damaged and abraded surfaces and touch-up with zinc rich paint.

END

SECTION 08 71 00 – DOOR HARDWARE

PART 1 - GENERAL

1.01 SUMMARY

- A. Section includes: Mechanical and electrified door hardware
- B. Related Sections:
 - 1. Division 01 Section "Alternates" for alternates affecting this section.
 - 2. Division 06 Section "Rough Carpentry"
 - 3. Division 06 Section "Finish Carpentry"
 - 4. Division 08 sections for doors and frames with hardware specified in this section.
 - 5. Division 09 sections for touchup, finishing or refinishing of existing openings modified by this section.
 - 6. Division 26 "Electrical" sections for connections to electrical power system and for low-voltage wiring.
 - 7. Division 28 "Electronic Safety and Security" sections for coordination with other components of electronic access control system and fire alarm system.

1.02 REFERENCES

- A. DHI - Door and Hardware Institute
 - 1. Sequence and Format for the Hardware Schedule
 - 2. Recommended Locations for Builders Hardware
 - 3. Keying Systems and Nomenclature
 - 4. Installation Guide for Doors and Hardware
- B. NFPA – National Fire Protection Association-Current Editions
 - 1. NFPA 80 – Standard for Fire Doors and Other Opening Protectives
- C. ANSI - American National Standards Institute
 - 1. ANSI/BHMA A156.1 - A156.29, and ANSI/BHMA A156.31 - Standards for Hardware and Specialties
 - 2. ANSI/SDI A250.8 - Standard Steel Doors and Frames

1.03 SUBMITTALS

- A. Submit in accordance with Conditions of Contract and Division 01 Submittal Procedures.
 - 1. Product Data: Submit technical product data for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.
 - 2. Riser and Wiring Diagrams: After final approval of hardware schedule, submit details of electrified door hardware, indicating:
 - 3. Door Hardware Schedule: Submit with hardware sets in vertical format as illustrated by Sequence of Format for the Hardware Schedule published by DHI. Indicate complete

designations of each item required for each door or opening, include all notes and operational descriptions from hardware groups.

4. Templates: After final approval of hardware schedule, provide for doors, frames and other work specified to be factory or shop prepared for door hardware installation.
5. Inspection and Testing: Submit written reports of the results of functional testing and inspection for fire door assemblies, in compliance with NFPA 80.

1.04 QUALITY ASSURANCE

A. Qualifications:

1. Supplier: Recognized architectural hardware supplier with record of successful in-service performance for supplying door hardware similar in quantity, type, and quality to that indicated for this Project.
2. Installer: Qualified tradesperson skilled in the application of commercial grade hardware with experience installing door hardware similar in quantity, type, and quality as indicated for this Project.

B. Certifications:

1. Fire-Rated Door Openings: Provide door hardware for fire-rated openings that complies with NFPA 80, and requirements of authorities having jurisdiction.
2. Accessibility Requirements: This project must comply with all Local and Provincial Codes and Standards.

C. Pre-Installation Meetings

1. Pre-installation Conference: Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays. Coordinate door hardware with other related suppliers.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up for hardware delivered to Project site. Promptly replace products damaged during shipping. Deliver keys to manufacturer of key control system for subsequent delivery to Owner
- B. Handle hardware in manner to avoid damage, marring, or scratching. Correct, replace or repair products damaged during Work. Protect products against malfunction due to paint, solvent, cleanser, or any chemical agent. Maintain manufacturer-recommended environmental conditions throughout storage and installation periods.

1.06 COORDINATION

- A. Installation Templates: Distribute for doors, frames, and other work specified to be factory or shop prepared. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.
- B. Security: Coordinate installation of door hardware, keying, and access control with Owner's security consultant. Coordinate layout and installation of electrified door hardware with connections to power supplies and building safety and security systems.

- C. Existing Openings: Where existing doors, frames and/or hardware are to remain, field verify existing functions, conditions and preparations and coordinate to suit opening conditions and to provide proper door operation.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. Provide products from manufacturers listed in hardware groups. Additional alternate products require prior written approval from Owner and are contingent upon those products providing all functions, features, and meeting all requirements of scheduled manufacturer's product.

2.02 MATERIALS

- A. Provide hardware with options specified in the hardware sets, fasteners provided by hardware manufacturer, strikes provided by hardware manufacturer, drop plates, special templates, and other devices necessary for proper hardware installation.
- B. Provide necessary fillers, Dutchmen, reinforcements, and fasteners, compatible with existing materials, as required for mounting new opening hardware and to cover existing door and frame preparations. When modifying existing fire-rated openings, provide materials permitted by NFPA 80 as required to maintain fire-rating.
- C. Provide each electrified hardware item and wire harnesses with enough and wire gauge with standardized Molex plug connectors to accommodate electric function of specified hardware.

2.03 HINGES: IVES 5BB SERIES

- A. Provide 5-knuckle ball bearing hinges conforming to ANSI/BHMA A156.1. Provide hinges in the size, quantity, weight, and base metal according to manufacturer's published recommendations. Provide non-removable pins at out-swinging lockable doors. Adjust hinge width as required for door, frame, and wall conditions to allow proper degree of opening.

2.04 MORTISE LOCKS: SCHLAGE L9000 SERIES

- A. Provide mortise locks conforming to ANSI/BHMA A156.13 Series 1000, Grade 1, and UL Listed for 3-hour fire doors.

2.05 CYLINDERS

- A. Provide Schlage small format construction core cylinders for use during the construction period.
- B. Owner will remove the Schlage SFIC cylinders and replace with Medeco X4 SFIC cylinders.

2.06 KEYING:

- A. Owner supplier will pin Medeco X4 SFIC cylinders to the City of Mississauga keying system.

2.07 ELECTRO-MECHANICAL AUTOMATIC OPERATORS: LCN 9540 SERIES

- A. Supply and install low energy automatic operator units that are electro-mechanical design complying with ANSI/BHMA A156.19. Locate actuators and other controls as directed by Architect.

2.08 ACTUATORS: LCN

- A. Provide actuators and escutcheons as specified in the hardware groups.

2.09 PROTECTION PLATES: IVES

- A. Provide protection plates with beveled four edges as scheduled. Size plates to suit door width.

2.10 WALL STOPS: IVES

- A. Provide wall stop at doors where specified.

2.11 THRESHOLDS, WEATHERSTRIPPING, AND GASKETING: KN CROWDER

- A. Provide thresholds, weather-stripping, and gasketing systems as specified and per architectural details. Match finish of other items. Where smoke- and draft-control door assemblies are required, provide door hardware that meets requirements of assemblies tested according to UL 1784 and installed in compliance with NFPA 105.

2.12 FINISHES

- A. Provide hardware with finishes as indicated in hardware sets.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Prior to installation of hardware, examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance. Verify doors, frames, and walls have been properly reinforced for hardware installation. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation. Submit a list of deficiencies in writing and proceed with installation only after unsatisfactory conditions have been corrected.
- B. Field verify existing doors and frames receiving new hardware and existing conditions receiving new openings. Verify that new hardware is compatible with existing door and frame preparation and existing conditions.

3.02 PREPARATION

- A. Where on-site modification of doors and frames is required, prepare hardware locations and reinstall in accordance with installation requirements for new door hardware and with:
 - 1. Steel Doors and Frames: For surface applied door hardware, drill and tap doors and frames according to ANSI/SDI A250.

3.03 INSTALLATION

- A. Mount door hardware units at heights to comply with the following, unless otherwise indicated or required to comply with governing regulations.
 - 1. Standard Steel Doors and Frames: ANSI/SDI A250.8.
 - 2. Installation Guide for Doors and Hardware: DHI TDH-007-20
- B. Install door hardware in accordance with NFPA 80, NFPA 101 and provide post-install inspection, testing as specified in section 1.03.E unless otherwise required to comply with governing regulations.
- C. Install hardware in compliance with manufacturer's instructions and recommendations, using only fasteners provided by manufacturer. Set units level, plumb and true to line and location. Adjust and reinforce attachment substrate as necessary for proper installation and operation.
- D. Lock Cylinders: Install construction cores to secure building and areas during construction period. Owner will replace construction cores with Medeco permanent cores.
- E. Coordinate Division 26, ELECTRICAL and Division 28 ELECTRONIC SAFETY AND SECURITY sections for wiring and connections of related components.
- F. Door Closers: Mount closers on room side of corridor doors, inside of exterior doors, and stair side of stairway doors from corridors.

3.04 FIELD QUALITY CONTROL

- A. Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.
- B. Clean adjacent surfaces soiled by door hardware installation. Clean operating items per manufacturer's instructions to restore proper function and finish. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of Substantial Completion.

3.05 HARDWARE GROUP SCHEDULE

- A. The intent of the hardware specification is to specify the hardware for interior and exterior doors, and to establish a type, continuity, and standard of quality. However, it is the door hardware supplier's responsibility to thoroughly review existing conditions, schedules, specifications, drawings, and other Contract Documents to verify the suitability of the hardware specified.

- B. Discrepancies, conflicting hardware, and missing items are to be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application.
- C. Hardware items are referenced in the following hardware schedule. Refer to the above specifications for special features, options, cylinders/keying, and other requirements.

D. Hardware Sets:

Legend:

 Link to catalog cut sheet
















 Electrified Opening

Hardware Group No. 01

For use on Door #(s):

001 002

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	5BB1HW 114X114MM NRP		630	IVE
1	EA	CLASSROOM DEAD LOCK W/ OUTSIDE INDICATOR	L9463HD OS-LOC XB11-720 C/W 2 CONST. CUT KEY AND 1 CUT CONTROL KEY		626	SCH
1	EA	PERMANENT CORE CYLINDER	MEDECO X4 SFIC SUPPLIED AND INSTALLED BY OWNER		626	MED
1	EA	PUSH/PULL PLATE	CBH 380 127 X 508 CFC		630	CBH
1	EA	DOOR PULL	CBH 6039-1 24" LONG, 16" CTC #6 MTG		630	CBH
1	EA	SURF. AUTO OPERATOR	9542 MS AS REQ (120/240 VAC)		 ANCLR	LCN
2	EA	ON/OFF/HOLD OPEN KEY SWITCH	8310-806K			LCN
2	EA	ACTUATOR, TOUCH	8310-852T		630	LCN
2	EA	ESCUTCHEON	8310-876		630	LCN
1	EA	KICK PLATE	8400 325MM X 40MM LDW B-CS		630	IVE
1	EA	WALL STOP	WS406/407CVX		630	IVE
1	SET	WEATHERSTRIP	W-17S (1XHD, 2XJB)		628	KNC
1	EA	DOOR SWEEP	W-24S X DR. WIDTH		628	KNC
1	EA	THRESHOLD	CT-46 X FR. WIDTH		627	KNC


NOTE: MOUNT KEYSWITCH IN AUTO DOOR OPERATOR HEADER

Hardware Group No. 02

For use on Door #(s):

003

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
1	EA	HARDWARE	BALANCE OF HARDWARE EXISTING - RE-USE			
1	SET	WEATHERSTRIP	W-17S (1XHD, 2XJB)		628	KNC

SECTION 09 91 00 - PAINTING

PART 1 - GENERAL

1.1 GENERAL REQUIREMENTS

- .1 Comply with requirements of Division 1.

1.2 RELATED WORK

- .1 Epoxy wall covering: Section 09 96 56

1.3 ACCEPTABLE MANUFACTURERS

- .1 Unless otherwise specified, materials shall be manufactured and supplied by one of the following:
 - .1 Benjamin-Moore
 - .2 Dulux (ICI)
 - .3 Sico
 - .4 Sherwin-Williams

1.4 LIST OF MATERIALS, SAMPLES

- .1 List of Materials:
 - .1 Before ordering materials, submit written request in form acceptable to Consultant, for approval of paint materials. List each of the materials proposed and surfaces to be covered. State manufacturer's name and brand name of materials.
 - .2 List of materials shall be endorsed by manufacturer as being the best material for the applicable condition.
 - .3 Do not order material or commence work until list of materials is approved by Consultant.
- .2 Samples:
 - .1 Submit two 200 mm x 250 mm colour draw downs of each paint colour coated with manufacturer's paint system to confirm colour match with colour chips supplied by Consultant.

1.5 PRODUCT HANDLING

- .1 Deliver paint materials to site in sealed original labelled containers bearing manufacturer's name, brand name, type of paint and colour designation.
- .2 Store materials in accordance with manufacturer's recommendations.
- .3 Store paints, stains, varnishes, equipment in designated area inside building. Maintain separate workshop/storage area for duration of work by this Section.

1.6 JOB CONDITIONS

- .1 Environmental Conditions:
 - .1 Maintain temperature in interior areas to receive coatings between 15°C and 25°C for at least 24 hours before, during application and until coatings have cured after application. Apply exterior coatings only when temperature is above 10°C.
 - .2 Do not apply exterior coatings during periods of precipitation nor when precipitation is imminent.
 - .3 Do not apply coatings under direct sunlight during hot weather.

SECTION 09 91 00 - PAINTING

- .4 Adequately ventilate areas where coatings are being applied. Maintain a reasonably dust-free atmosphere for duration of work.
- .2 Protection:
 - .1 Protect adjacent surfaces not scheduled to receive coatings from damage.
 - .2 Remove electrical plates, surface hardware, fittings and fastenings prior to painting operations. These items shall be carefully stored, cleaned and replaced on completion of work in each area. No solvent shall be used to clean hardware that will remove permanent lacquer finish on these items.
 - .3 Mask labels and specification plates occurring on equipment to be painted.
 - .4 Post "wet coating" signs while work is in progress and while coatings are curing.
 - .5 Keep oily rags, wastes and other combustible materials in closed metal containers and remove at end of each work day. Take every precaution to avoid spontaneous combustion.
- .3 Work Schedule:
 - .1 Unless otherwise permitted, apply coatings only after all other Sections have completed their work.
 - .2 Co-ordinate work of this Section with that of Section 07 92 00 and review order of installation with Consultant where sealants are installed adjacent to painted surfaces.
 - .3 If it becomes necessary for the Owner to occupy areas of the building prior to their completion, schedule work of this Section to hours when occupants have vacated building.

PART 2 - PRODUCTS

2.1 MATERIALS

- .1 Materials shall be "top line quality" products and shall be supplied by a single manufacturer except for specialty products not available from paint manufacturer.
- .2 Materials wherever possible shall be low odour products, free or low in VOC content.
- .3 Paints shall be factory mixed unless otherwise specified.
- .4 Primers shall be as specified by manufacturer and fully compatible with finish coats.
- .5 Stains shall be of the rapid dry, alkyd base type or pigment oil type.
- .6 Varnishes shall be synthetic type.
- .7 Shellac shall be pure white gum in pure grain alcohol.
- .8 Thinners, cleaners: as recommended by paint manufacturer.

2.2 FINISHES

- .1 Paint colours and other finishes will be selected by Consultant. Do not start work until after receiving colour schedule.
- .2 Colours selected by the Consultant will not necessarily be from manufacturer's standard colours.
- .3 A variety of colours may be used. Some colours may be deep tones.

SECTION 09 91 00 - PAINTING

- .4 Confirm gloss levels for all surfaces with Consultant before starting work. Unless otherwise indicated, allow for semi-gloss.

PART 3 - EXECUTION

3.1 CONDITIONS OF SUBSTRATES

- .1 Sound, non-dusting, and free of grease, oil, dirt, and other matter detrimental to adhesion and appearance of coatings.
- .2 Temperature: minimum 13°C.
- .3 Moisture content: maximum 12%. Test for moisture content using moisture meter.
- .4 Alkalinity: test cementitious substrates for alkalinity. Use method recommended by coating manufacturer.

3.2 PREPARATION OF SUBSTRATES

- .1 All substrates: clean as required to produce an acceptable surface. If surfaces to be finished cannot be put in proper condition for finishing by cleaning, sanding and filling as specified, notify Consultant in writing or assume responsibility for an rectify any unsatisfactory finish resulting.
- .2 Ferrous metal: remove rust and scale; wash with solvent; remove oil, grease and other contaminants.
- .3 Zinc coated metal (hot dip galvanized Z275): wash and etch to dull paint receptive surface using an approved crystalline zinc phosphate or vinyl pretreatment.

3.3 APPLICATION OF COATINGS

- .1 Apply paint by brush or roller, except on metal surfaces where paint shall be applied by brush only.
- .2 Applied and cured coatings shall be uniform in thickness, sheen, colour and texture and free of brush or roller marks, sags, crawls and other defects detrimental to appearance and performance.
- .3 Regardless of the number of coats specified for any surface, apply sufficient paint to completely cover and hide substrate and to produce a solid uniform appearance.
- .4 Thoroughly mix materials before application. Use same brand of paint for primer, intermediate and finish coats.
- .5 Touch up suction spots after application of first coat. Sand lightly between coats with fine sandpaper.
- .6 Each coat of finish shall be dry and hard before succeeding coats are applied with a minimum of 24 hours between coats, unless manufacturer's instructions state otherwise. Do not proceed with any coat until the last preceding coat is approved by the Consultant.

3.4 SCHEDULE OF FINISHES

- .1 General Requirements:
 - .1 Paint exposed surfaces of building materials, services and equipment, except those which are prefinished in factory and except those which are located in areas designed as not requiring painting.
 - .2 Comply with the following requirements except in areas designated as not requiring painting.
 - .1 Paint behind surface mounted fixtures on walls and ceilings with full coats of paint.
 - .2 Finish tops of doors, trim, projections and other work as specified for surrounding work whether above site lines or not.

SECTION 09 91 00 - PAINTING

- .3 Finish edges of doors to match face of door. Refinish edges of doors after fitting.
- .3 Where finishing formula for surfaces requiring painting is not included hereunder, follow recommendations of MPI Architectural Painting Specification Manual, latest issue.
- .2 Exterior Finishing:
 - .1 Metal, zinc coated (hot dip galvanized):
 - 1 coat epoxy primer
 - 2 coats aliphatic polyurethane
 - .2 Metal, zinc coated (inorganic zinc rich primer):
 - 1 coat epoxy primer
 - 2 coats aliphatic polyurethane

END

SECTION 10 21 19 - SOLID PHENOLIC PARTITIONS

PART 1 GENERAL

1.1 GENERAL REQUIREMENTS

- .1 Comply with requirements of Division 1.

1.2 RELATED WORK

- .1 Washroom accessories: Section 10 28 13

1.3 SUBMITTALS

- .1 Submit detailed shop drawings. Clearly indicate fabrication details, plans, elevations, hardware, and installation details.
- .2 Upon Consultant's request, submit duplicate 300 x 300 mm samples of panel showing finish on both sides, two finished edges and core construction.
- .3 Submit duplicate representative samples of each hardware item, including brackets, fastenings and trim.
- .4 Submit duplicate minimum 50 x 100 mm plastic laminate samples of full range of available products.

1.4 PROTECTION

- .1 Protect finished surfaces during shipment and installation by approved means. Do not remove until immediately prior to final inspections.

1.5 WARRANTY

- .1 At no cost to Owner, remedy any defects in work of this Section due to delamination and warping of components for a period of 2 years from date of Substantial Performance.

PART 2 - PRODUCTS

2.1 SYSTEM

- .1 Partition System: Floor mounted, overhead braced, solid phenolic.
- .2 Acceptable Products:
 - .1 1082 Series by Bobrick
 - .2 Equivalent product by Ampco, Bradley, Decolam, Global.

2.2 MATERIALS

- .1 Melamine surface sheets: to ANSI/NEMA LD3-2005 high pressure type with solid colour, satin finish; colour: selected by Consultant.
- .2 Core material: solid phenolic core, 19 mm thick.
- .3 Wall and connection brackets: stainless steel.
- .4 Stainless steel sheet metal: to ASTM A666, type 302 or 304 with polished finish.
- .5 Fasteners: stainless steel tamperproof type screws and bolts.
- .6 Pilaster shoes: stainless steel.
- .7 Shower dressing compartment seats: melamine faced solid phenolic core.

SECTION 10 21 19 - SOLID PHENOLIC PARTITIONS

- .8 Hardware for toilet partitions:
 - .1 Hinges: heavy duty stainless steel, self-closing type, adjustable to hold door open at any angle up to 90°.
 - .2 Slide bolt and keeper: stainless steel, equipped for emergency access.
 - .3 Door stop: stainless steel with rubber insert.
 - .4 Wall and connecting brackets: stainless steel.
 - .5 Door pull: stainless steel, type suited for outswinging doors.
- .9 Overhead brace: extruded aluminum channel with colour anodized finish; anti grip profile; complete with stainless steel curtain hooks at shower compartments.

2.3 FABRICATION

- .1 Fabricate shower and drying compartments to layouts shown.
- .2 Fabricate panels of door and pilasters of solid phenolic core 19 mm thick with melamine surface sheets fixed to core under high temperature and pressure.
- .3 Fabricate panels and doors 1500 mm high, fabricate pilasters extending from finish floor to headrail.
- .4 Panel and pilaster edges shall be black.
- .5 Provide jack levelling bolt at floor. Fabricate pilaster shoe of formed stainless steel sheet 75 mm high, with concealed fastening.

PART 3 - EXECUTION

3.1 PARTITION ERECTION

- .1 Install partitions secure, plumb and square.
- .2 Attach pilasters to floor with pilaster supports, and level installation with levelling device. Secure pilaster shoes in position.
- .3 Provide maximum 3 mm space between doors and pilasters. Leave max 6 mm space between wall and panel or end pilaster.
- .4 Attach fixing brackets securely to solid masonry and concrete walls using friction or expansion type screw anchors and to hollow walls using bolts and toggle type anchors.
- .5 Attach panel and pilaster to brackets with through type sleeve bolt and nut.
- .6 Set doors in closed partition level with panels.
- .7 Equip each door with hinges, latch set, and door stop. Adjust and align hardware for easy, proper function. Set door open position at 30° to front.
- .8 Equip outswinging doors with door pulls inside and outside. Provide door stop outside.

END

SECTION 10 21 33 - STAINLESS STEEL TOILET PARTITIONS

PART 1 - GENERAL

1.1 GENERAL REQUIREMENTS

- .1 Comply with requirements of Division 1.

1.2 RELATED WORK

- .1 Washroom accessories: Section 10 28 00

1.3 SUBMITTALS

- .1 Submit detailed shop drawings showing compartment layouts, sizes, materials, thicknesses, construction, finishes, anchorage and installation details.
- .2 Submit duplicate minimum 150 x 150 mm samples of each partition finish / colour selected by Consultant.

PART 2 - PRODUCTS

2.1 MATERIALS

- .1 Stainless steel: AISI Type 302, polished finish.
- .2 Panel core material: honeycomb core of pre-expanded resin impregnated Kraft paper having maximum 25 mm hexagonal shaped cells.
- .3 Brackets: stainless steel.
- .4 Fasteners: stainless steel one-way type screws and bolts. Fasteners for hardware where exposed shall match finish of hardware.

2.2 FABRICATION

- .1 Acceptable products:
 - .1 Floor mounted, overhead braced system; one of the following:
 - .1 Epic by GSS
 - .2 Concord by Ontario Accurate Partitions.
 - .3 "Headrail Braced" by Hadrian Mfg. Inc.
 - .4 Global Floor Anchored/Overhead Braced by Watrous.
- .2 Dimensions: components are not necessarily of standard size. Verify exact size by checking drawings and taking site measurements. Unless otherwise indicated provide:
 - .1 Compartments: 1500 mm deep x 900 mm wide, except barrier free compartments shall be 1500 x 1500 mm, unless otherwise shown.
 - .2 Doors 610 mm wide x 1500 mm high, except doors to compartments for wheelchairs (oversized stalls) which shall be minimum 810 mm wide.
 - .3 Maximum clearance between panels / doors and pilasters: 5 mm; between panels and walls: 10 mm.
 - .4 Finish floor to underside of panels and doors: 300 mm.
- .3 Doors, panels and pilasters:
 - .1 Construction: sheet steel face sheets adhesive bonded under pressure to both sides of core material. Provide solid reinforcement in core to receive fasteners required for attachment of surface applied accessories.

SECTION 10 21 33 - STAINLESS STEEL TOILET PARTITIONS

- .2 Panel edge construction: form steel face sheets around edges and electrically weld together at maximum 450 mm o.c. Seal edges with continuous rigid vinyl or steel oval crown locking strip, mitred, welded and finished at corners.
- .3 Make all doors and panels 25 mm thick, using minimum 0.9 mm thick sheet steel. Make pilaster panels 32 mm thick using minimum 0.9 mm thick sheet steel.
- .4 Fabricate pilasters anchoring assembly of hot dip galvanized steel, designed to provide rigid anchorage of pilasters, free of sway. Provide minimum 1.2 mm thick stainless steel shroud at each anchorage location.
- .5 Provide 0.8 mm thick type 316 stainless steel protective shields, 450 mm wide, on urinal side of toilet partition panels. Extend shields from bottom of panels to 1220 mm A.F.F. Fasten shields with stainless steel screws.
- .6 Overhead brace: extruded aluminum profile with anti-grip design.
- .4 Hardware:
 - .1 Unless otherwise indicated, hardware shall be recessed "in door" design of non-ferrous die cast metal.
 - .2 Hang each compartment door on two universal, adjustable gravity type pivot hinges, one top and one bottom. Bearings: nylon. Vertical movement in door during operation is not permitted.
 - .3 Equip each compartment door with slide bolt and keeper. Slide bolt shall be stainless steel. Provide flush exterior escutcheon plate slotted for emergency access.
 - .4 Provide combination coat hook and rubber tipped bumper on inside of each door.
 - .5 At doors to stalls for disabled provide stainless steel D-pull, inside and outside and door stop outside.
- .5 Finishes:
 - .1 Follow recommendations of AISI Committee of Stainless Steel Producers when fabricating, joining, welding and finishing stainless steel components. Remove heat discolourations with mechanical, chemical or electrochemical means.
 - .2 Manufacturer's labels are not permitted on surfaces exposed to view.

PART 3 - EXECUTION

3.1 INSTALLATION

- .1 Install partitions secure, plumb and square.
- .2 Attach pilasters to floor, plumb and securely fastened.
- .3 Secure stainless steel shroud at each pilaster anchorage location.
- .4 Set doors in closed partition level with bottom of pilasters.
- .5 Provide all anchorage devices and attachments as required and securely fasten to adjacent building elements. Use one-way screws or other tamperproof fasteners approved by Consultant. Fasten wall mounting brackets to walls with predrilled expansion type, stainless steel concrete / masonry anchors approved by Consultant.
- .6 After installation, adjust door hardware as required to ensure efficient operation. Adjust door hinges

SECTION 10 21 33 - STAINLESS STEEL TOILET PARTITIONS

to hold doors open at 30°.

- .7 Touch-up minor surface scratches on baked enamel finishes. Replace damaged components which in the opinion of the Consultant cannot be satisfactorily touched up.

END

SECTION 10 28 00 - WASHROOM ACCESSORIES

PART 1 - GENERAL

1.1 GENERAL REQUIREMENTS

- .1 Comply with requirements of Division 1.

1.2 DESCRIPTION

- .1 The following work is included in this section:
 - .1 Supply and install of washroom accessories (grab bars, coat hooks, toilet backrests).

1.3 SUBMITTALS

- .1 Submit manufacturer's catalogue cut of each component required.
- .2 Submit a washroom accessories schedule indicating all accessories required, on a room by room basis, showing model number, finish and mounting height.

PART 2 - PRODUCTS

2.1 FABRICATION - GENERAL

- .1 Fabricate work true to dimensions, square and plumb.
- .2 Thickness of metal shall be adequate for the various conditions, and intended uses.
- .3 Finished work shall be free from warping, open seams, weld marks, rattles and other defects. Drilling shall be reamed and exposed edges finished smooth.
- .4 Fastenings shall be concealed or theftproof type where possible. Exposed fastenings shall be neatly executed and shall be of the same material and finish as the base metal on which they occur.
- .5 Accessories required, in each case, are specified by a reference to a particular product by one manufacturer. The products listed shall serve to establish a standard of acceptance. Accessories of the same materials, construction and finishes, similar in function, design appearance and conforming to the standard of those specified, manufactured by the following are acceptable:
 - .1 Bobrick
 - .2 Bradley
 - .3 Frost
 - .4 ASI

2.2 WASHROOM ACCESSORIES

- .1 Grab bars (GB): 38 mm diameter stainless steel pipe with a peened surface: Frost Code 1001NP30 and 1003NP 30 x 30.
- .2 Coat hook (CH): 2 mm thick stainless steel mounting plate; vandal resistant design; hook shall release at a load of 40 lbs and greater: Bobrick B983.
- .3 Toilet backrest (TB): 32 mm diameter stainless steel tube and 16 mm solid white plastic laminate backrest: Frost Code 1028.
- .4 Salvaged washroom accessories: Refer to Section 02 41 19.

PART 3 - EXECUTION

3.1 INSTALLATION

SECTION 10 28 00 - WASHROOM ACCESSORIES

- .1 Install components at locations shown. Where location is not given install as directed by Consultant.
- .2 Fastenings shall be non-corrosive type.
- .3 Provide mounting and anchorage devices to be built into walls and other construction elements as required to securely anchor components in place.
- .4 Securely anchor components in place. Method of fastenings shall ensure that components will be capable of withstanding expected loads without movement.
- .5 Install mirrors with concealed wall hangers and lock in place with theftproof screws.
- .6 Insulate accessory surfaces to prevent electrolysis due to contact with dissimilar metal surfaces. Use bituminous paint or other approved means.

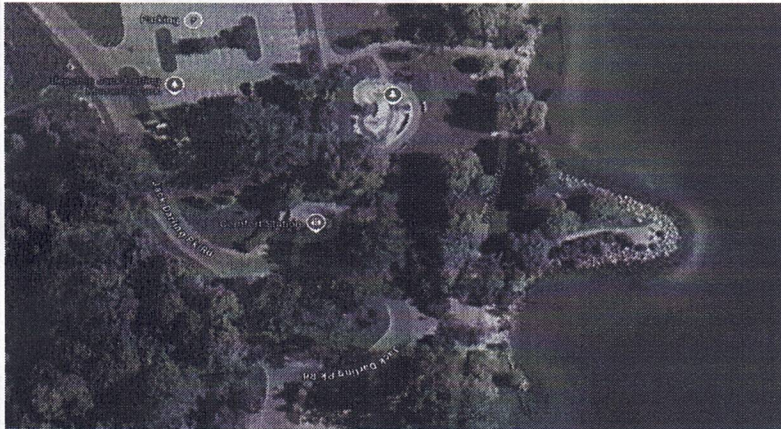
3.2 CLEANING AND ADJUSTMENT

- .1 Upon completion of work or when directed, remove all traces of protective coatings or paper.
- .2 Test mechanisms, hinges, locks and latches and where necessary, adjust and lubricate and ensure that accessories are in perfect working order.

END

1.1 Background

The Standards, Training and Compliance team (STC) conducted a site assessment. The team identified the need for accessibility enhancements to be incorporated into the upcoming renovations and the recommended changes are based on the site assessment and a review of data from the 2017 Accessibility Audit.



1.2 Supporting Documentation


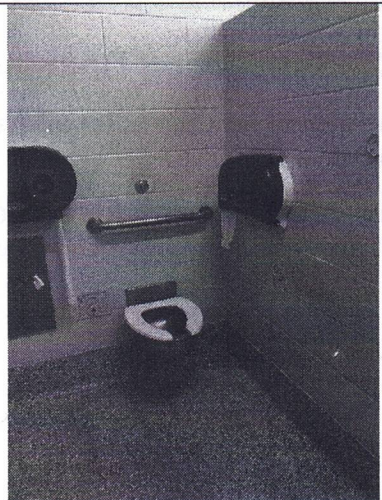

The identified upgrades address the failure to meet the following items outlined in FADS:

The identified upgrades address the failure to meet the City's FADS. Please see the following sections from the for reference:

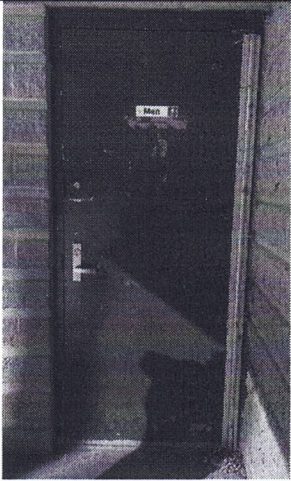

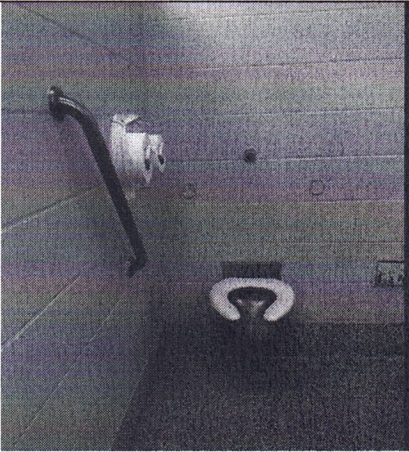
- 4.2.1 - Toilet Facilities
- 4.2.2 - Toilet Stalls
- 4.2.3 - Toilets
- 4.2.4 - Lavatories
- 4.2.5 - Urinals
- 4.2.6 - Washroom Accessories
- 4.4.7 - Signage
- 4.1.2 - Ground and Floor Surfaces
- 4.4.4 - Visual Alarms
- 4.4.13 - Lighting
- 4.4.14 - Materials and Finishes

2.0 Proposed Scope of Work

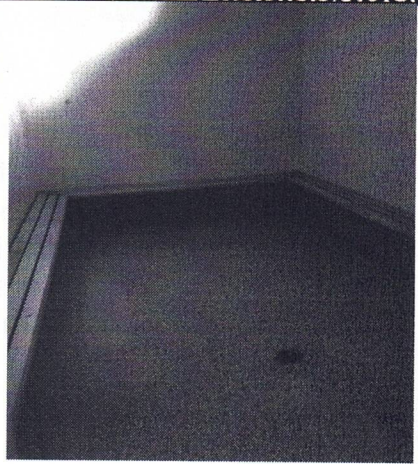
Based on a review of both the interior and exterior elements, it has been determined that the following items do not meet the City's FADS and are recommended for improvements as part of Asset Management Planning's 2026 project validation:

Type	Proposed Scope	Photos
Women Washroom		
Main Door	<ul style="list-style-type: none"> • Install an Automatic Door Opener (ADO) on the women's washroom • Ensure signage is appropriately sized and includes proper pictograms to accurately reflect the washroom's accessibility features 	
Accessible Toilet	<ul style="list-style-type: none"> • Install appropriate grab bars on the left side, featuring L-shaped bars • Ensure the toilet includes back support 	
Change Room	<ul style="list-style-type: none"> • Review the change room design and layout to enhance privacy, which may include two cubicle units and one open space • Ensure having clear spaces (1500*900 mm) by removing part of the benches • Install hooks at an accessible height to accommodate wheelchair users and children 	



Men's Washroom		
Main Door	<ul style="list-style-type: none"> • Install an Automatic Door Opener (ADO) on the men's washroom door • Ensure signage is appropriately sized and includes proper pictograms to accurately reflect the washroom's accessibility features 	
Urinal	<ul style="list-style-type: none"> • Ensure the space between the two walls is 1100 mm <ul style="list-style-type: none"> ○ Only to be considered if structural changes are being made to the washroom. If not, site constraints prevent it from meeting FADS and is accepted • Install grab bars • Verify that the urinal is set at the required height for accessibility 	
Accessible Toilet	<ul style="list-style-type: none"> • Install appropriate grab bars on the left side, featuring L-shaped bars • Ensure the toilet includes back support 	



Change Room	<ul style="list-style-type: none">• Review the change room design and layout to enhance privacy, which may include two cubicle units and one open space• Ensure having clear spaces (1500* 900 mm) by removing part of the benches• Install hooks at an accessible height to accommodate wheelchair users and children• 	
General Requirements		
	<ul style="list-style-type: none">• Install mobility device charging outlets, accompanied by signage indicating the location of these stations• Develop designated service animal relief areas outside the comfort station• Install wayfinding signs to guide individuals to the men's and women's washrooms, as they are located on separate sides	



1.0 Summary of Proposed Scope of Work

4.0.1 Architectural:

- Remove and replace exterior soffit to address aging materials, discoloration, and observed gaps.
- Repairing and partial replacement of exterior fascia board.
- Remove and replace two (2) washroom exterior doors on the east and west entrances.
- Repaint and reseal the perimeter of the service room entrance door to extend its service life and maintain functionality.
- Remove and replace the perimeter sealant of the exterior windows to restore sealing integrity and prevent moisture infiltration.

4.0.2 Mechanical:

- Remove and replace five electric cabinet heaters (UH1-5)
- Remove and replace one exhaust fan system. Units EF-1 (approximately 2000 CFM, 0.5 HP). Include fresh air intake with new motorized damper and actuator.
- Remove and replace three back flow preventers. (BFP1, 2 & 3).

4.0.3 Electrical:

- Remove and replace existing fluorescent lighting fixtures with more energy efficient LED lights throughout the facility to support our energy efficient initiative.

2.0 Details:

3.0.1 Architectural:

Exterior Soffit

- Location: The exterior soffit is located along the underside of the roof overhang and extends around the perimeter of the building.
- Observation: During the site inspection, discoloration, staining, and isolated open gaps were observed in the soffit boards. These issues indicate deterioration due to age, exposure to environmental elements, and wear over time.
- Recommend replacing exterior soffit boards due to their age and current condition.

Roof Fascia Board Repair (Lower roof full fascia board replacement)

- Location: The fascia boards are located along the perimeter of the roof, directly beneath the roofline and adjacent to the exterior soffit.
- Observation: The fascia boards, which are integral to the roofline's edge, exhibit visible signs of deterioration in isolated locations. Isolated areas of wood rot and aging have been observed.
- Recommend repair/partial replacing of exterior fascia boards as required.

Exterior Single Doors – Hollow Metal (Washroom Entrance Doors)



- Observation: Paint peeling, perimeter seal deterioration, and isolated frame corrosion were observed. Additionally, this facility does not comply with current accessibility standards.
- Recommend replacing washroom entrance doors due to their age and current condition.

Exterior Single Doors – Hollow Metal (Service Door Entrance)

- Observation: While the door is operational, issues such as paint peeling and perimeter seal deterioration were observed.
- Recommend repainting the door and reseal the perimeter to keep the system functional and extend the service life.

Exterior Windows

- Location: The windows are located on the south, east, and west elevations of the building.
- Observation: Perimeter seal deterioration was observed.
- Recommend resealing the window perimeters to keep the system functional and extend the service life.

3.0.2 Mechanical:

Electric Cabinet Unit Heaters - UH1-5:

- Location: Interior (washrooms and mechanical room)
- Units have significant amounts of rust on their exterior.
- Recommend replacing the cabinet heaters as they have exceeded life expectancy.

Exhaust Fan System – Approximately 0.5 HP:

- Location: Units are located throughout the facility in the areas they serve.
- Unit is currently functioning but has exceeded it's forecast service life.
- Recommend replacing the exhaust fans as they have exceeded their life expectancy.

Backflow Preventor #1, 2 & 3 - 1.5":

- Location: Mechanical room and is believed to be connected to the hose bibbs.

3.0.3 Electrical:

- Lighting Fixtures – Fluorescent
- Location: Devices are located throughout the facility in the areas they serve.
- This system was installed in 1995. The typical lifespan of this system is 30 years and is due for renewal. This system is considered a low-risk rating.
- Observation: Devices are currently functioning but has exceeded its service life.
- Recommend replacing Lighting Fixtures with energy efficient LED lighting fixtures to support our energy efficient initiative.

Appendix A - Photographs



Photo 1.1: Exterior Soffit – Discoloration



Photo 1.2: Exterior soffit – Discoloration, bulging, and open gap



Photo 1.3: Fascia board – Observed rot



Photo 1.4: Fascia Board - Deterioration



Photo 1.5: Fascia board - Deterioration

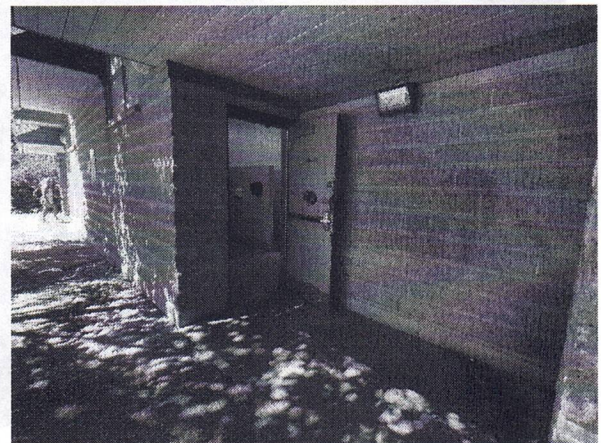


Photo 1.6: Washroom Entrance Door – Not accessible



Photo 1.7: Washroom entrance door – Not accessible



Photo 1.8: Washroom entrance door - Observed corroded frame



Photo 1.9: Service room entrance door - Discoloration



Photo 1.10: Service room entrance door – Perimeter seal deterioration

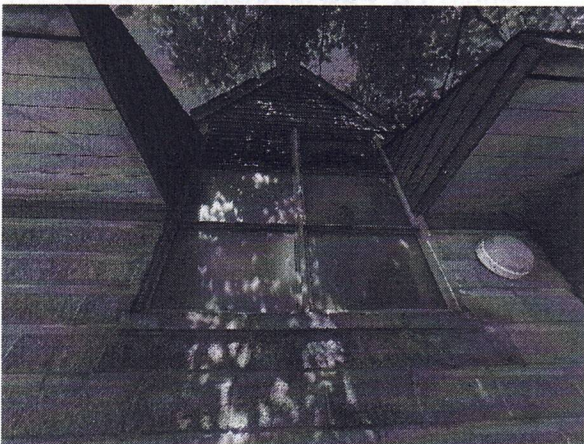


Photo 1.11: Exterior window



Photo 1.12: Perimeter seal deterioration

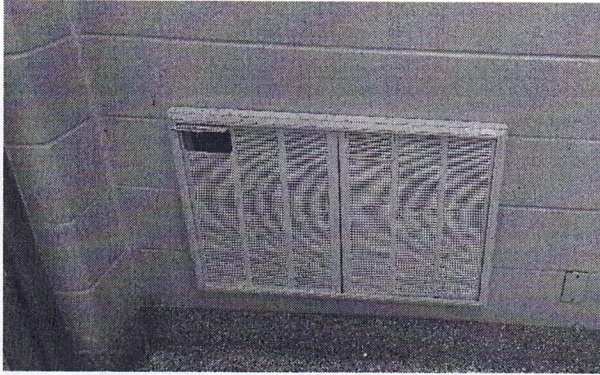


Photo 2.1 – Electric Unit Heater #1



Photo 2.2 - Electric Unit Heater #1 (detail)

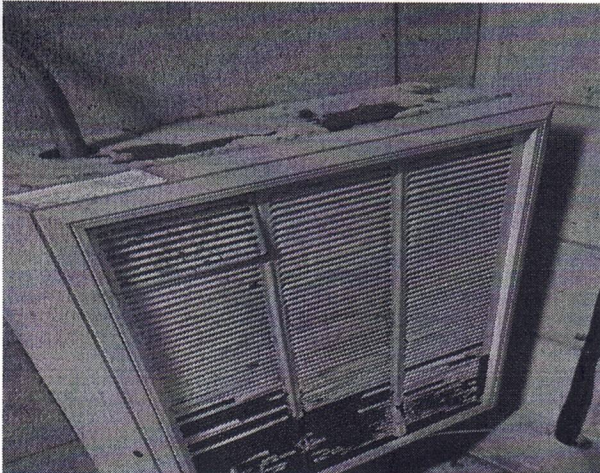


Photo 2.3 - Electric Unit Heater #2

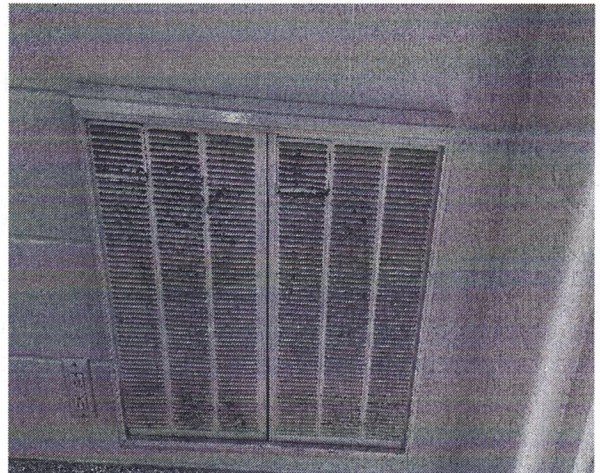


Photo 2.4 - Electric Unit Heater #3



Photo 2.5 - Lighting Fixtures – Fluorescent

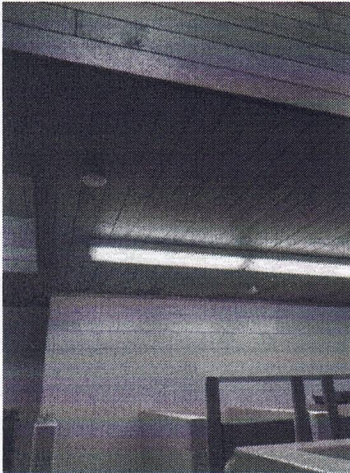


Photo 3.1: General view of interior existing lighting fixtures.

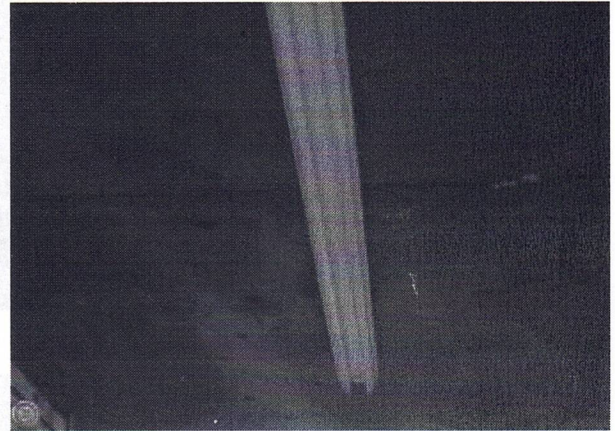


Photo 3.2: Close view of existing lighting.